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D A V E N H A M

Rarely does a property come to market that so effortlessly bridges the gap between the 17th and 21st centuries. Groomswood Cottage, located at 560 London Road in the heart of the idyllic village of Davenham, is a residence of profound character and significant evolution.

Originally constructed in 1670 as the Groomsman's House for the historic Davenham Hall estate, this 3-bedroom semi-detached home has been meticulously extended and transformed into a sanctuary for modern family living.



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G U I D E P R I C E

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3 B E D



2 B A T H

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While the soul of this home is rooted in the 1670s, the internal layout has been masterfully redesigned to offer the versatility that a modern lifestyle demands. The owners have significantly extended the footprint, creating a "chameleon" floor plan that adapts to your needs.

The summer lounge, what was once the home's formal dining room has been reimagined as an expansive Summer Lounge. Bathed in light, it offers a serene retreat with a seamless connection to the grounds.



The dining room currently serving as a sophisticated space for entertaining, this room previously functioned as a vibrant playroom. This inherent flexibility makes the home perfect for families at any stage from those with toddlers needing a play space to those seeking elegant adult social areas.

Throughout the home, the "wow" factor is found in the details original exposed beams and characteristic latch-and-brace doors sit alongside a contemporary high-spec kitchen and modern bathrooms, offering the best of both worlds.

Positioned within the sought-after "Mereheath" stretch of London Road, Groomswood Cottage puts you in the center of a thriving village community. Davenham is renowned for its "best of both worlds" appeal retaining a quiet, rural charm while being exceptionally well-connected.

Families are drawn to the area for its outstanding schools. The property is within easy walking distance of the highly-regarded Davenham Church of England Primary School. For older students, the prestigious Sir John Deane's Sixth Form College and County High School are both within easy reach.



Life in Davenham means having a local Spar, charming independent boutiques, and two of Cheshire's finest traditional pubs The Bulls Head and The Oddfellows, just a short stroll away.

For the modern commuter, the location is unbeatable, Immediate access to the A556 bypass links you directly to the M6 and M56 motorway networks, placing Manchester, Chester, and Liverpool within easy commuting distance. Nearby Hartford and Greenbank stations offer direct services to Liverpool, Manchester, and a fast line to London Euston (approx. 2 hours). You are surrounded by Cheshire's finest countryside, with miles of riverside walks and cycling paths along the River Weaver and the nearby Marbury Country Park.



560 London Road, Davenham
Approximate Gross Internal Area = 106.63 sq.m / 1148 sq.ft

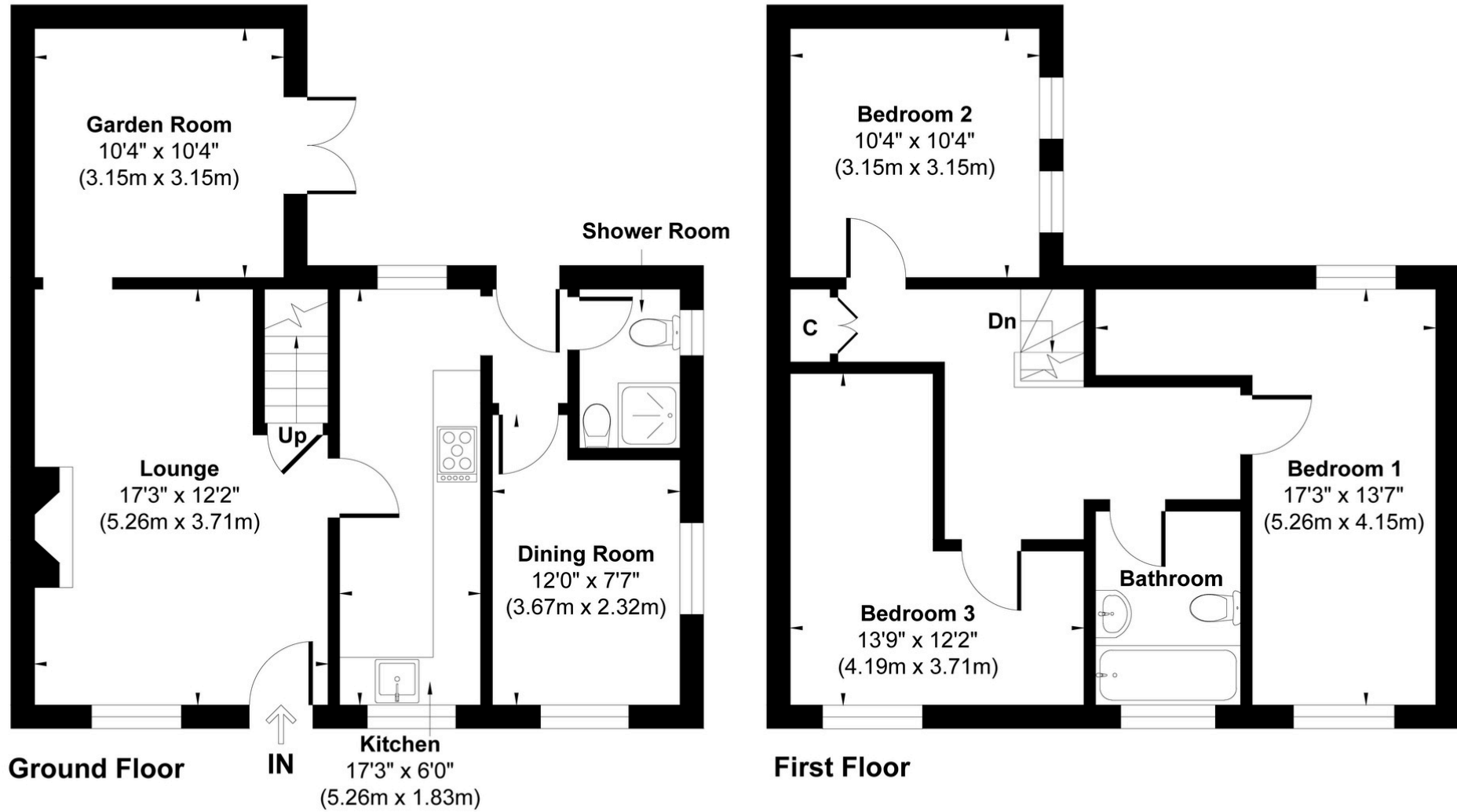


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