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# Timothy a brown

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## 17 Sweet Briar Court

Astbury, Congleton,  
Cheshire CW12 4GY

**£495,000**

- LARGE DETACHED FAMILY HOME SPREAD OVER THREE FLOORS
- FIVE DOUBLE BEDROOMS
- OPEN PLAN LIVING DINING KITCHEN
- GENEROUS LOUNGE
- FAMILY BATHROOM, SHOWER ROOM & EN-SUITE
- ENCLOSED REAR GARDEN WITH SAUNA
- PRIVATE DRIVEWAY & DETACHED DOUBLE GARAGE
- SELECT CUL DE SAC LOCATION IN ASTBURY/WEST HEATH LOCALITY
- NO CHAIN



FOR SALE BY PRIVATE TREATY (Subject to contract)

WOW....CAN WE GET A VIRTUAL ROUND OF APPLAUSE. A FABULOUS AND IMMENSE SIZED DETACHED FAMILY HOME WITH 5 BEDROOMS OVER THREE FLOORS. DISCREETLY TUCKED AWAY IN THE CORNER OF A SELECT CUL DE SAC. FABULOUS OPEN PLAN LIVING KITCHEN. LARGER THAN AVERAGE SAFELY ENCLOSED GARDENS. GOOD QUALITY BUILD. SMALL BLOOR HOMES DEVELOPMENT. WEST HEATH/AFFLUENT ASTBURY LOCALITY.

Entrance hall, generous lounge with garden aspect, guest cloakroom. The most fabulous OPEN PLAN living/dining kitchen, a superb entertaining space; ideal for families, and with a useful utility off. The first floor offers an attractive galleried landing with three of the five spacious double bedrooms, plus the principal bedroom is complemented with its own dressing room area and en suite shower room. Completing this floor is the recently remodelled family bathroom complete with roll top bath. At the top of the house the pinnacle floor, provides the further two double bedrooms, both of which have access to the large separate shower room . Non overlooked and privately enclosed gardens, to three sides; one side housing a SAUNA. DETACHED DOUBLE GARAGE AND PRIVATE DRIVEWAY. PVCu double glazing and gas central heating. Planning permission approved for a single storey rear extension.

Situated close to the Astbury community which is served by the highly commended Astbury St Mary's Church of England Primary School, Astbury Golf Club (18 holes, plus pro-shop and fine clubhouse), the Glebe Farm rural shops and café, and the acclaimed Egerton Arms Country Inn, with its real ales and fine food. The village is at the centre of an extensive network of safe rural walks and tracks, including the Macclesfield Canal and Mow Cop.

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 & Blues Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant 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.

Astbury has outstanding transport and communications links : • Immediate access to A34 and the new 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. • Astbury 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, and will incorporate the new HS2 line, providing London links in 55 minutes. • Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

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

**ENTRANCE** : High security wood grain effect panelled door and glazed upper panel to:

**ENTRANCE HALL** : Coving to ceiling. Stairs to first floor. Under stairs storage cupboard. 13 Amp power points. Natural oak floor. Door to:

**LOUNGE** 21' 3" x 11' 10" (6.47m x 3.60m) : Double glazed window to the front aspect. Coving to ceiling. Two ceiling light points. Television aerial point. BT telephone point (subject to BT approval). Two single panel central heating radiators. 13 Amp power points. Oak floor. Double glazed double opening French doors to the garden.

**CLOAKROOM** : White suite comprising: low level w.c and pedestal wash hand basin with mixer tap. Central heating radiator. Tiled to splashbacks. Tiled floor.

**DINING KITCHEN** 19' 3" x 10' 0" (5.86m x 3.05m) : PVCu double glazed windows to front and rear aspects. Under pelmet spot lights. White laminated range of base and wall mounted units with timber effect square edge work surface. One and a half bowl single drainer stainless steel sink unit with mixer tap. Split level electric double oven and grill.



Four ring halogen hob with extractor over. Integrated fridge/freezer and dishwasher. Two single panel central heating radiators. Television aerial points. 13 Amp power points. Tiled floor.

