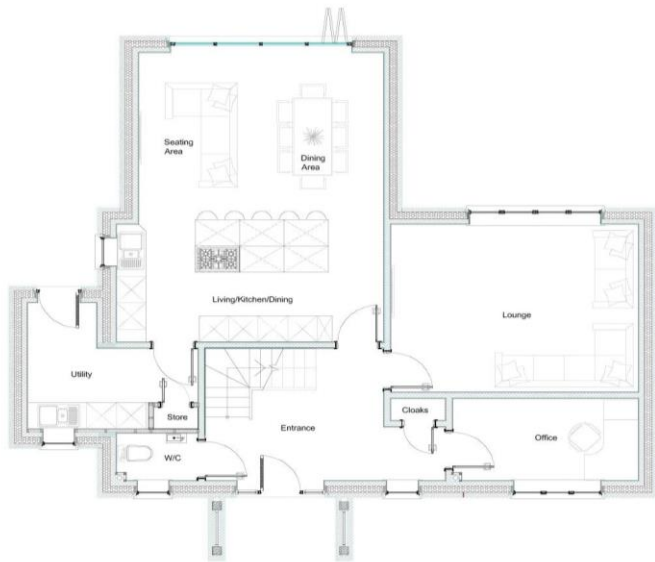


The accommodation briefly comprises:
(all dimensions are approximate)

- Front Entrance :
- HALL 12' 0" x 10' 1" (3.65m x 3.07m) :
- LOUNGE 16' 8" x 12' 9" (5.08m x 3.88m) :
- STUDY/SNUG 12' 5" x 6' 3" (3.78m x 1.90m) :
- LIVING DINING KITCHEN 21' 10" x 18' 0" (6.65m x 5.48m) :
- L-SHAPED UTILITY 11' 5" x 10' 1" (3.48m x 3.07m) :
- CLOAKROOM 5' 6" x 3' 5" (1.68m x 1.04m) :
- First Floor :
- LANDING :
- BEDROOM 1 FRONT 12' 6" x 12' 0" (3.81m x 3.65m) :
- EN-SUITE 7' 3" x 4' 0" (2.21m x 1.22m) :
- BEDROOM 2 REAR 12' 7" x 9' 0" (3.83m x 2.74m) :
- EN-SUITE 10' 1" x 5' 8" (3.07m x 1.73m) :

- BEDROOM 3 REAR 14' 4" x 9' 3" (4.37m x 2.82m) :
- BEDROOM 4 REAR 14' 4" x 9' 3" (4.37m x 2.82m) :
- BATHROOM 8' 6" x 6' 3" (2.59m x 1.90m) :
- Outside :
- REAR : Extensive Indian stone paved outside dining terrace. Large lawned garden backing onto nature area. Wide Indian stone laid path to both sides. External power point and lighting. Cold water tap.
- FRONT : Extensive tarmac driveway for numerous vehicles.
- SERVICES : Mains water. Mains electricity. Air source heat pump. Private water treatment plant shared with the 3 properties.
- VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**
- TAX BAND: TBC
- LOCAL AUTHORITY: Cheshire East
- DIRECTIONS: SATNAV: CW12 3PE



Plot 2 GF Plan



Plot 2 FF Plan

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and/or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



- STUNNING CONTEMPORARY DETACHED NEW BUILD
- FOUR DOUBLE BEDROOMS
- OPEN PLAN LIVING/KITCHEN/DINING AREA
- SEPARATE LOUNGE, STUDY/SNUG & UTILITY
- LUXURY BATHROOM & TWO EN-SUITES
- EXTENSIVE PRIVATE TARMAC DRIVEWAY WITH AMPLE PARKING
- LANDSCAPED REAR GARDENS WITH PANORAMIC VIEWS
- 10 YEAR BUILD-ZONE WARRANTY
- BUILD COMPLETION LATE 2024

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

FOR SALE BY PRIVATE TREATY (Subject to contract)

A Breathtaking New Build in a Rural Idyll. Discover the epitome of modern luxury in this stunning four-bedroom, three-bathroom home. Build completion late 2024.

Nestled in a tranquil rural setting with breathtaking views of the National Trust's "The Cloud," this architecturally designed masterpiece offers the perfect blend of style, comfort, and natural beauty.

