



HINCHLIFFE  
HOLMES



8 SCARFELL CRESCENT





#### **GROUND FLOOR**

Entrance Hall | Breakfast Dining Kitchen | Utility Room  
Lounge | Study | WC

#### **FIRST FLOOR**

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

#### **OUTSIDE**

Parking | Double Garage | Gardens

# 8 SCARFELL CRESCENT

Davenham | CW9 8XD

Positioned on the outskirts of Davenham, this fantastic detached family home is not to be missed. Benefitting from multiple reception rooms including an open plan breakfast dining kitchen which is fantastic for entertaining friends and family alike. Upstairs, you are greeted with five well-proportioned bedrooms and three bathrooms. Externly, you are greeted with a detached double garage and off road parking for several vehicles which is further complimented with a landscaped private garden.

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.

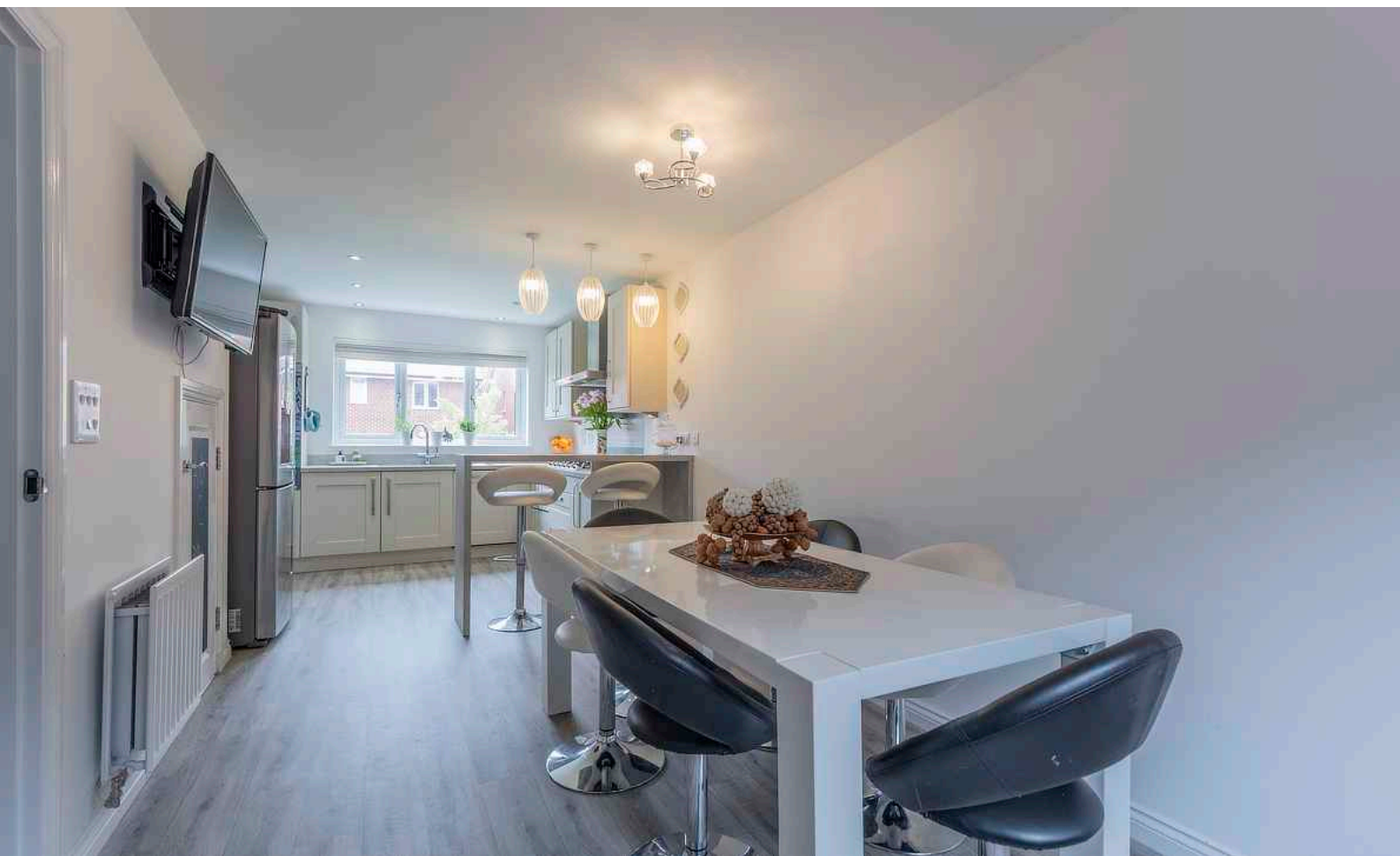
Manchester and Liverpool Airports are also close by as are Rail Stations at Northwich and Plumley on the main line to Chester and Manchester and the Hartford to London line. Excellent educational facilities are situated close by to suit children of most ages in both the State and Private sector. Particular 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.













