



215 HARTFORD ROAD

DAVENHAM



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SUBSTANTIAL IN SCALE. THOUGHTFUL IN DESIGN.

This substantial four-bedroom detached home on Hartford Road, Davenham, offers over 2,300 sq ft of beautifully modernised accommodation, a stunning open-plan kitchen and family room, a generous south-facing garden and extensive driveway parking. Thoughtfully extended and finished throughout with a strong sense of style and proportion, this is a highly versatile family home.







STRONG IN PRESENCE.
CONFIDENCE IN STYLE.

The approach immediately establishes a stronger sense of presence than many surrounding homes.

A broad frontage, substantial driveway and timber-framed entrance canopy create an arrival that feels confident yet understated, while the mature foliage softens the scale of the house naturally within its setting.

CONSIDERED IN DETAIL. CONNECTED IN FLOW.

Stepping inside, the entrance hall introduces much of the tone carried throughout the property. Patterned tiled flooring, softer neutral finishes and carefully selected detailing create a home that feels stylish without becoming overly formal. The layout flows naturally from the hallway, allowing each space to remain distinct while still feeling connected.

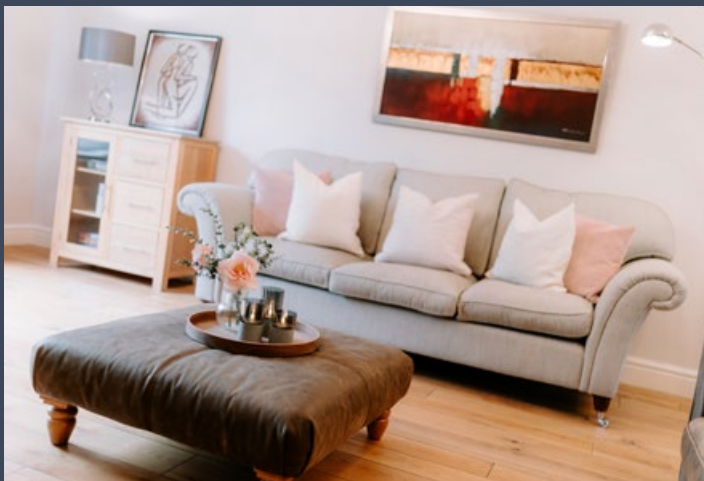
Positioned to the front elevation, the dining room offers a more intimate reception space centred around a bay window which draws natural light throughout the day.

Solid wood flooring introduces warmth and texture beneath foot, while the glazed Crittall-style doors establish allow the rooms to feel connected without losing their individual atmosphere.









DESIGNED FOR LIVING. BUILT AROUND CONNECTION.

The principal lounge extends across an impressive footprint and carries a calm, elegant feel throughout. The continuation of the wood flooring creates cohesion between the reception spaces, while the substantial fireplace introduces a natural focal point with a quieter sense of elegance. Further glazed doors continue the flow through into the rear family space, allowing the layout to adapt naturally depending on how the house is being used.

CREATED FOR GATHERING

To the rear, the property opens into a significantly larger open-plan kitchen and family environment designed very much around modern living. The kitchen itself has been fitted with a timeless shaker-style arrangement centred around a substantial island, with extensive cabinetry, stone-effect surfaces and generous preparation space creating a room that feels equally functional and sociable. Pendant lighting and softer tones prevent the scale from feeling overpowering.

Set just off the kitchen, the utility room forms a practical supporting space in its own right, well equipped with additional storage, sink and workspace, with access through to a separate downstairs w.c.

The transition between the original house and the later extension has been handled particularly well, creating a home that feels naturally connected rather than obviously divided.









FILLED WITH LIGHT. OPEN TO THE GARDEN.

The adjoining family room changes the atmosphere of the home completely. Vaulted ceilings, roof lanterns, Velux windows and a dramatic glazed apex frontage allow natural light to move through the room from multiple directions, creating a space that feels bright and expansive throughout the day. Large bifold doors open directly onto the rear terrace, strengthening the connection between inside and outside particularly during the warmer months.

Despite its scale, the room still retains a relaxed and comfortable atmosphere, making it equally suited to quieter evenings as it is larger gatherings. It is a space designed less around formality and more around how families genuinely live day to day.

BALANCED IN LAYOUT. FLEXIBLE IN USE.

The first floor continues the same balanced approach between practicality and presentation.

