

# 12 WILDINGS GROVE

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DAVENHAM



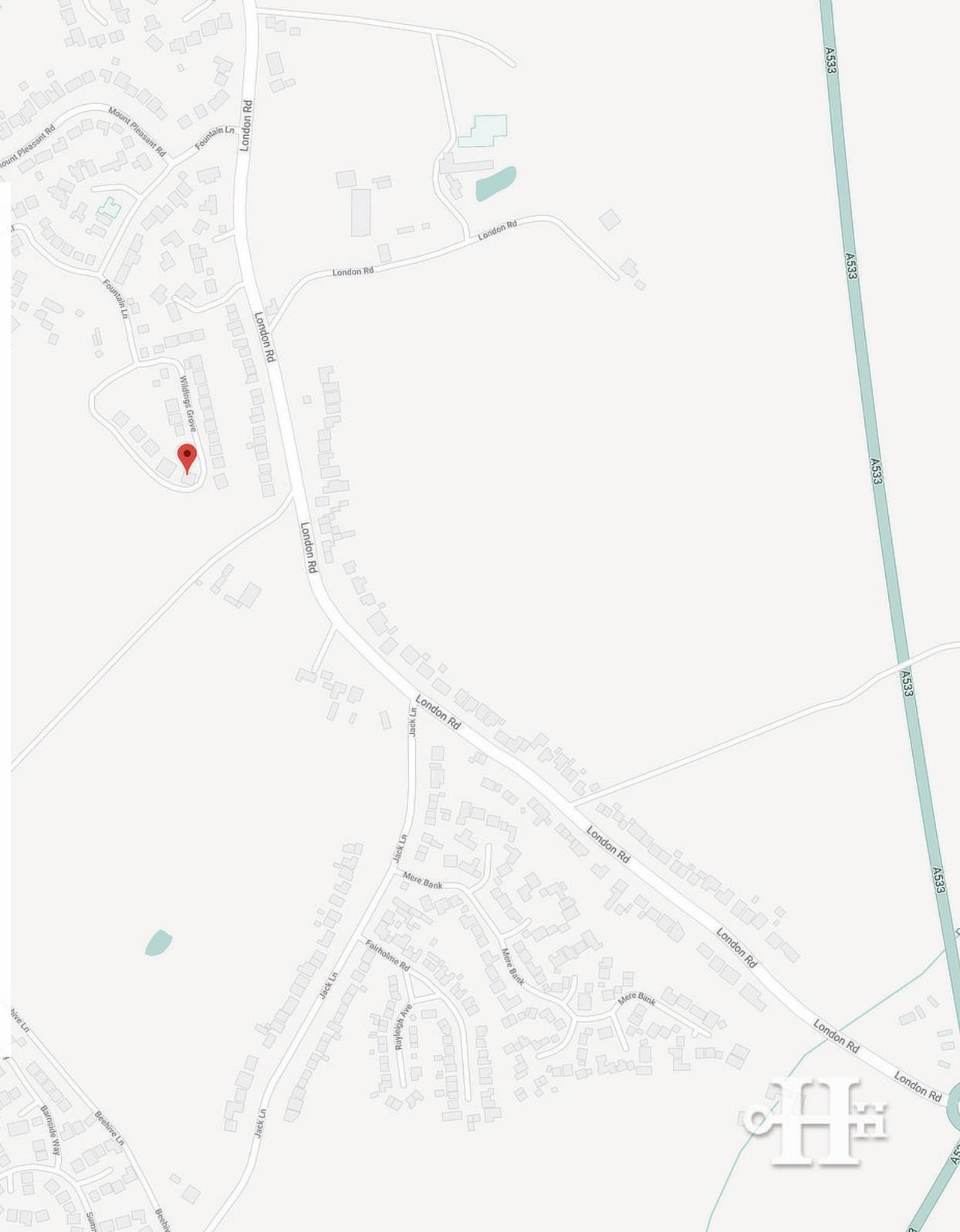
**Hinchliffe Holmes are delighted to present this five-bedroom detached property situated in the heart of Davenham Village. This property is beautifully presented throughout and offers three large reception rooms alongside a outdoor office space.**

Davenham is a rural sought-after village and provides for most day-to-day requirements. It has a thriving village centre with a beautiful church, two reputable public houses, a chemist, post office and convenience store.

The nearby town centres of Northwich and Knutsford cater for more comprehensive shopping needs. For the commuter the property is especially well placed and in easy reach of the A556 dual carriageway providing a gateway to Manchester, Chester and the North West Motorway Network. Manchester and Liverpool Airports are also close by as are Rail Stations at Northwich and Plumley on the main line to Chester and Manchester and the Hartford to London line.

Excellent educational facilities are situated close by to suit children of most ages in both the State and Private sector. Particular note should be made of the primary school in the village and private school, The Grange, in nearby Hartford.