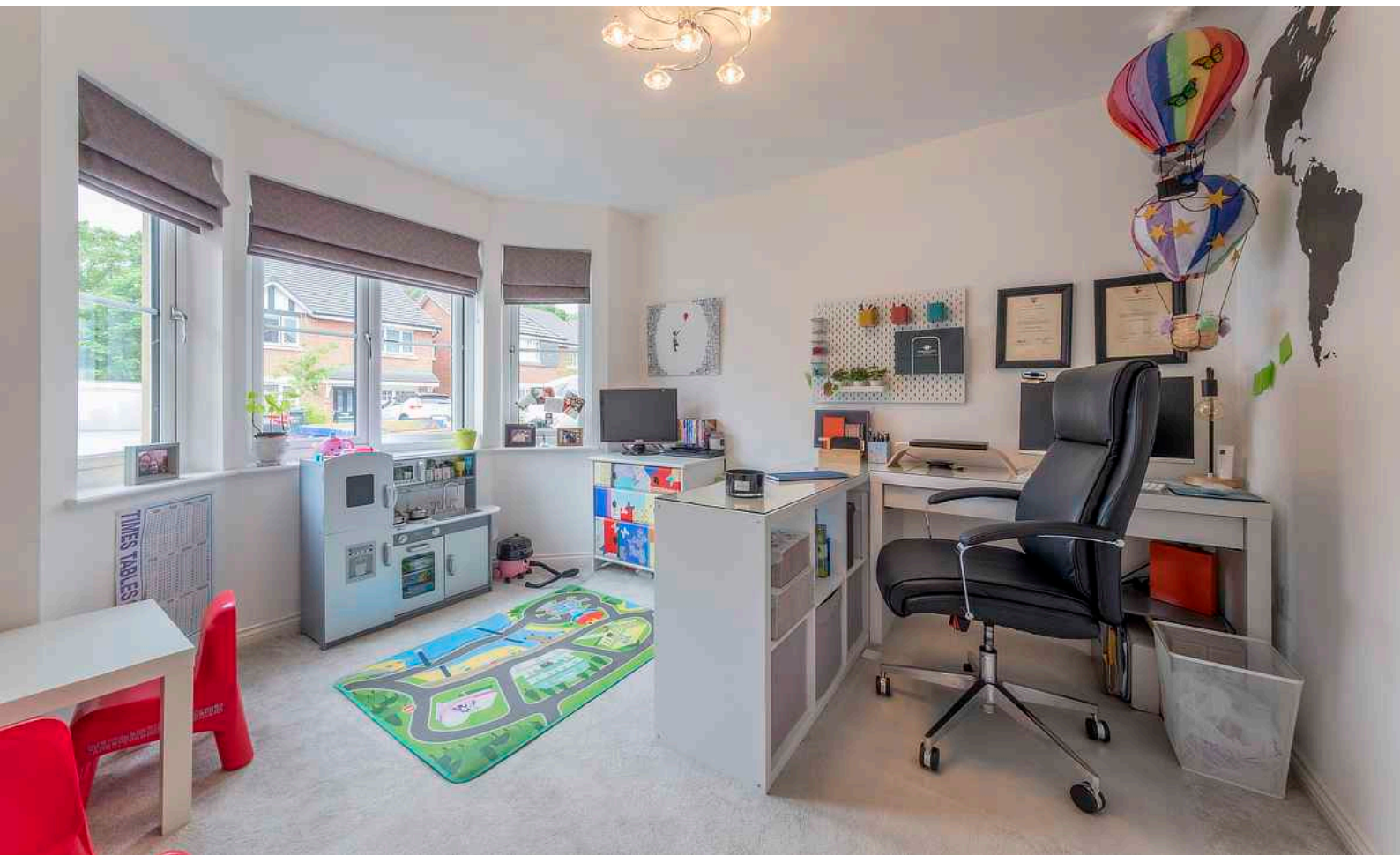




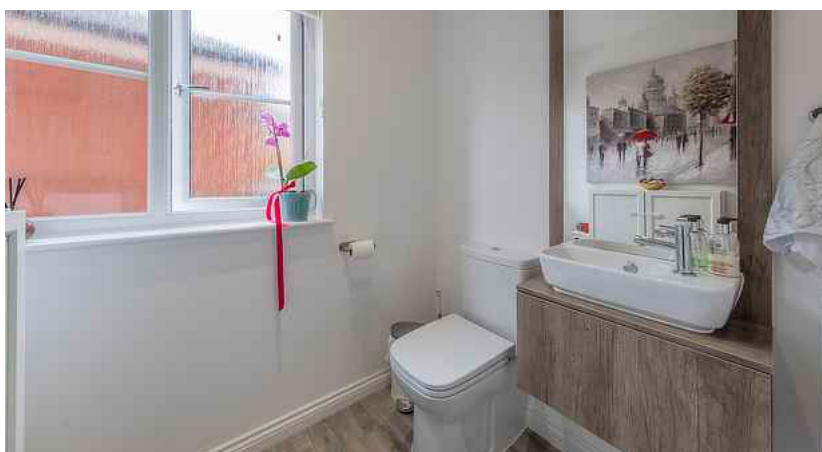




















