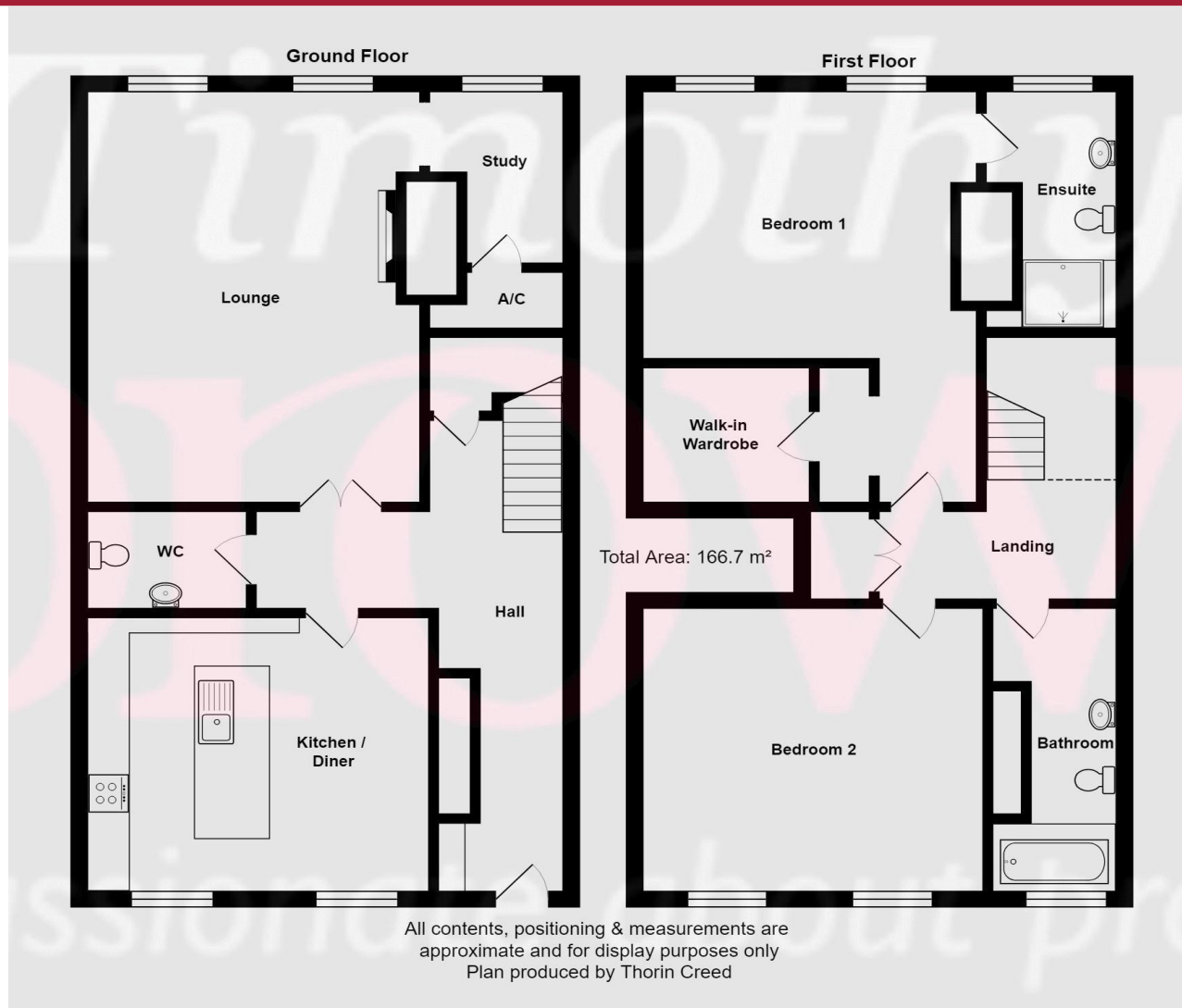


Timothy a brown



Energy performance certificate (EPC)			
3 Lawton Hall Drive Church Lawton ST7 3ET	Energy rating D	Valid until 8 May 2029	Certificate number 0418-3067-7285-8541-3960
Property type Total floor area	Ground-floor maisonette 168 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			
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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3 Lawton Hall Drive,
Church Lawton, Cheshire ST7 3ET

