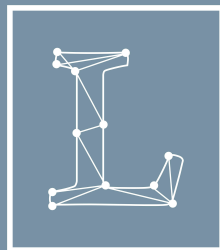




MATCHING PEOPLE TO PROPERTY



397 London Road,
Davenham, Cheshire, CW9 8NH



KEY FEATURES

- Substantial five-bedroom semi-detached 1920s period home
- Set within the heart of Davenham Village
- Approximately 1,922 sq. ft of accommodation
- Original stained-glass windows and traditional parquet flooring
- Three individual reception rooms
- 1920s 'Mirus' log burner sourced from Paris
- Extended Shaker-style kitchen and dining area with solid oak worktops
- Separate utility room, ground-floor WC and useful storage
- Family bathroom comprehensively refurbished in 2024.
- Private rear garden and generous off-road parking



5 BEDROOMS



4 RECEPTIONS



2 BATHROOMS



RATING C



Lounge

At the front of the house, a wide bay window fills the lounge with natural light and original parquet flooring brings warmth underfoot. The focal point is a 1920s 'Mirus' log burner, sourced from Paris — a distinctive and particularly fitting addition to the room. Together with the proportions and bay window, it gives the lounge an atmosphere all of its own.

Family Room

Beyond the lounge, the family room continues the same sense of character, with original parquet flooring underfoot and a fireplace, this time with a gas fire, providing the focal point. Its position close to the kitchen gives the room a more relaxed, everyday feel, while generous proportions allow it to adapt readily as family needs change, whether as a television room, playroom or home office.

Dining Room

Across the hall, the separate dining room provides space for a substantial table and a setting that feels distinct from the more informal dining area within the kitchen. It is particularly well suited to entertaining and occasions when a dedicated dining space comes into its own, while a broad window brings plenty of natural light into the room.



Kitchen & Dining Area

Extending across the rear of the house, the kitchen and dining area has a more open, informal character.

The Shaker-style kitchen combines painted cabinetry with solid oak worktops and space for a Rangemaster gas and electric range cooker. Storage has been particularly well considered, with a pull-out larder, dedicated wine storage, vegetable drawers and a pull-out butler's tray.

Beyond the kitchen, there is ample space for a full-sized dining table overlooking the garden, making this the natural place for everyday meals. Patio doors open directly onto the terrace, creating an easy connection outside.



Main Bedroom & En-Suite Shower Room

The principal bedroom occupies a quieter position towards the rear of the house and is generous enough to accommodate substantial furniture while retaining a good sense of space. An en-suite shower room completes the arrangement.



Further Four Bedrooms & Family Bathroom

Four further bedrooms give the first-floor considerable versatility. Two are particularly generous doubles, including the front bedroom with its broad bay window, while the remaining rooms work equally well as children's bedrooms, guest accommodation, dressing space or a dedicated home office.

The family bathroom has been finished with a keen sense of detail, bringing together the warmth of Karndean Antique Oak flooring with porcelain marble-effect tiling and carefully chosen gold fittings. A freestanding bath takes centre stage, while the separate shower is neatly detailed with wet-wall panelling and a recessed niche. A Geberit wall-hung WC completes a scheme that feels contemporary, considered and quietly luxurious.



External Space

Patio doors from the kitchen and dining area lead onto a broad paved terrace, with plenty of room for outdoor dining and seating.

Established hedging provides privacy around the garden, which steps down from the terrace to a more informal area with planting and raised beds. There is enough here for someone who enjoys gardening, while the overall space remains manageable.

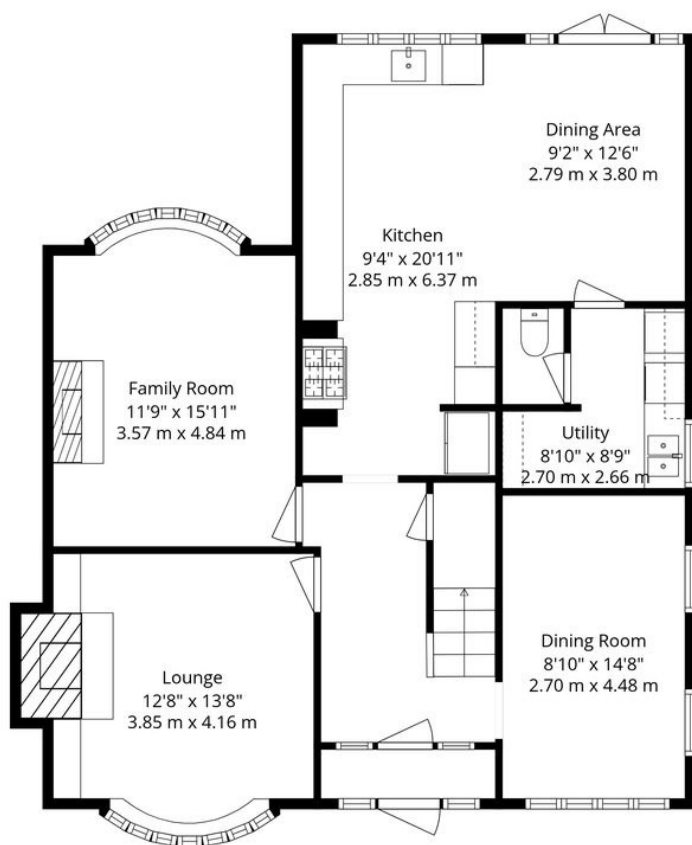
To the front, the substantial gravelled driveway provides generous off-road parking, softened by mature boundaries on either side.



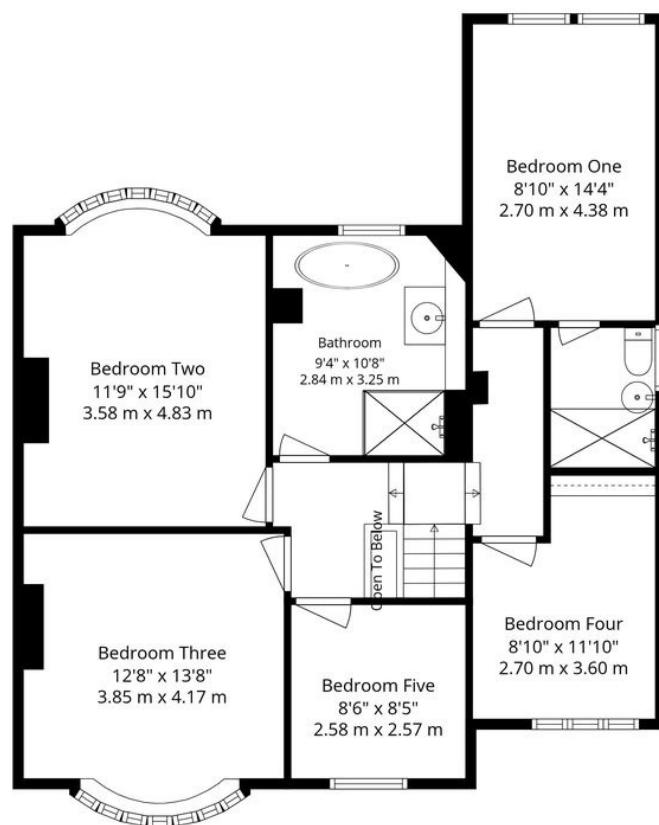
The Complete Picture

397 London Road is a house with a strong sense of individuality, but also one that works particularly well in practical terms.

Five bedrooms, three reception rooms and an extended kitchen provide space to adapt as family life changes, while original details and carefully considered improvements give each part of the house its own identity. Its position adds another dimension: set back from London Road, yet within easy walking distance of Davenham's shops, pubs and schools, it offers the space of a substantial family home with village life close at hand.



Ground Floor



First Floor

Total: 1922 sq. Ft, 178 m2

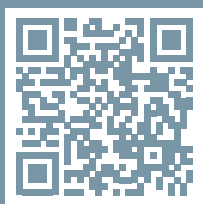
Ground Floor: 1027 sq. Ft, 95 M2, First Floor: 895 sq. Ft, 83 m2

Excluded Areas: Fireplace: 10 sq. Ft, 1 M2, Open To Below: 4 sq. Ft, 0 M2, Walls: 118 sq. Ft, 12 m2

For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Created On Behalf Of J Lord & Co By Northern Property Media. Accurate To 97%.



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