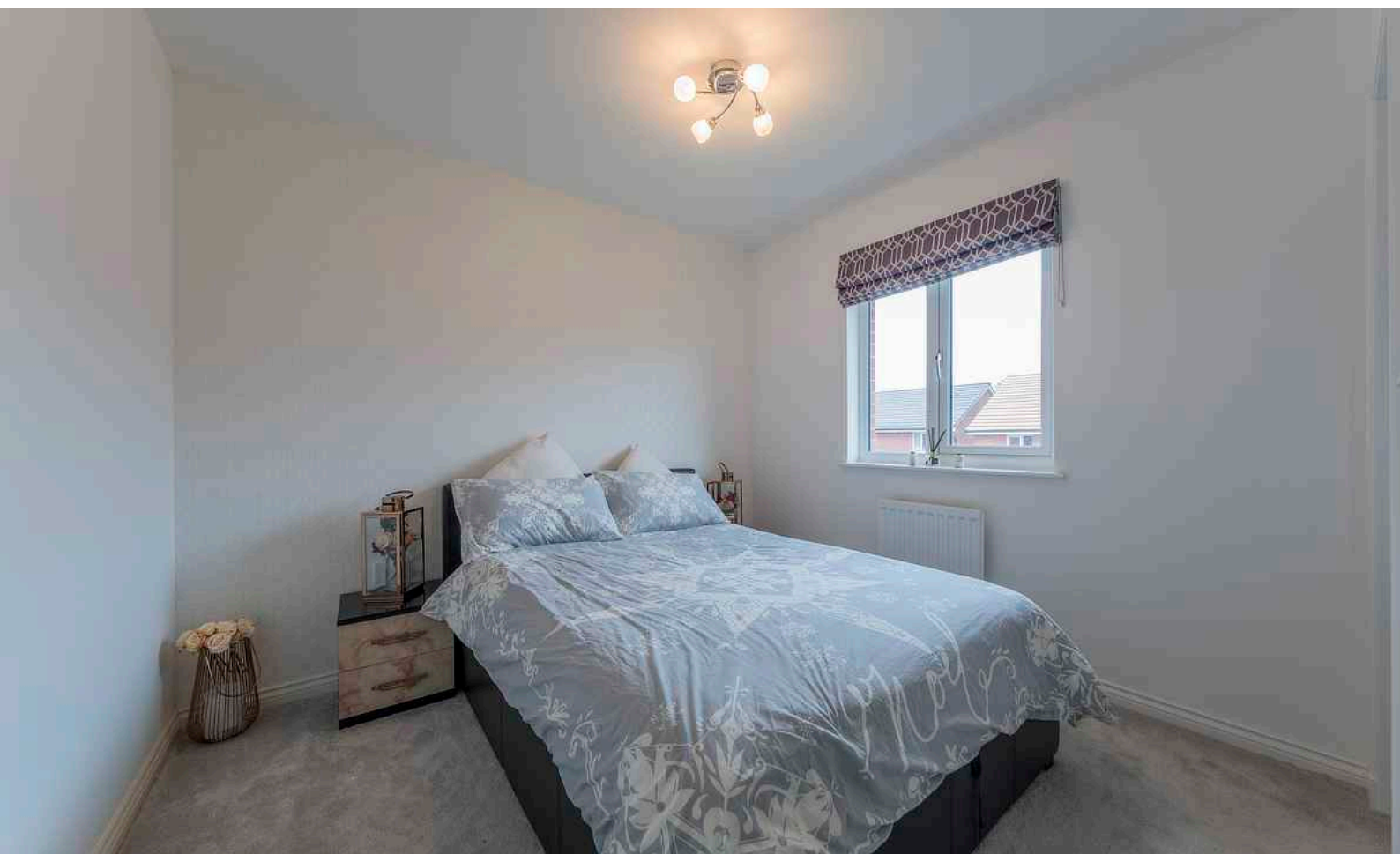


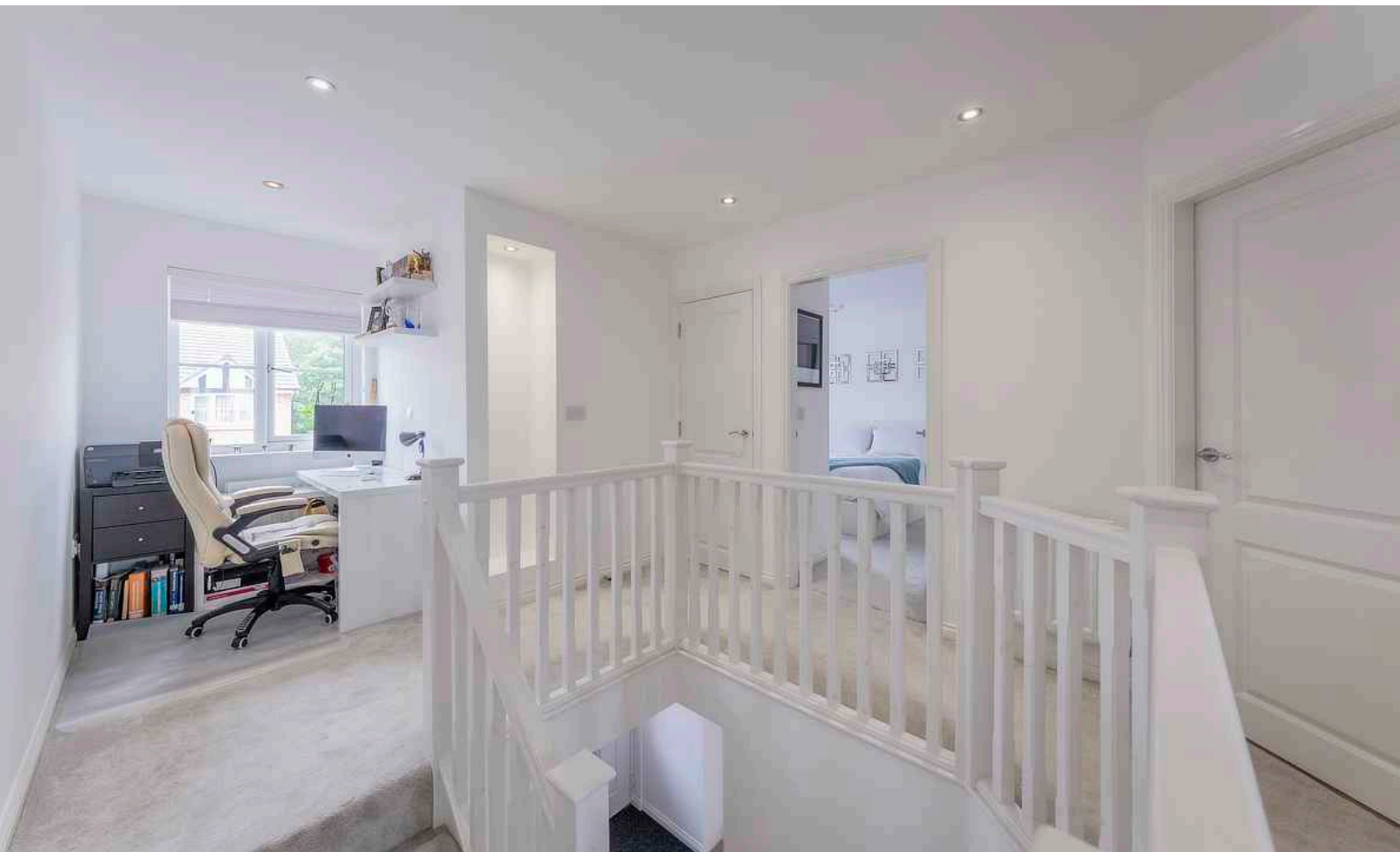




