



MATCHING PEOPLE TO PROPERTY



Rookery Cottage - 120 Hartford Road, Davenham, Cheshire,
CW9 8JP



KEY FEATURES

- Characterful three-bedroom semi-detached cottage in the sought-after location of Hartford Road, Davenham
- Ideally located just a short stroll to the village shops, school and countryside walks
- Inviting lounge with feature log burning fireplace and spacious light-filled family room
- Contemporary kitchen with central island
- Separate garden room with French doors opening onto the rear garden
- Convenient ground floor w.c
- Three comfortable double bedrooms and family bathroom
- Detached garage with electrically operated door and convenient access from the garden
- Driveway parking with EV Charging point
- No Chain



1 BATHROOMS



3 RECEPTIONS



3 BEDROOMS



RATING D



Occupying a prominent corner position on Hartford Road and Rookery Gardens, the cottage has an individuality that is immediately apparent. Traditional brickwork and softly painted elevations reflect its heritage, while established hedging and attractive boundary walls lend a sense of enclosure. The entrance is approached from Hartford Road, where the character of the exterior continues inside.

A welcoming introduction

Stepping through the front door, the entrance hall provides a welcoming introduction to the cottage, with a traditional timber staircase rising to the first floor and a well-positioned window allowing natural light to filter through the space. There is a reassuring practicality here too. Space for coats, shoes and everyday belongings keeps the entrance organised, while the hallway connects the different living areas without losing its own sense of purpose.

Spaces to come together. Places to unwind.

One of the most appealing aspects of Rookery Cottage is the way its living accommodation accommodates different moments of the day. With two reception rooms and additional garden-facing spaces, there is somewhere to gather, somewhere to retreat and room for everyday life to find its own rhythm.

A room with its own character

Positioned at the front of the cottage, the main lounge has a distinctive personality, with deep blue walls providing a striking backdrop to the traditional fireplace, decorative cornicing and timber flooring. The contrast between the rich colour palette and lighter architectural details gives the room a sense of depth, while the generous window brings natural light into the space. Comfortable and separate from the more sociable areas of the house, it offers a quieter setting for reading, watching a film or settling in for the evening.



Where the day comes together

At the rear of the cottage, the family room takes on a different character, with a substantial brick fireplace and wood-burning stove creating a warm, welcoming focal point. Fitted cabinetry and open shelving complement the exposed brickwork, bringing a pleasing balance of traditional features and contemporary finishes. The room extends into a glazed area currently used as a dining area, where a striking roof lantern draws light from above and doors open directly onto the courtyard garden. This connection gives the space a more open, sociable feel, allowing everyday living to move naturally between relaxing by the fire, gathering around the table and enjoying the garden during warmer weather. There is something particularly appealing about gathering around the table here, with the garden forming a natural backdrop to everyday meals and longer evenings spent with friends. As the weather improves, the doors can be opened to bring the outside closer, making the transition between dining indoors and enjoying the garden feel effortless.

The details that make a difference

The ground floor also includes a conveniently positioned WC, situated between the kitchen and garden room. Together with the useful storage arrangements within the entrance hall, these practical additions support the way the home is lived in, allowing the principal rooms to remain comfortable and welcoming.



The heart of everyday life

The kitchen strikes a pleasing balance between traditional materials and contemporary design, with softly coloured cabinetry, natural timber worktops and a central island giving the room a warm, understated character. The island creates a natural point around which the day can revolve, whether preparing meals, enjoying a morning coffee or catching up over the events of the day. Thoughtfully arranged storage, integrated appliances and tiled flooring keep the space practical, while the combination of colours and materials feels entirely at home within the cottage. Its connection to the adjoining accommodation also makes it a convenient starting point for entertaining, with the garden-facing rooms close by.

A different perspective on the garden

The adjoining garden room offers another place to enjoy the changing light and the outlook across the rear garden. Surrounded by glazing, it has a relaxed atmosphere that lends itself to a slower pace, whether enjoying a book, a conversation or a quiet morning coffee. With doors opening directly outside, it becomes an especially enjoyable part of the home during the warmer months, offering a connection to the garden without needing to venture far from the comfort of indoors.



Upstairs, character continues

The staircase leads to a central landing from which three double bedrooms and the family bathroom are arranged. Here, the cottage's traditional character becomes apparent in a different way. Gently sloping ceilings, feature fireplaces and individual room proportions create bedrooms with their own identities, while the windows bring natural light into the first-floor accommodation. The landing also has a useful additional purpose, currently accommodating a useful workspace. Tucked away from the main living areas, it provides somewhere to attend to work or study without taking over one of the bedrooms.

A comfortable place to retreat

The principal bedroom is a welcoming double room, where soft tones and traditional architectural details create a calm, restful atmosphere. A feature fireplace provides a charming focal point, complemented by the character of the sloping ceiling and the natural light entering through the window. There is comfortable space for a substantial bed and accompanying furniture, allowing the room to feel settled and uncluttered. It is a bedroom that retains the personality of the original cottage while offering the comfort and space needed for everyday living.

Room for everyone

The two further bedrooms continue the individual character of the first floor, both offering comfortable double accommodation. Bedroom two is a particularly appealing room, with a traditional fireplace, fitted storage and a gentle sense of warmth created by its proportions and finishes. The third bedroom provides another inviting space, currently arranged with a double bed, and could equally accommodate guests or adapt to different needs over time. Serving all three bedrooms, the family bathroom includes a bath and separate shower enclosure, offering the convenience of both a leisurely soak and a quicker start to the morning. Together, the bedrooms and additional landing workspace create an upstairs arrangement that feels comfortably suited to a variety of households and changing routines.



Somewhere to sit and stay a while

To the rear of the cottage, the enclosed garden offers a charming and private outdoor setting, where established planting, traditional brick walls and gravelled areas create an attractive, informal atmosphere. It's a lovely place to enjoy leisurely mornings in the sunshine, relaxed afternoons or long summer evenings spent dining and entertaining with friends. With direct access from both the family room and garden room, the garden feels like a natural extension of the living accommodation, particularly when the doors are opened during warmer weather. The surrounding brickwork and greenery echo the character of the cottage, creating a pleasing connection between the house and its outdoor surroundings.

Everyday convenience, thoughtfully considered

Accessed from Rookery Gardens, the detached brick-built garage and block-paved driveway provide a welcome sense of convenience, with space for off-road parking and the flexibility of additional storage. The electrically operated garage door makes coming and going straightforward, while a dedicated EV charging point caters for modern motoring. A gate provides direct access into the rear garden and onwards to the cottage, creating an easy connection between the parking area and the home. Whether returning with the weekly shopping, arriving home after a busy day or heading out for the weekend, it is a practical arrangement that makes every day routines that little bit easier.



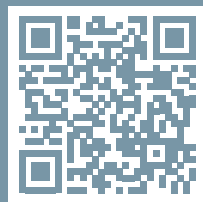
120 Hartford Road, Davenham

Approximate Gross Internal Area:
1582 sq.ft 147 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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