



17 CHURCH STREET  
DAVENHAM



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The considered design of its double fronted façade marries render and brickwork with the rustic country feel of an oak framed porch, while inside the blend of soft muted tones, dashes of rich heritage hues and contemporary detailing effortlessly engenders an undeniable feeling of luxury and refinement.







## CHARACTER, CRAFT AND COMFORT COMBINED

With herringbone patterns underfoot, a wonderful central entrance hall instantly prompts a sense of space while the perfect positioning of a Crittall-style door draws your gaze out to the greenery of the garden. Unfolding to one side an immaculate lounge is at once both sophisticated and inviting with its heritage hues and the homely glow of a wood burner nestling beneath a floating oak mantel.

The timber tones of the floor stretch into a bespoke library area where wrap-around bookcases and cabinetry in deep Oxford blue match the fitted storage of a wide chimney breast alcove in the main lounge space.



## A LAYOUT THAT EVOLVES WITH LIFE

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Versatile to your needs, across the hallway the generous dimensions of a separate office conjure a fantastic place in which to work or run a business from home as well as offering the option to have a playroom or gym if preferred.

However, when you explore further you'll discover the magnificent flow of an impeccably extended layout that tempts you outside at every opportunity. The herringbone flooring of the hallway reaches seamlessly in and across each space while the gentle change in wall colours subtly gives each area its own character.









## SEAMLESS STYLE AND SOCIABLE LIVING

Framed by full height windows, wide French doors in the excellently sized family room fill the space with a leafy backdrop and connect with a side patio that gives an almost hidden secret retreat in which to relax and unwind. The sleek clean lines of the first-class kitchen combine handleless cabinets with a superior array of integrated appliances.

A broad central island encased within a waterfall countertop continues the streamline design with its clutter-free pop-up power point and induction hob. An integrated wine fridge is on hand to keep your favourites chilled next to the prodigious bar stool seating with under-counter lighting.



# EVERYDAY LIVING, ELEVATED

The accomplished design of the layout continues with a roof lantern bathing the double aspect dining area in sunlight. Equally perfect for everyday life and entertaining on a grand scale, it's here that an expanse of bi-fold doors and a tall picture window with slimline matt black framing allow the gardens outside to feel like a natural extension of the house.

A matching utility room sits tucked discreetly out of sight and a ground floor cloakroom defies all the usual clichés, adding a deluxe finishing touch with its bold burgundy walls and luxurious gold fitments.







## SPACES TO REST, RECHARGE AND RETREAT

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Upstairs an enviable main bedroom with window shutters and contemporary fitted wardrobes opens into an en suite shower room that is simply sublime. Tastefully indulgent with superior gold fittings, it features a superb oversized rainfall and handheld shower behind a wide glass screen. An earthy colour scheme beautifully picks out the tones of an encaustic style patterned floor and complements a vertical slatted wall panel that sits behind a floating basin console to give a stunning focal point.

The privacy and presentation of the second double bedroom is decorated with dual toned walls and an en suite shower room arranged in a contemporary hexagon marble veined setting. Each of the additional two bedrooms have ample space for desk/study areas and together they share a fabulous family bathroom with pale Moroccan star patterns on its floor, matt black detailing and an inset bathtub with an overhead rainfall shower.











## A SEAMLESS EXTENSION OF THE HOME

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Outside, an abundance of leafy foliage encompasses an admirably sized rear garden generating a soothing place in which to escape from a busy day. The bi-fold doors of the dining area pull back to let daily life filter seamlessly out onto tiered terracing with a wealth of space for everything from a morning coffee at the weekends or summertime al fresco entertaining with family and friends. It gives the ideal vantage point to sit and admire the established lawn that extends out before you.

At the front of the property raised timber beds fully stocked with accent trees under planted with flowering shrubs create both privacy from neighbours and an attractive backdrop to a prodigious gravel driveway that has private off-road parking for several vehicles. A further flowerbed is filled with quintessential cottage garden favourites and to the side of the family room a secluded landscaped patio adds a grown-up place for an afternoon tea or cocktail.