Selling Price: £499,000

- TWO BEDROOM MEWS IN GRADE II LISTED MANSION
- MASTER BEDROOM WITH LUXURIOUS EN SUITE & WALK IN WARDROBE / DRESSING ROOM
- LARGE SECOND BEDROOM & OPULENT BATHROOM WITH LAKE VIEWS
- OPULENT ACCOMMODATION OF 168 SQ M/1800 SQ FT
- OUTSIDE TERRACE WITH STUNNING VIEWS
- DOUBLE BARN GARAGE
- ACRES OF ESTATE TO INCLUDE PARKLAND & WOODLAND
- EXTENSIVE LAKE VIEWS

Lawton Hall, which was for many centuries the country residence of the Lawton family, is an imposing double-fronted mansion, dating partly back from the days of George II. Situated in south-east Cheshire, it stands on a natural terrace 350 feet above sea-level, in the midst of extensive grounds. On the north side lies the well wooded Cheshire Plain, and on the south there is the ridge of the Staffordshire and Cheshire hills.

This beautiful GRADE II listed mansion was renovated by award winning Gleeson Homes in 2002 into only 9 stunning luxury homes. This particular spacious light and airy two storey mews has been elegantly refurbished by the current vendors to a quite exceptional yet understated and tasteful standard, complementing and combining well its origins with high end fittings naturally expected of such a desirable residence.

Its setting is absolutely ‘second to none’, nestled in the midst of glorious Cheshire countryside, within a tranquil and private rural estate (professionally maintained to a meticulous standard) beside acres of woodland and overlooking an extensive lake. Access to the private estate is through automated gates which immediately on passing through produces a feeling of a safe, secure and an ‘away from it all’ environment.

Location wise, its position is excellent for the commuter, only 2 miles from the M6 motorway, 40 minutes drive to Manchester International Airport and 90 minutes by train to London. Strategically placed, being conveniently situated close to the larger towns of Alsager, Kidsgrove and Congleton where there are a wide range of local shops and amenities.



PRIVATE ENTRANCE **RECEPTION HALL***CLOAKROOM***DINING-KITCHEN***
LOUNGE with STUDY OFFGALLERIED LANDING***MASTER BEDROOM WITH LUXURIOUS ENSUITE AND WALK IN WARDROBE/DRESSING ROOM***LARGE SECOND BEDROOM***OPULENT BESPOKE BATHROOM WITH LAKE VIEWS***OUTSIDE TERRACE WITH DELIGHTFUL SETTING OVER SLOPING LAWNS***DOUBLE BARN GARAGE***CENTRALLY HEATED***PRIVATE SECURE GATED RESIDENTS ONLY ESTATE***ACRES OF ESTATE TO INCLUDE PARKLAND & WOODLAND***EXTENSIVE LAKE VIEWS***

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Timber panelled and glazed entrance door to:

L SHAPED RECEPTION HALL 25' 1" x 14' 8" (7.64m x 4.47m) max : Walk-in understairs storage with storage units. Double doors opening into Lounge. Door to dining kitchen. Door to:

SEPARATE W.C. : Coving to ceiling. Modern white suite comprising: low level w.c. and vanity wash hand basin. Marble effect glazed tiles to half height. Chrome centrally heated towel radiator. Oak effect Karndean flooring.

LOUNGE 20' 8" x 15' 10" (6.29m x 4.82m) : Two timber framed Georgian style windows to front aspect with wooden window shutters, with an aspect over the lawned grounds. Coving to ceiling. Picture rail. Two period style radiators. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Sculptured stone fireplace with surround having living flame electric fire inset. Oak effect Karndean flooring.

SMALL STUDY AREA 8' 3" x 4' 4" (2.51m x 1.32m) : Timber framed Georgian style sash window to front aspect with wooden window shutters. Period style radiator. 13 Amp power points. Oak effect Karndean flooring. Cupboard housing 2 Heatrae Sadia electric boilers. Pressurised hot water cylinder.