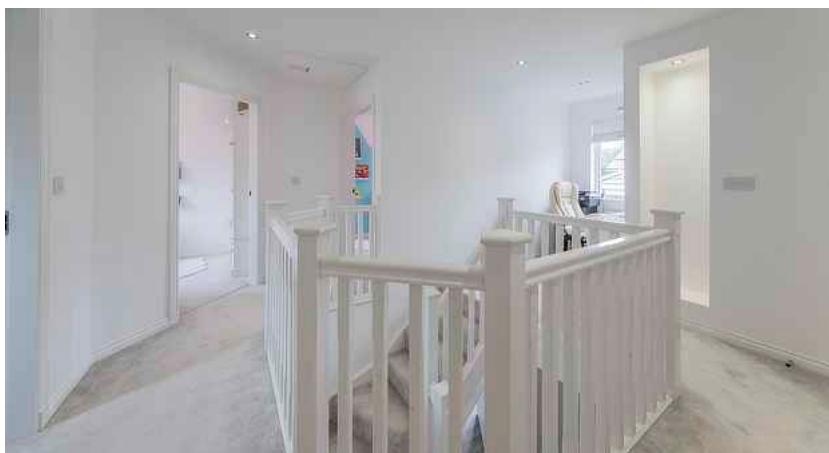


















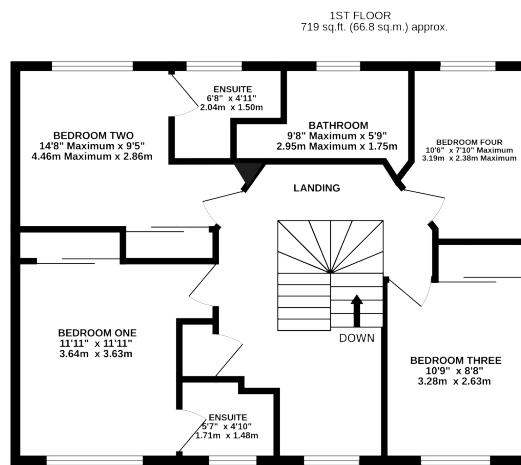