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**TOTAL:**

1794 sq. ft 166 m<sup>2</sup>

Ground Floor:

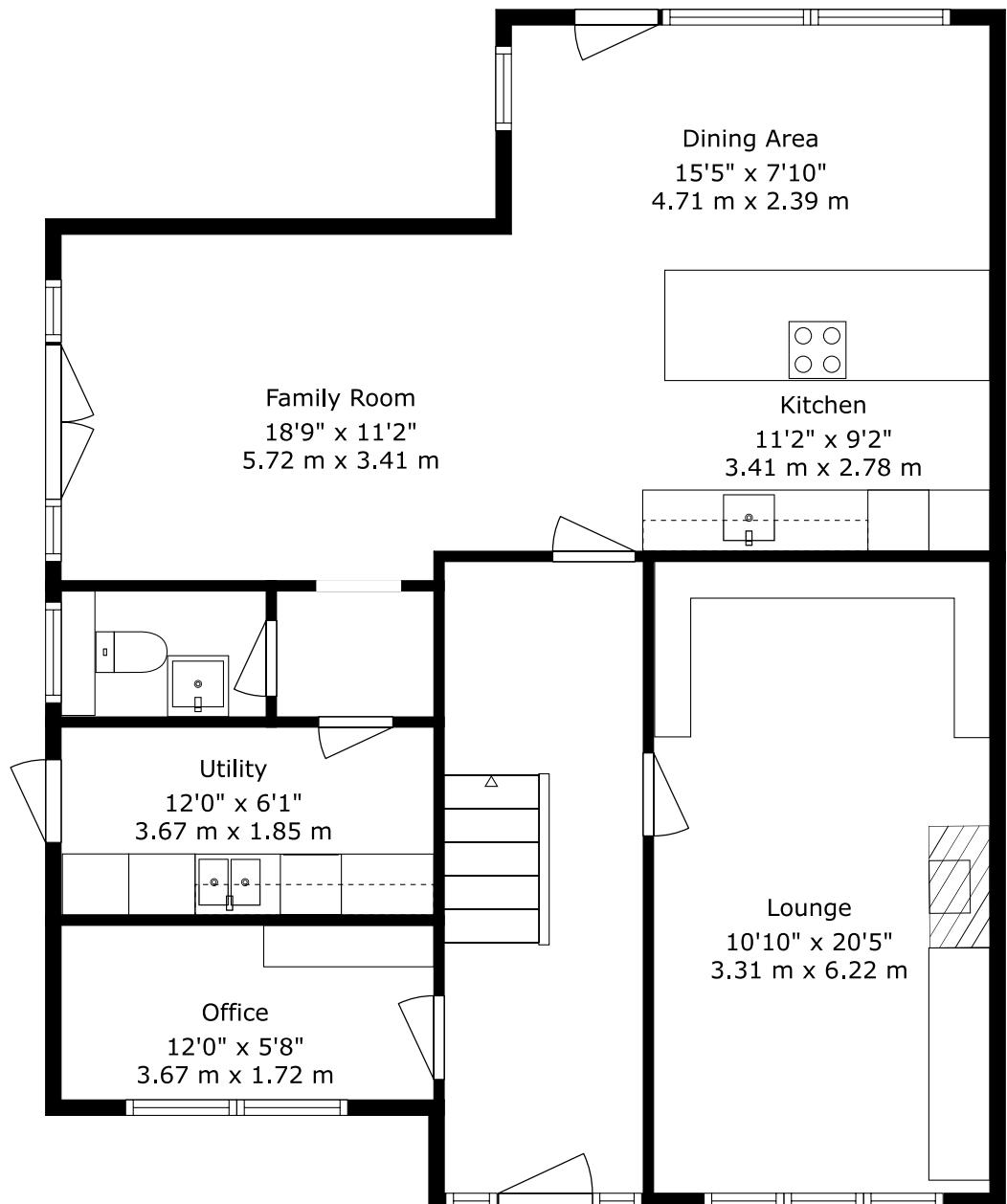
995 sq. ft 92 m<sup>2</sup>

First Floor:

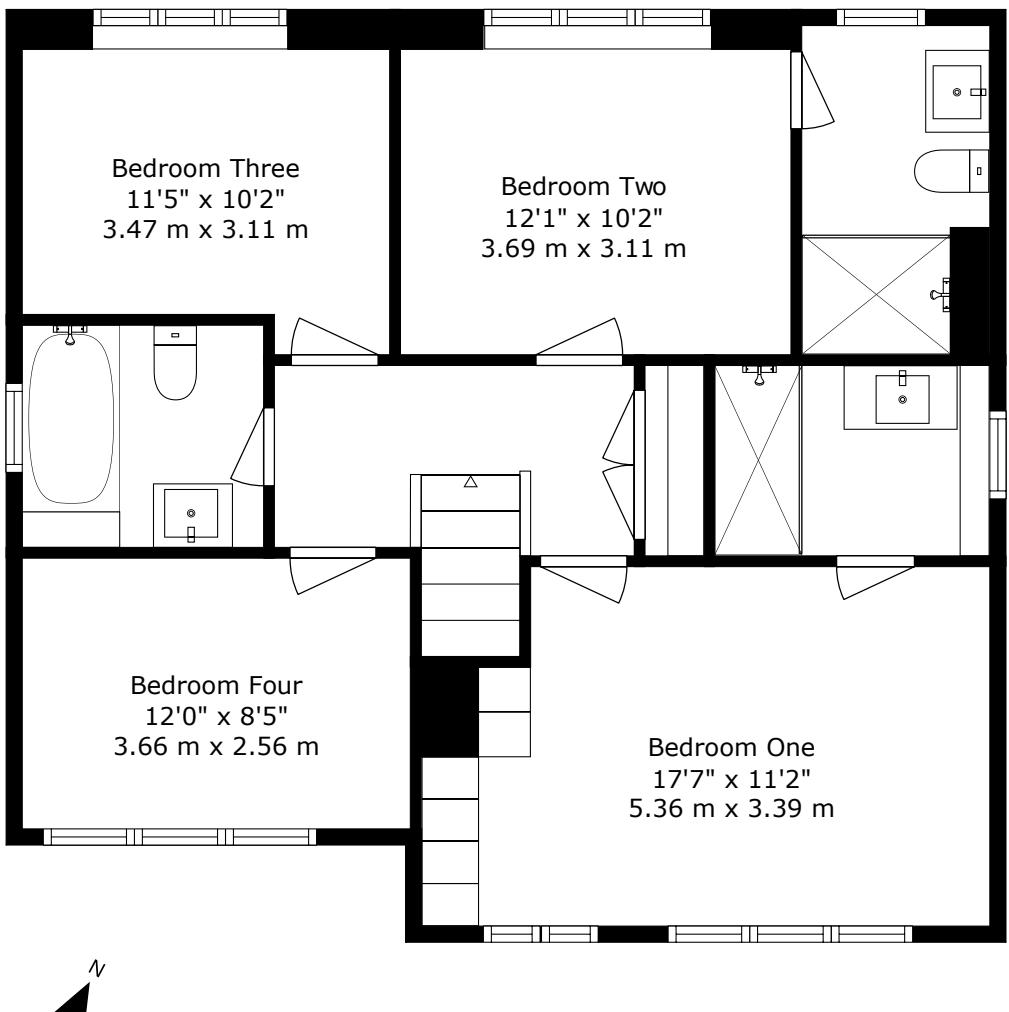
799 sq. ft 74 m<sup>2</sup>



## GROUND FLOOR



## FIRST FLOOR



FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.





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SCAN TO VIEW  
MORE DETAILS

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CONTACT US TO VIEW THIS PROPERTY



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