



Graingers Road, Davenham

Offers Over £200,000





Are you looking for a cute cottage-style home in Davenham, Northwich, with plenty of charm and character, two genuinely good-sized double bedrooms and a garden that gives you far more space than you might expect?

Perhaps you want the character of an older home, but still need the practicality of modern living. Maybe being close to Davenham, Kingsmead, Leftwich and Northwich town centre is important to you too, so you can enjoy village life without feeling tucked away from everything.

Well, the search might just have stopped here.



“The home that just keeps giving, from room to room.”

Inside, the first reception room immediately sets the tone for the rest of the property. The warmth of the wooden effect flooring, tall walls, traditional picture rails and feature fireplace give this room an abundance of character, whilst the proportions make it incredibly versatile.

Currently used as a dining room, this could equally become a second reception room, snug, home office or reading room, depending on what works for you. Although, I can already picture this as the room where Sunday lunches happen, friends stay far longer than planned and someone inevitably opens another bottle of wine because “we may as well...”.

Nestled down a quiet no-through road on Graingers Road, this charming two-bedroom cottage-style home is one that offers considerably more than its first impressions might suggest. Full of warmth, personality and those little character details that are becoming increasingly difficult to find, this is a home that feels welcoming from the moment you step through the door.

And honestly? It has that lovely feeling where the house almost gives you a hug when you walk in.

From the moment you arrive, the walled front patio creates a lovely sense of privacy before you even reach the front door. It also provides a practical space for keeping bins tucked away, keeping the entrance neat and giving the home that slightly tucked-away cottage feel.



The fireplace creates the perfect focal point and adds to that cosy cottage atmosphere, whilst the tall windows allow natural light to flood into the room. Moving through the property, the second reception room is the main living room, and this really is the heart of the home.

Spacious, comfortable and overlooking the rear garden, it has the sort of layout that works beautifully for everyday life. The kitchen is conveniently positioned just off the living room, whilst patio doors connect the space directly with the garden. For those slower evenings, the log burner becomes the obvious focal point. Imagine settling down in front of it with a film, a book or simply a cup of something warm whilst the garden sits quietly beyond the patio doors. There is also a large built-in storage cupboard, perfect for keeping coats, shoes, bags and all the other things that somehow multiply when you aren't looking.



“Character, charm and convenience all wrapped into one home.”

The kitchen sits just off the living room and provides plenty of storage through a combination of wall and base units, alongside a good amount of worktop space.

It is a practical space for preparing everything from a quick morning coffee to trying out that recipe you've been meaning to make, whilst still allowing you to remain connected with the rest of the house.

To the rear of the property, there is also a downstairs WC and useful utility area. This is one of those features that might not sound particularly exciting until you have one, keeping laundry and household bits tucked away and, importantly, meaning guests don't need to venture upstairs to use the facilities.

Head upstairs and the property continues to surprise, with two large double bedrooms positioned from the first-floor landing.

The front bedroom is a fantastic-sized second bedroom or guest room and continues the character theme with its own traditional fireplace.

It is bright, spacious and benefits from plenty of natural light, making it a room that feels considerably larger than you might expect from a traditional cottage-style property.

To the rear is the master bedroom, and this is another generous space.

There is plenty of room for a good-sized bed and bedroom furniture, alongside a built-in storage cupboard which provides that all-important additional storage.

But perhaps one of the nicest features is the access directly into the spacious family bathroom.

The bathroom is fully tiled and fitted with a good-sized suite, creating a lovely private space where you can shut the door on the outside world, run yourself a bath and let the day's chaos disappear for a while.

And having direct access from the master bedroom?

Well, you don't even have to make that cold little dash across the landing after your shower. Luxury.



“The sweet escape that is well connected but provides the calm.”



Then comes one of the property's biggest surprises. The rear garden is genuinely generous for a home in this location and gives the property a fantastic plot.

There is a paved, low-maintenance area immediately outside the house, with the log store positioned here and useful side access leading back around to the front.

Beyond this is a large lawned garden, bordered by established bushes and trees, creating a lovely sense of privacy and making this a surprisingly peaceful outdoor space. There is plenty of room here for outdoor seating, al fresco dining, entertaining friends or simply enjoying the garden when the weather finally remembers that it is supposed to be summer.

It is private, secure and deceptively spacious, the sort of garden that makes you realise just how much outdoor space you have once you are actually living here.



“Step outside and the sense of space continues from inside to out.”





And perhaps that is what makes Graingers Road, Davenham such an appealing home. It isn't simply about having two bedrooms, a garden and a couple of reception rooms. It is about finding a character home in a well-connected Northwich location, where you can enjoy the charm and community of Davenham whilst still being incredibly well placed for Kingsmead, Leftwich and Northwich town centre.

So, if you've been searching for a two-bedroom character cottage in Davenham, Northwich, with generous living accommodation, two large double bedrooms, a brilliant private garden and plenty of personality, this could be the one you've been waiting for. Because sometimes you don't need a house that looks like every other house. Sometimes you want one with a bit of soul. And Graingers Road definitely has that.

Why Choose Here?

There is a reason Davenham, Northwich continues to be such a popular place to call home. You get that lovely balance of village community and countryside character, whilst still being close enough to Northwich town centre and the surrounding Cheshire towns for everyday convenience. Davenham sits to the south of Northwich and forms part of the wider Northwich urban area, with the village benefiting from local shops, pubs, restaurants, community facilities and a primary school. And what makes the location of this particular property even more appealing is its position amongst Davenham, Kingsmead and Leftwich.

Although the address is Davenham, you aren't restricted to one small pocket of amenities. Instead, you have the best of several neighbouring communities within easy reach, including the everyday convenience of Kingsmead and straightforward access into Northwich town centre.