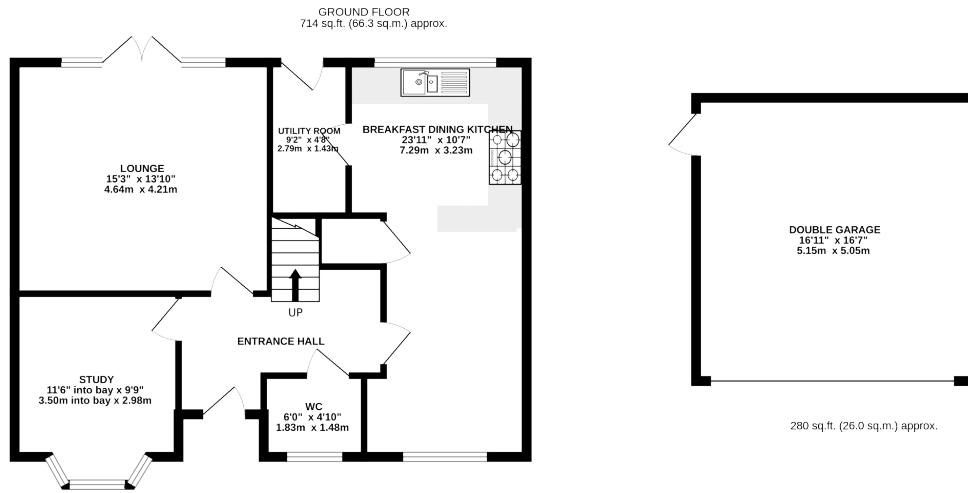












TOTAL FLOOR AREA : 1713 sq.ft. (159.1 sq.m.) approx.

## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

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

## LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band F.

## 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:

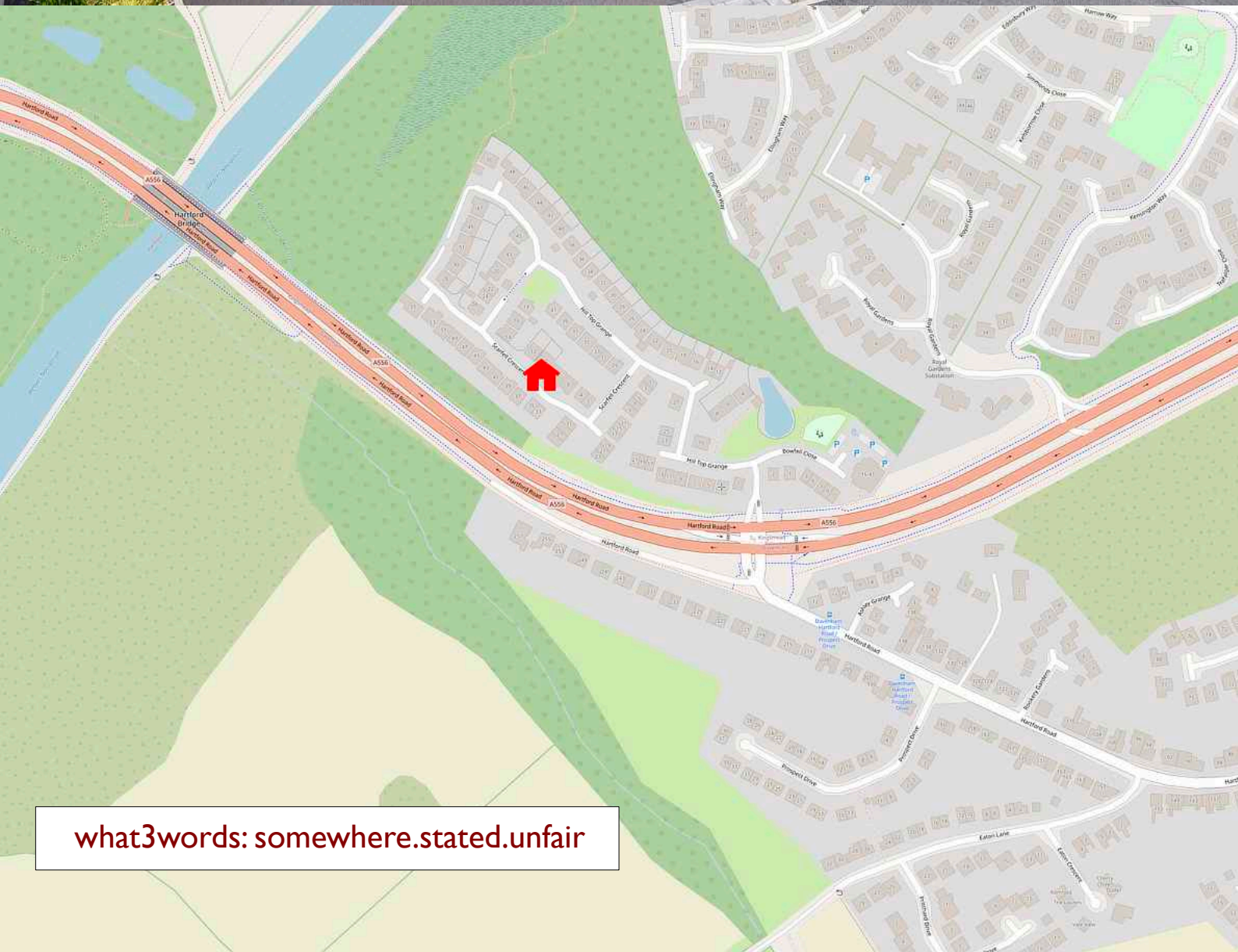
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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.





what3words: somewhere.stated.unfair





**Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.**

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

## **EXCLUSIVE LISTINGS**

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

## **LAND & NEW HOMES**

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

## **MORTGAGES**

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

## **LETTINGS**

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

## **PROPERTY MANAGEMENT**

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than  
**30,000**  
viewings arranged

**£600 MILLION**  
worth of property sold

on average  
**99.1 %**  
of asking price  
achieved

**OVER 7,000 OFFERS**





UNITED KINGDOM  
**PROPERTY AWARDS**  
REAL ESTATE



ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE CHESHIRE  