**UTILITY ROOM** 6' 7" x 5' 2" (2.01m x 1.57m) : Matching range of base and wall mounted units with square edged work surface. Single drainer stainless steel sink unit with mixer tap. Cupboard housing gas central heating boiler. Integrated washing machine. Single panel central heating radiator. 13 Amp power points. Panelled door with double glazed upper half opening to rear garden.

**First Floor :**

**FIRST FLOOR LANDING** : PVCu double glazed window to front aspect. Airing cupboard housing pressurised hot water cylinder. Single panel central heating radiator. 13 Amp power points. Stairs to the second floor.

**BEDROOM 1 FRONT** 13' 0" x 11' 9" (3.96m x 3.58m) : PVCu double glazed window to front aspect. Coving to ceiling. Ceiling light point. Television aerial point. Single panel central heating radiator. 13 Amp power points.

**DRESSING AREA** 6' 7" x 8' 1" (2.01m x 2.46m) into wardrobe : PVCu double glazed window to rear aspect. Single panel central heating radiator. Fitted wardrobes with mirror fronted sliding doors. Door to:

**EN SUITE** 8' 1" x 4' 8" (2.46m x 1.42m) : Low voltage downlighters inset. White suite comprising: low level w.c., pedestal wash hand basin with mixer tap and shower cubicle. Chrome centrally heated towel radiator. Shaver point. Extractor fan. Complementary tiled. Tiled floor.

**BEDROOM 2 REAR** 12' 2" x 10' 4" (3.71m x 3.15m) into wardrobes : PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. Fitted wardrobes with mirror fronted sliding doors. Television aerial point. 13 Amp power points.

**BEDROOM 3 FRONT** 10' 4" x 8' 10" (3.15m x 2.69m) : PVCu double glazed window to front aspect. Coving to ceiling. Single panel central heating radiator. Television aerial point. 13 Amp power points.

**FAMILY BATHROOM** 8' 4" x 6' 6" (2.54m x 1.98m) : Opaque PVCu double glazed window to rear aspect. Low voltage downlighters inset. Chrome centrally heated towel radiator. Modern white suite comprising: low level W.C., ceramic wash hand bowl set on wash stand, freestanding roll top bath with chrome bath mixer and shower attachment. Extractor fan. Stone effect tiles to half height and one wall.



**SECOND FLOOR LANDING** : Eaves storage. 13 Amp power points. Doors to:

**BEDROOM 4 FRONT** 16' 4" x 12' 1" (4.97m x 3.68m) : PVCu double glazed window to front aspect. Velux window to the rear. Two central heating radiators. Television aerial point. 13 Amp power points. White washed oak effect floor. Loft access.

**BEDROOM 5 FRONT** 13' 6" x 9' 11" (4.11m x 3.02m) : PVCu double glazed window to front aspect. Central heating radiator. Television aerial point. 13 Amp power points.

**SHOWER ROOM** : Velux window. White suite comprising: low level w.c., pedestal wash hand basin with mixer tap and enclosed shower cubicle. Chrome centrally heated towel radiator. Extractor fan. Shaver point. Complementary tiled walls. Tiled floor.

**Outside :**

**FRONT** : Tarmacadam driveway for three/four vehicles.

**DOUBLE GARAGE** 17' 3" x 17' 1" (5.25m x 5.20m) internal measurements : Double up and over doors. Power and light. Pedestrian door to rear side garden.

**REAR** : The garden is mainly laid to lawn, enclosed by timber fencing and with a paved patio, raised beds and borders, and a selection of fruit trees. The rear has outside lighting, power and cold water tap. Either side of the property are useful areas, one side having lawns and the other a patio area housing the sauna. Gated access to front via one side.

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

**TENURE** : Freehold (Subject to solicitors verification).

**SINGLE STOREY REAR EXTENSION PLANNING PERMISSION:** Cheshire East Planning Application Status Approved - Ref 21/3795C

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

**TAX BAND:** E

**LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** SATNAV CW12 4GY

