

Energy performance certificate (EPC)		
20, Fol Hollow Astbury CONGLETON CW12 4HT	Energy rating D	Valid until: 30 June 2025 Certificate number: 0288-5025-7203-3275-2990
Property type	Detached bungalow	
Total floor area	179 square metres	

Rules on letting this property

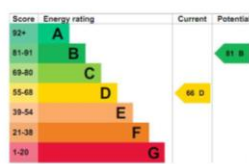
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60

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.



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The Bungalow,
20 Fol Hollow, Astbury,
Congleton, Cheshire CW12 4HT

Selling Price: £550,000

- SPACIOUS & EXQUISITE DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- WELL-APPOINTED KITCHEN WITH SEPARATE UTILITY/PANTRY
- CONTEMPORARY EN-SUITE SHOWER ROOM
- ADDITIONAL FOUR PIECE LUXURY BATHROOM
- DOUBLE WIDTH DRIVEWAY WITH AMPLE PARKING & GARAGE
- ENCLOSED, SERENE & MATURE REAR GARDEN
- EXCLUSIVE HAMLET OF FOL HOLLOW

FOR SALE BY PRIVATE TREATY (Subject to contract)

Luxury Detached Bungalow in Fol Hollow, Astbury.

Discover this exquisite, detached bungalow nestled in the exclusive hamlet of Fol Hollow. With its stunning views, spacious interiors, and prime location, this property offers an unparalleled lifestyle.

Key Features:

- **Prime Location:** Enjoy the tranquility of Fol Hollow, while being just a short distance from the vibrant town center and picturesque countryside.
- **Spacious Interiors:** Three generously sized double bedrooms, including a master suite with a luxurious en-suite shower room.
- **Stunning Bathroom:** The additional four-piece bathroom offers a spa-like experience with a large walk-in shower with rainfall shower and freestanding tub.
- **Open-Plan Living:** The spacious lounge is perfect for entertaining guests, while the dining room creates a cozy atmosphere for family meals.
- **Gourmet Kitchen:** The well-appointed kitchen boasts natural oak preparation surfaces, Belfast sink and SMEG 5 ring induction hob. The breakfast area and utility/pantry provide added convenience.
- **Outdoor Oasis:** The gardens provide a serene retreat, featuring patio, lawns and mature trees. The double entry driveway provides parking for up to four cars, which leads to a garage with ample parking space.

- **Recent Updates:** The property has been recently reroofed at the rear, ensuring durability and energy efficiency.

Nearby Attractions:

- Explore the natural beauty of Astbury Mere, just a short walk away.
- Enjoy easy access to a wide range of amenities, including [mention specific amenities, e.g., shops, restaurants, schools].
- Benefit from excellent commuter links to major cities and airports.

This exceptional detached bungalow offers a luxurious and comfortable lifestyle in a truly desirable location. Don't miss this opportunity to make it your own!

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Composite panelled door to reception hall.

RECEPTION HALL 13' 0" x 9' 4" (3.96m x 2.84m) : Low voltage downlighters inset. 13 Amp power points. Oak effect floor. Access to roof space.

WALK-IN BOOT ROOM/CLOAKS CUPBOARD 6' 0" x 5' 6" (1.83m x 1.68m) : Hanging rail and shelves. Oak effect floor.

DINING ROOM 18' 3" x 11' 10" (5.56m x 3.60m) : Large PVCu double glazed window to front aspect. Wall mounted contemporary style radiator. Oak effect floor. Recessed display feature. Large squared off opening to kitchen.

SITTING ROOM 21' 11" x 14' 0" (6.68m x 4.26m) : PVCu double glazed bow window to front aspect. Low voltage downlighters inset. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Stone faced fireplace with wood burning stove set on slate hearth.

KITCHEN 11' 10" x 9' 6" (3.60m x 2.89m) : PVCu double glazed window to rear aspect. Velux roof light. Hand painted panelled wood eye level and base units having natural oak preparation surface over with Belfast sink and chrome mixer tap. Built-in Smeg 5-ring electric hob with integrated hood over. Built-in Neff double electric oven and grill. Integrated dishwasher. 13 Amp power points. Large opening to breakfast room.

UTILITY 12' 0" x 4' 10" (3.65m x 1.47m) : PVCu double glazed window to rear aspect. Storage cupboard. Space and plumbing for washing machine. Space for fridge freezer. 13 Amp power points.

BREAKFAST ROOM 11' 9" x 7' 9" (3.58m x 2.36m) : PVCu double glazed window to rear aspect. Oak effect preparation surface and additional kitchen storage. Wall mounted contemporary style radiator. Oak effect floor.

FAMILY ROOM 12' 6" x 11' 9" (3.81m x 3.58m) : Low voltage downlighters inset. 13 Amp power points. Wall mounted contemporary style radiator. 13 Amp power points. Oak effect floor. PVCu double glazed door and picture window to rear garden.

OFFICE 12' 6" x 8' 10" (3.81m x 2.69m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 1 REAR 18' 9" x 11' 0" (5.71m x 3.35m) : PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Three double built-in wardrobes.

EN-SUITE 6' 7" x 5' 0" (2.01m x 1.52m) : Low voltage downlighters inset. Modern white suite comprising: low level W.C., ceramic wash hand basin set on light oak effect unit with drawers beneath and corner shower cubicle with glass door and housing a mains fed shower with rainfall shower head and attachment. Chrome centrally heated towel radiator. Slate effect wall and floor tiles.

BEDROOM 2 REAR 17' 8" x 8' 0" (5.38m x 2.44m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Recessed wardrobe.

BEDROOM 3 FRONT 14' 7" x 8' 7" (4.44m x 2.61m) : PVCu double glazed window to front aspect. Wall mounted contemporary style radiator. 13 Amp power points. Oak effect floor.

FAMILY BATHROOM 10' 5" x 5' 7" (3.17m x 1.70m) : Low voltage downlighters inset. Luxury suite comprising: low level W.C. with concealed cistern, roll top bath with chrome pillar taps and shower attachment, ceramic wash hand basin set on walnut effect wash stand and large walk-in shower with fixed glass screen housing a thermostatic shower with rainfall shower head and attachment. Chrome centrally heated towel radiator. Contrasting slate effect tiles to floor and walls. Shaver point. Deep recessed linen cupboard.

Outside :

FRONT : Double entry driveway laid to slate chippings providing parking for up to 4 cars. Ornamental landscaped flowerbeds. Access to rear via one side.

ATTACHED GARAGE 33' 0" x 8' 8" (10.05m x 2.64m) widening to 11'7" (internal measurements) : Up and over door. Wall mounted Baxi gas central heating boiler. Power and light.

REAR : Adjacent to the rear of the property is a paved terrace with steps up to a further patio and lawn which backs on to the Astbury Mere nature reserve.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

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

TAX BAND: TBC

LOCAL AUTHORITY: Cheshire East.

DIRECTIONS: SATNAV: CW12 4HT