Hincliffe Holmes

2021-2022



UNITED KINGDOM  
**PROPERTY AWARDS**  
REAL ESTATE



ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
CHESHIRE  
Ben Hincliffe

2022-2023



UNITED KINGDOM  
**PROPERTY AWARDS**  
REAL ESTATE



ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE  
CHESHIRE  
Hincliffe Holmes Ltd

2022-2023



UNITED KINGDOM  
**PROPERTY AWARDS**  
REAL ESTATE

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE  
CHESHIRE  
Hincliffe Holmes

2023-2024



**The Negotiator**  
*Awards 2022*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**GOLD**



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2023  
**WINNER**  
LETTINGS

AWARDED FOR  
MARKETING | SERVICE | RESULTS





**HINCHLIFFE**  
**HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES**  
**LAND & NEW HOMES | PROPERTY MANAGEMENT**

**TARPORLEY OFFICE**

56B High Street, Tarporley, Cheshire, CW6 0AG

01829 730 021 - [tarporley@hinchliffeholmes.co.uk](mailto:tarporley@hinchliffeholmes.co.uk)

**NORTHWICH OFFICE**

28 High Street, Northwich, Cheshire, CW9 5BJ

01606 330 303 - [northwich@hinchliffeholmes.co.uk](mailto:northwich@hinchliffeholmes.co.uk)

[www.hinchliffeholmes.co.uk](http://www.hinchliffeholmes.co.uk)