Key Features:

- **Spacious and Luxurious:** Enjoy a generous reception hall with an oak staircase, a stylish open-plan kitchen-dining area with folding sliding doors to the expansive gardens, a cosy study/snug, and four double bedrooms, including two with ensuite bathrooms.
- **Energy Efficient:** Benefit from sustainable living with an air source heat pump and underfloor heating throughout.
- **Private and Peaceful:** Retreat to your own private gated driveway and enjoy the tranquillity of your substantial landscaped gardens.
- **Prime Location:** Experience the best of both worlds with a rural setting yet close to the amenities of Congleton and the picturesque Bosley Cloud.

This exceptional home is part of a bespoke development of only three high-end properties, ensuring exclusivity and privacy. Don't miss this rare opportunity to own a truly remarkable residence.

Schedule a viewing today and immerse yourself in the beauty and luxury of this extraordinary home.

A distinctive, rarely come to market, residence, in one of the most desirable locations to be had on the outskirts of Congleton. It sits on the fringe of the highly desirable rural hamlet of Timbersbrook, close to the base of the iconic Bosley Cloud; a prominent hill situated within Cheshire's Peak District on the border between Cheshire and Staffordshire. It is 343 metres (1,125 ft) in height making it one of the highest hills in the area and one of the best places to see spectacular views of Cheshire. Feel on top of the world after a little hard work walking up hill onto the summit of Bosley Cloud. You can see this outcrop from miles around and from the top you can see across the whole of the Cheshire Plain and along the gritstone ridge of Cheshire's Peak District. The twisting country lanes are interesting to explore and offer enjoyable walks and are suitable for horse riding, as is the well known walking route of the 'Gritstone Trail' nearby and the Biddulph Valley Way bridle path.

This distinct and luxurious home of quite remarkable stature, will be a dream buy for the successful new owners, so much so that you'll quite literally be pinching yourself....not quite believing its yours!!!

Practically the towns of Macclesfield and Congleton are within 6 miles and 5 miles respectively, with Manchester Airport some 13 miles away offering flights to worldwide destinations. The main town of Macclesfield, is offered with its mainline railway station (London Euston in approx. 1hr 45mins), excellent schools including Beech Hall Preparatory School, Kings School and a range of highly regarded secondary schools. The town offers an array of high street stores, shops, bars and restaurants. Equally the charming market town of Congleton is blessed with a thriving range of facilities, excellent railway networks and enjoys easy access to the M6 Motorway.

*Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurants and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communications links : • Access to A34 and the recently completed Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham. • Congleton is a 10 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. • Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations. • The major regional rail hub of Crewe is less than 12 miles by swift main roads. • Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

General • High performance double glazed PVCu flush casement windows with stone cills. • Composite or oak front door with glazed panel (TBC) • Bi-folds to living dining kitchen • Natural wood skirting boards and architraves. • Living dining kitchen, hall, utility, Bathroom & En-suites with porcelain tiles. • Fully Fibre enabled. • 10 year Build-Zone warranty.

Safety & Security • Mains & battery powered smoke detectors. • Window locks to all windows. • Alarm system.

Mechanical & Electrical • LED downlighters to Kitchen, Utility, W.C., Hall, Landing, Bathroom and En-suites. • White switches and sockets. • High performance energy efficient air source heat pump which serves the zoned underfloor heating. Pressurised hot water cylinder. Private water treatment plant for the three properties.

Decoration • All walls and ceilings finished in white matte emulsion. • Internal natural woodwork • Internal doors will be oak veneer.

Kitchen • Shaker style with handles. • Quartz worktop. • Double Oven. • Tall integrated fridge & freezer. • Integrated dishwasher. • Induction hob. • Extractor hood. • Feature kitchen island with space for sitting.

Separate Utility Room • Shaker style. • Quartz preparation area. • Space for washing machine & tumble dryer.

Bathroom & En-suites • White sanitary ware. • All mains fed thermostatic showers. • Panelled baths. • Slimline shower trays. • Frameless shower screen. • Rainforest style shower heads. • Towel radiators.

External • Tarmac driveway. • Grey Indian stone perimeter paths. • Main garden area with turf and grey Indian stone patio. • Natural borders. • Private gated entry.