For families, Davenham also benefits from its own primary school, whilst the wider area provides access to a broader choice of schools and colleges. For commuters, the location is particularly useful too. The A556 provides access towards Chester and Manchester, whilst the A533 connects the area south towards Middlewich and the M6. Northwich itself is also well connected by road, rail and bus, with the Mid-Cheshire railway line providing connections towards Manchester and Chester. And then there is the countryside.

Because despite being close to town, Davenham retains that feeling of being surrounded by the Cheshire countryside, with footpaths and green spaces connecting the village with the surrounding area. So if you are looking for a home near Northwich that gives you village life, countryside walks, local amenities and excellent access to the wider Cheshire area, Davenham is a location that ticks a lot of boxes.



"A home that is not only positioned in a great spot, but is also nestled within the heart of the community."



Local Life at Graingers Road

This is where the location really starts to make sense.

Graingers Road gives you that lovely feeling of being tucked away from the hustle and bustle, whilst knowing that everything you actually need is just a short distance away. Fancy a morning coffee and a catch-up? Ella's Of Davenham is right in the village. Fancy meeting friends for dinner or a drink? The Bulls Head gives you that traditional village pub feel, whilst Oddfellows Arms is another local favourite on Hartford Road. And if you're over towards Kingsmead, you've got The Kingfisher alongside Tesco Express for those "I've forgotten the one thing I actually went to the shops for" moments. Then there are the walks. The wider area around Davenham, Leftwich and the River Dane gives you plenty of opportunities to get outside, with countryside footpaths and green spaces connecting the surrounding communities. Leftwich Meadows, beside the River Dane, provides woodland, meadows, wildlife and walking routes, with a short walk also taking you towards Northwich town centre. And when you do need the town, Northwich town centre is only a short distance away, giving you access to independent businesses, shops, restaurants, cafés, leisure facilities and the wider amenities of the town.

It is that combination that makes this particular position so appealing.

You can have your quiet little corner of Davenham. You can wander out for a coffee. You can head for a countryside walk. You can meet friends locally. You can pop to Kingsmead for the essentials. And when you need more, Northwich is right there. Village feel. Countryside on your doorstep. Town convenience when you need it.

That's local life at Graingers Road.



"Whether you are looking to escape the hustle and bustle life can bring, or the ease of access to it, you can have it all here."



Graingers Road, CW9 8EJ

Approximate Gross Internal Floor Area = 72.7 sq m / 783 sq ft

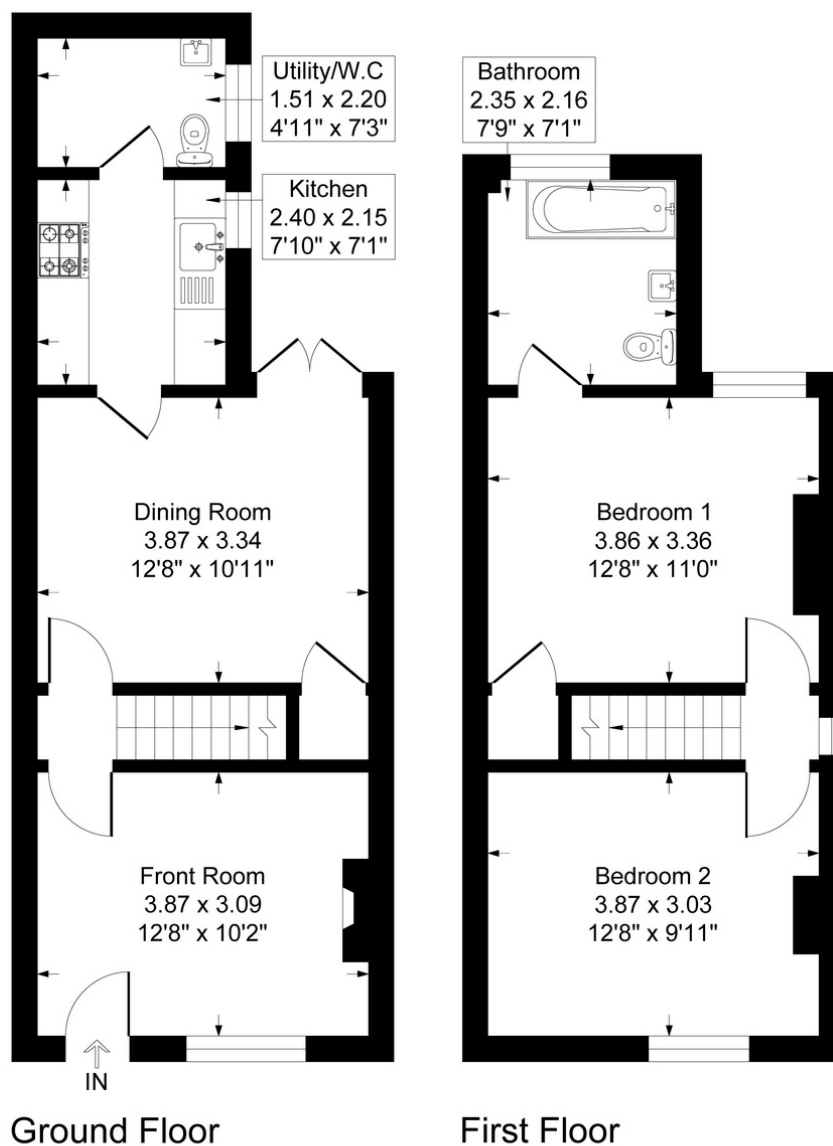


Illustration for identification purposes only, measurements are approximate, not to scale.



Amy Walley

01606 531338 | 07749 163356 | amy.walley@theagencyuk.com



@thatpropertygirlamy