



MATCHING PEOPLE TO PROPERTY



219 Hartford Road, Davenham, Cheshire, CW9 8JP



KEY FEATURES

- Beautifully extended semi detached family home with over 1,500 sq ft of accommodation
- Within walking distance to village amenities, schools and countryside walks
- Stunning open-plan kitchen, dining and family room
- Separate lounge with log-burning stove
- Ground floor shower room and utility room
- Three generous double bedrooms
- Modern family bathroom
- Extensive landscaped rear garden with detached garden room/home office
- Private driveway providing parking for multiple cars



SCAN TO VIEW PROPERTY



3 BEDROOMS



2 BATHROOM



2 RECEPTIONS



RATING C



Set behind a broad driveway and neatly maintained frontage, the property presents a confident yet understated first impression. The traditional character of the original home remains intact, while subtle improvements hint at the thoughtful transformation that lies beyond.

Stepping inside, the entrance hall immediately establishes the balance between original proportions and contemporary design. Oak flooring, carefully considered finishes and natural light create a welcoming introduction, while views through the property draw the eye towards the impressive living spaces beyond

To the front of the property, the lounge provides a more intimate setting in which to relax. A bay window fills the room with natural light, while the log-burning stove creates a natural focal point during the colder months. The room feels calm and comfortable, offering a welcome contrast to the larger open-plan spaces elsewhere in the home.



To the rear, the property opens dramatically into a superb family living environment designed around modern day-to-day life.

Generous proportions create distinct areas for dining, relaxing and entertaining, while wide-span sliding doors dissolve the boundary between inside and out. The result is a space that feels equally suited to busy family routines, informal gatherings with friends and quieter evenings overlooking the garden. At the heart of the extension sits a beautifully executed kitchen that combines practicality with clean contemporary design.

A substantial central island provides both workspace and a natural gathering point, while sleek cabinetry, integrated appliances and extensive preparation surfaces ensure the room performs as well as it looks.



Positioned within the wider open-plan arrangement, the kitchen remains connected to family life throughout the day, allowing conversation and activity to flow effortlessly between spaces. The adjoining dining area comfortably accommodates family meals and larger gatherings alike, creating a setting equally suited to everyday living and entertaining.

A separate utility room and contemporary ground floor shower room provide valuable practical support to the main living accommodation, helping to keep day-to-day routines organised without compromising the flow of the principal living spaces.



The first floor offers three generous double bedrooms arranged around a central landing. The principal bedroom enjoys excellent proportions and a peaceful outlook across the surrounding greenery, creating a calm retreat at the end of the day.

The remaining bedrooms are equally versatile, capable of serving as children's bedrooms, guest accommodation or dedicated work-from-home spaces as requirements evolve. Throughout, the accommodation feels bright, balanced and thoughtfully arranged.

The property benefits from a well-appointed family bathroom and a contemporary ground floor shower room, both reflecting the home's wider attention to detail. The family bathroom has been finished in a clean, timeless style with quality fittings and a practical layout designed to serve the bedrooms comfortably, while the ground floor shower room provides valuable everyday convenience.





The rear garden is undoubtedly one of the property's defining features. Extending far beyond what many buyers might expect, it provides an exceptional amount of outdoor space whilst remaining beautifully maintained.

A substantial terrace sits directly outside the family room, creating a natural extension of the internal living accommodation and an ideal setting for outdoor dining and entertaining throughout the warmer months.

Beyond, expansive lawns are framed by mature planting and established trees, creating a sense of privacy, space and maturity that is increasingly difficult to find.

At the far end of the garden, a detached garden room provides both a focal point and a highly practical addition to the property, lending itself equally well to home working, a gym, studio or simply a place to step away from the pace of the main house.





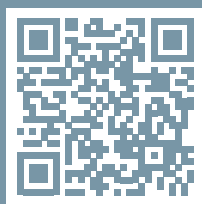
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Approximate Gross Internal Area:
1575 sq.ft 146 sq.m

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.
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