DINING KITCHEN 15' 5" x 12' 7" (4.70m x 3.83m) : Coving to ceiling. Two timber framed Georgian style sash windows to rear aspect with window shutters and padded window seat with storage beneath. Low voltage downlighters inset. Bespoke custom painted solid oak fronted eye level and base units, two eye level units being glass fronted display cabinets. Polished Jerusalem stone preparation surfaces with bull nosed edging having NEFF 4 ring ceramic hob with stainless steel and glass extractor canopy over. Glass mosaic tiles to splashbacks. Built in NEFF fan assisted electric oven and grill with matching combination microwave oven above. Integrated Bosch larder fridge and freezer. Central island with polished Jerusalem stone preparation surface with bull nosed edging having preformed drainer and stainless steel one and a half bowl sink unit inset with chrome filter tap. The island provides a breakfast bar with seating for two having an integrated wine rack. Integrated NEFF dishwasher. Integrated Bosch washing machine. Chrome 13 Amp power points. Oak effect Karndean flooring. Wall mounted period style radiator.

First Floor : Turned and spindled balustrade with mahogany hand rail with a return at the half landing.

GALLERIED LANDING : Original coving to ceiling. Picture rail. Deep skirting. Chrome 13 Amp power points. Built in double wardrobes.

BEDROOM 1 FRONT 16' 0" x 13' 3" (4.87m x 4.04m) : Two timber framed Georgian style sash windows to front aspect with wooden window shutters, with an aspect over the lawned grounds. Coving to ceiling. Two period style radiators. Chrome 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Arched recess with doorway to:

Walk in wardrobe / dressing room 8' 3" x 6' 10" (2.51m x 2.08m) : Coving to ceiling. Vast arrangement of open fronted hanging rails, shelves and drawers.

EN SUITE 12' 1" x 6' 2" (3.68m x 1.88m) : Timber framed Georgian style sash window to front aspect with wooden window shutters, with an aspect over the lawned grounds. Low voltage downlighters inset. Luxurious suite of Villeroy and Boch low level w.c. with concealed cistern, moulded resin sink arrangement with chrome Monobloc tap with cupboards below and further bedroom cabinets. Walk in shower with glass screen and door housing thermostatically controlled Hansgrohe mains fed shower with rainhead shower and shower attachment. Textured grey ceramic wall tiles with box seat and recessed shelves. Chrome centrally heated towel radiator. Textured grey ceramic wall and floor tiles with underfloor heating.



BEDROOM 2 REAR 15' 10" x 13' 1" (4.82m x 3.98m) : Two timber framed Georgian style sash windows to rear aspect with wooden window shutters with far reaching views overlooking the lake. Coving to ceiling. Two period style radiators. Chrome 13 Amp power points. Television aerial point.

BATHROOM 15' 4" x 5' 11" (4.67m x 1.80m) : Timber framed Georgian style sash window to rear aspect with shutters, with far reaching views overlooking lake. Luxurious fitted suite comprising: resin wash hand basin with chrome Hansgrohe mixer tap with store cupboards below. Matching wall mounted bathroom cabinets. Villeroy and Boch low level w.c. with Geberit flushing system. Sunken cast iron bath with Geberit tap and mains fed shower over with rainhead and shower attachment with discreet lighting and bluetooth controlled Kaldewei speaker system. Contemporary wall mounted radiator. Stone effect ceramic wall and floor tiles with electric underfloor heating.

Outside :

FRONT : Paved terrace with box hedge with views over sloping lawns down to the lake.

DOUBLE BARN GARAGE : A secure gate leads to the communal garages with this particular property having an open fronted 2 bay garage measuring 17ft 3in x 17ft 4 in. Power and light.

TENURE : Leasehold. 980 years remaining on the lease. Current ground rent: £250 per annum. Current service charge: £276 per calendar month. Service charge includes - grounds maintenance, block buildings insurance, external window cleaning, communal external electricity, general external maintenance and communal decoration to The Hall.

SERVICES : Mains electric, water and drainage are connected (although not tested).

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

TAX BAND: F

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: ST7 3ET

