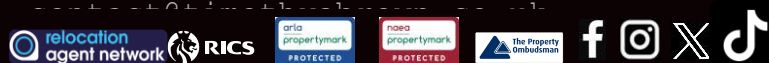


Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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.

2-4 West Street Congleton Cheshire CW12

1JR

Tel: 01260 271255 Email:



Valuers & Estate Agents, Surveyors, Residential & