

Sayers House

497 London Road, Davenham



A fabulous detached period family house in the heart of Davenham Village, in a large elevated plot with sweeping driveway, established gardens and a wonderful layout, in all over 4,500 sq ft.

Davenham is a pretty, small village catering for good day-to-day requirements, lying on the outskirts of the Northwich conurbation. Access from the village to the A556 Manchester to Chester link road is just a moment away and the schooling, shopping and recreational facilities are extensive and within easy reach. In particular The Grange School at Hartford is an exceptional independent school for boys and girls of all ages, just 5 minutes drive away.

The house is a wonderful, large period family house constructed in the Edwardian era and offering fabulous proportions throughout and extending in all to over 4,500 sq ft. The configuration is superb, set around a huge parquet floored reception hall and matching sized first floor landing, and the four ground floor reception rooms include a large drawing room, family room, dining room and study and the kitchen/breakfast room has been beautifully refitted and extended with a range of contemporary German units and with concertina doors to the gardens.





At first floor level the master bedroom with fitted furniture enjoys an en-suite bathroom, there is a guest bedroom with en-suite shower room and two further bedrooms served by a family bathroom. On the upper floor a substantial guest suite benefits from a lounge and bedroom area and there is an additional large double bedroom making six in all, and an upper floor WC/wash basin.

Externally the house has a sweeping gravel driveway with two entrances and attractive landscaped lawned gardens with shrub borders and terraces and some super mature trees.

The large family accommodation boasts an excellent number of well-proportioned reception rooms and with six bedrooms overall it is large enough for most families' requirements and provides enough flexibility for every need. There are a whole host of period features including working fireplaces, charming natural wood staircase, parquet floors and some original windows and this combines well with the modern improvements undertaken in recent years.



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497 London Road
Davenham, Northwich CW9 8NA

Directions:
From Knutsford follow the A556 dual carriageway towards Northwich. Once reaching the Davenham roundabout turn to the left into the village, past the shops and the house can be seen on the left hand side.

Price: £875,000
Tenure: Freehold
Local Auth: Cheshire West and Chester Council
Area: 442 sq m/4760 sq ft approx



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
34	35	27	27

England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

TOTAL APPROX. FLOOR AREA 4760 SQ.FT. (442.2 SQ.M.)

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