



# ST. WILFRIDS COURT DAVENHAM

OFFERS OVER

## £625,000

 5 BEDROOMS

 3 BATHROOMS

 3 RECEPTIONS

 EPC GRADE:- C



### VITALSPACE

INDEPENDENT ESTATE AGENTS



## St. Wilfrids Court, Davenham, CW9 8NP

VITALSPACE ESTATE AGENTS are pleased to offer to the market this well presented FIVE DOUBLE BEDROOM property located in the highly desirable village of Davenham. Set within a walled and gated development comprising only two other properties, this impressive detached family house is situated in a delightful location, set well back from the road, approached by passing an array of period cottages and historical buildings. This outstanding detached property has been enhanced to provide enviable living space complemented by five generously sized bedrooms, including a superb master bedroom suite featuring a Juliet balcony. In recent times, the property has been substantially updated by our clients with newly installed bathrooms and a generous amount of living space that is extremely well suited to modern day family life. There are three reception rooms, one with a media wall and bi-folding doors opening out into the secluded rear garden, five bedrooms including a master bedroom suite with a dressing room and stylish bathroom, a further bathroom and separate shower room and a large domestic hub in the form of a spacious kitchen and breakfast room. Additional functionality is afforded by way of a utility room and a downstairs WC. Externally this property enjoys a prime location close to St Wilfrids Church, with the further benefit of a private landscaped rear garden and driveway parking for multiple vehicles. Davenham is regarded as one of the most sought after mid-Cheshire villages. It is served by several independent shops, an Italian restaurant, a chemists, a newly opened cafe opening 7 days a week, 2 thriving pubs, an independent theatre, cricket club, bowling club, 2 recreational parks and an 'Outstanding' rated Ofsted primary school nearby on Charles Avenue. The A556 runs nearby allowing excellent access to the M6, M56 and the major commercial centres of the North West. There are two train stations on different lines both within a 10 minute drive, providing rail access into Chester, Liverpool, Crewe, Manchester and London. For families, Davenham is well served by both state and independent secondary schools with 'Outstanding' rated Leftwich County High School and independent The Grange School both nearby. An internal inspection comes highly recommended.





Ground Floor



First Floor



## Features

- Five double bedrooms
- Exclusive gated development
- Separate Utility Room and WC
- Stunning Master Bedroom
- Spacious Dining Kitchen
- Ideal for a growing family
- Recently updated
- Dressing room and en-suite
- Landscaped gardens
- Viewing recommended

## Frequently Asked Questions



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	81
EU Directive 2002/91/EC		

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