For the sports person there are nearby leisure centres in Northwich and Knutsford which cater for most activities, and there are also a number of other private sporting clubs in the surrounding area. The village is on the doorstep to some of Cheshire's finest countryside and there are some beautiful country walks to be had.



## GROUND FLOOR

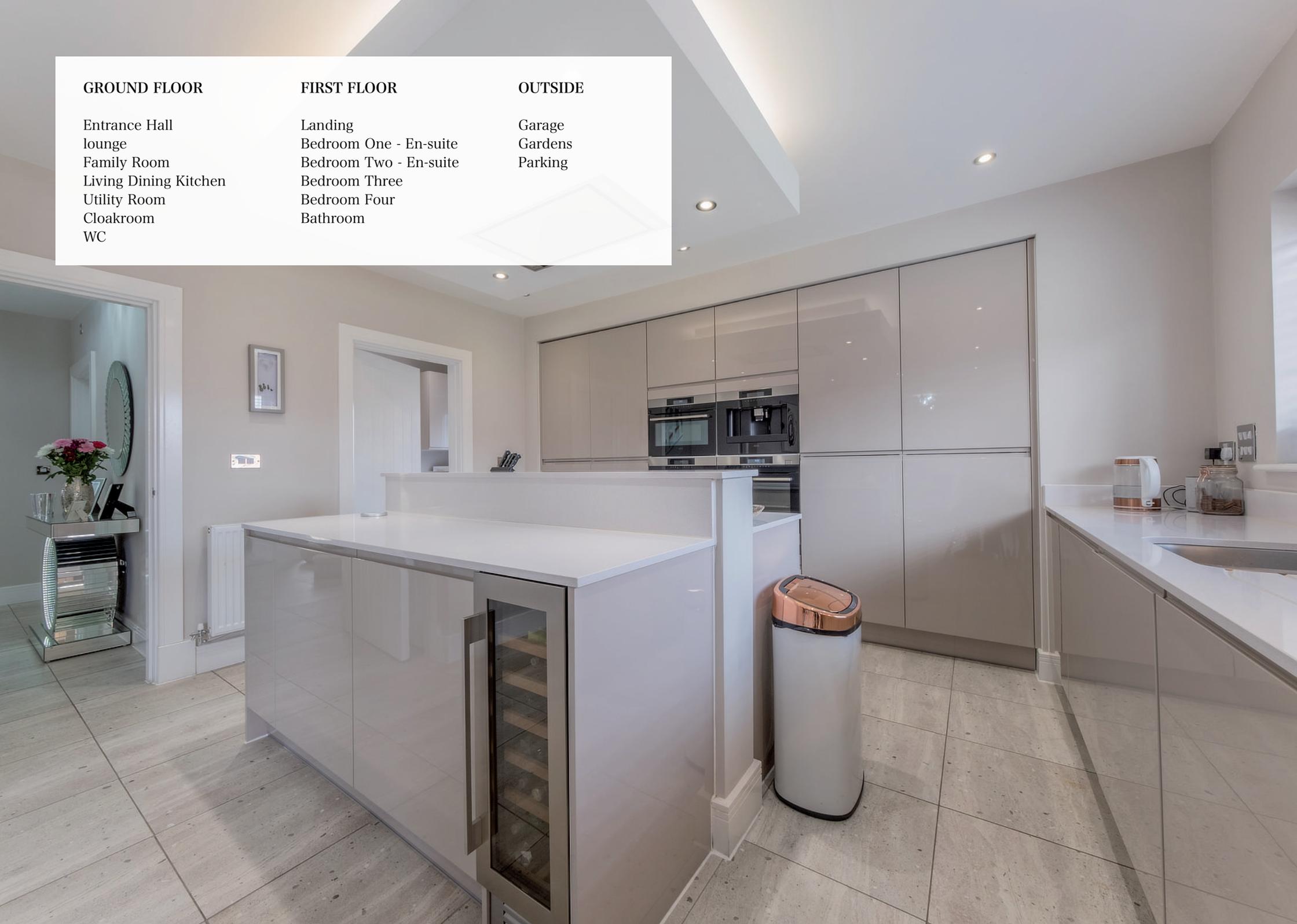
Entrance Hall  
lounge  
Family Room  
Living Dining Kitchen  
Utility Room  
Cloakroom  
WC

## FIRST FLOOR

Landing  
Bedroom One - En-suite  
Bedroom Two - En-suite  
Bedroom Three  
Bedroom Four  
Bathroom

