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**9 Ladera Retreat,**  
Back Lane, Eaton,  
Congleton, Cheshire CW12 2NL

**Selling Price: £195,000**

- NO CHAIN
- LUXURIOUS COUNTRYSIDE LODGE RETREAT
- TWO DOUBLE BEDROOMS, ONE WITH EN-SUITE BATHROOM
- TWO RECEPTION ROOMS
- FITTED KITCHEN & SEPARATE UTILITY ROOM
- LARGE DECKED SUN TERRACE
- SET WITHIN 22 ACRES OF COUNTRYSIDE
- A FANTASTIC HOLIDAY RETREAT/SECOND HOME

What could be more relaxing than owning a luxury lodge set in 22 acres of woodland in the heart of Cheshire countryside.

This beautiful lodge is sumptuously appointed to a most fastidious standard providing the perfect retreat for those searching for a UK base, holiday/second home or weekend hideaway.

Set behind secure gates in a private conservation area, this beautiful two bedroom 50' x 22' (15.24m x 6.70m) 'Odyssey' lodge, manufactured by top quality lodge manufacturer Lissett Homes, is set within an expansive decked sun terrace and enjoys tranquil woodland views.

Found on the edge of the Peak District, famous for its stunning landscapes and invigorating walks, the towns of Congleton and Macclesfield are just a short drive away and Manchester is just an hour away by car should you feel the need to re-connect with the world away

from the haven of your lodge. Closer by, you'll find a good selection of restaurants and eateries in Prestbury, Wilmslow and Alderley Edge offering everything from French and Italian to Chinese and Indian, ensuring every taste and mood is catered for.

A stunning home or a relaxing weekend retreat!

Terms apply - to be eligible for purchase, buyers are required to own a principal home elsewhere.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** PVCu double glazed front door to:

**ENTRY PORCH :** Double doors to fitted cupboards. Door to living room. Door to utility room.

**LIVING ROOM 13' 5" x 19' 9" (4.09m x 6.02m):** Feature fireplace. Double doors to decking.

**DINING ROOM 12' 8" x 10' 2" (3.86m x 3.10m):** Double doors to decking pathway. Opening to kitchen with fitted breakfast bar. Door to inner hall.

**KITCHEN 14' 9" x 7' 11" (4.49m x 2.41m):** Fitted kitchen with matching eye level and base units. Gas range cooker with extractor over. 1.5 bowl sink unit inset. Integrated dishwasher. Space for large American style fridge. Fitted microwave. Tiled floor.

**INNER HALL :** Doors to bedrooms, shower room and fitted cupboards.

**BEDROOM 1 11' 11" x 10' 6" (3.63m x 3.20m):** Double doors to decking. Fitted bedroom furniture comprising wardrobes, dressing table and bedside lockers. Door to:

**EN-SUITE 8' 6" x 8' 5" (2.59m x 2.56m):** Sunken spa style bath. Wash hand basin set in vanity unit with cupboards and drawers. Low level W.C. Chrome towel rail. Fully tiles walls.

**BEDROOM 2 10' 6" x 9' 10" (3.20m x 2.99m):** Fitted wardrobes. Bedside lockers.

**SHOWER ROOM 8' 10" x 7' 4" (2.69m x 2.23m):** Fitted with double size shower enclosure. Fitted vanity cupboards and drawers with inset wash hand basin. Low level W.C. Chrome heated towel rail. Fully tiled walls and floor.

**Outside :** Triple gravel driveway providing parking for three vehicles. Expansive sun decked terrace. Outdoor lighting.

**TENURE :** Leasehold (Site Licence). Date of commencement of lease 2009 with 84 years remaining. No ground rent. Service charge £5,187.18 per annum including VAT to cover grounds maintenance, etc.

**SERVICES :** Mains electricity and water are connected (although not tested). Gas on communal tank, drainage via private water treatment plant.

**VIEWING :** Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:**

**DIRECTIONS:** SATNAV CW12 2NL