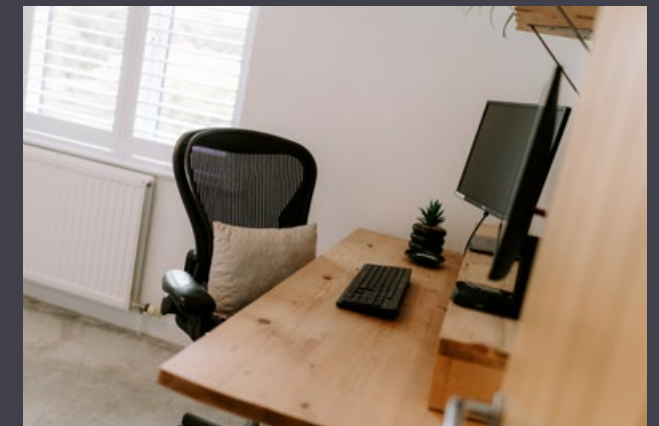
Four well-proportioned bedrooms provide flexibility for growing families, guest accommodation or home working requirements, with each room benefiting from a calm and understated finish.

The principal bedroom in particular enjoys excellent proportions and a softer boutique-style atmosphere, while the remaining bedrooms feel noticeably more generous than many comparable modern homes.









DESIGNED FOR FAMILY LIFE

The accommodation is supported by both a contemporary family bathroom and a separate shower room, allowing the layout to function particularly well for modern family life and overnight guests.

The main bathroom has been finished with a far more design-led approach, incorporating marble-effect tiling, black-framed glazing and a freestanding bath which introduces a more luxurious feel without appearing overly styled.





MADE FOR SUMMER. DESIGNED FOR YEAR-ROUND LIVING.

Outside, the gardens become one of the property's defining features. The rear garden enjoys a highly desirable south-facing orientation and extends across a surprisingly broad plot, creating a sense of openness that is hard to find.

Mature planting, established borders and carefully maintained lawns soften the scale of the garden beautifully, while multiple seating areas allow the space to evolve naturally throughout the day depending on sunlight and season.









AN OUTDOOR ROOM FOR EVERY SEASON

The covered outdoor entertaining area further enhances the lifestyle appeal of the home, creating a sheltered setting for dining, entertaining and evening use long after summer afternoons become cooler.

Combined with the bifold connection from the family room, the overall arrangement creates a home that feels particularly well suited to both family gatherings and larger social occasions.



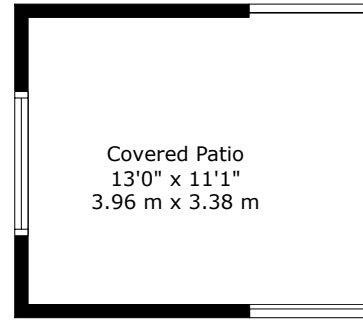


215 Hartford Road,
Davenham, Cheshire CW9 8JP

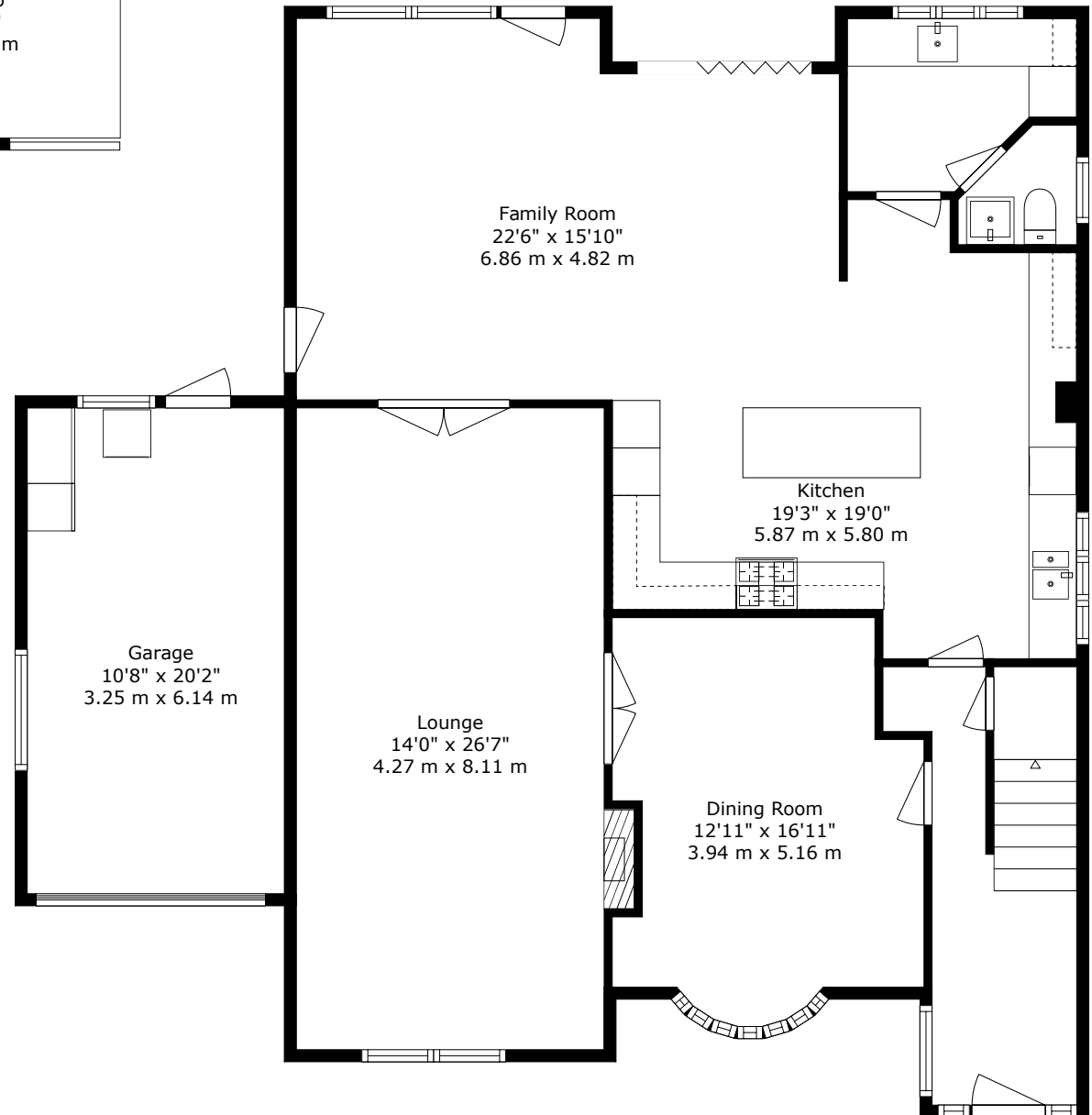
TOTAL:
2371 sq. ft, 220 m²
Ground Floor:
1562 sq. ft, 145 m²
First Floor:
809 sq. ft, 75 m²