## OUTSIDE

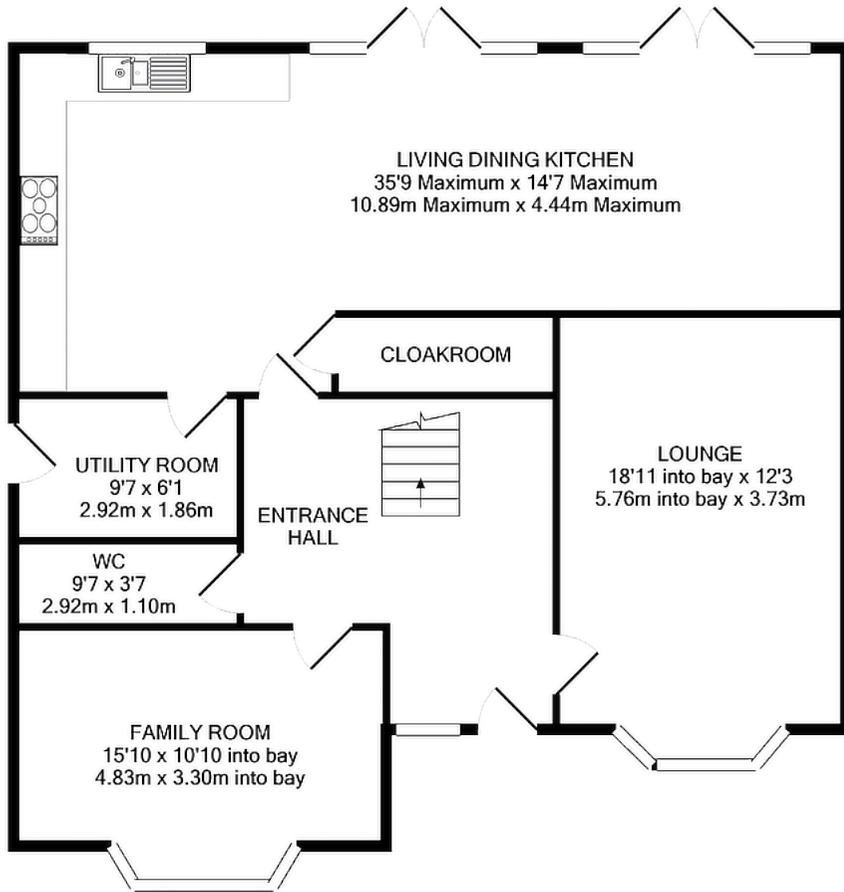
Garage  
Gardens  
Parking



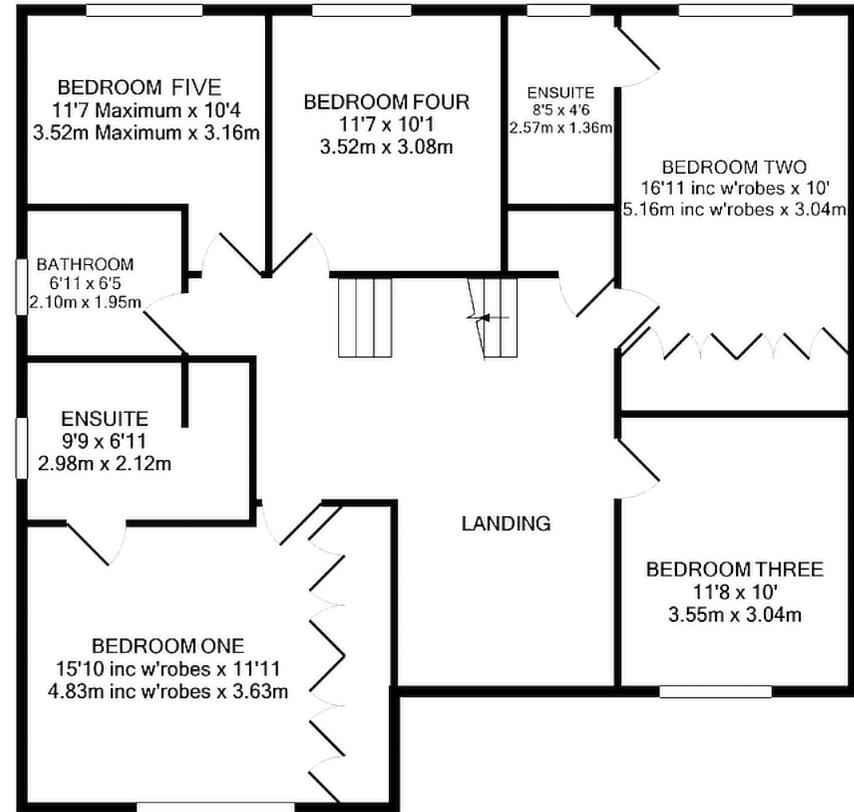








GROUND FLOOR  
APPROX. FLOOR  
AREA 1102 SQ.FT.  
(102.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1082 SQ.FT.  
(100.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2184 SQ.FT. (202.9 SQ.M.)

**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

We believe that mains water, electricity, gas central heating and drainage are connected.

**LOCAL AUTHORITY**

Cheshire West And Chester. Council Tax - Band G.

**POSSESSION**

Vacant possession upon completion.

**VIEWING**

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

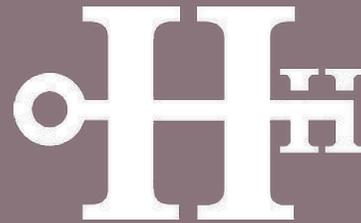
(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.









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