	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		78 C
(55-68) D	68 D	
(39-54) E		
(21-38) F		
(1-20) G		

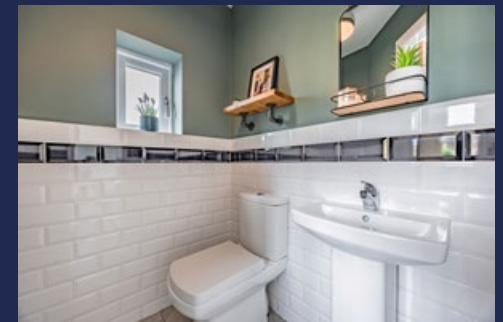
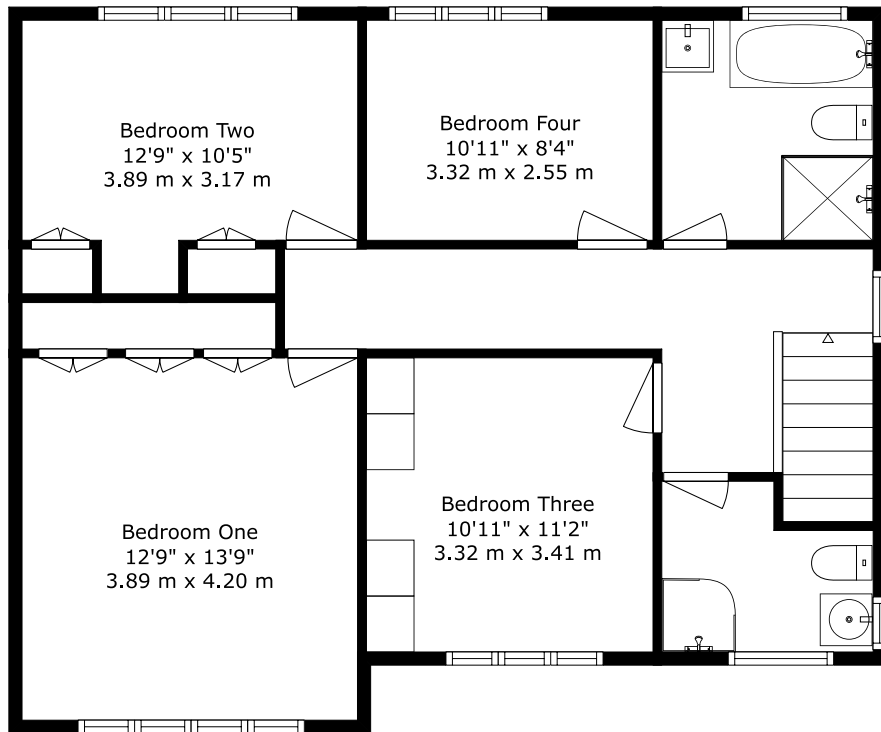
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances
and other features are approximate only.



GROUND FLOOR



FIRST FLOOR





215 Hartford Road, Davenham, Cheshire CW9 8JP



SCAN TO VIEW
MORE DETAILS

CONTACT US TO VIEW THIS PROPERTY



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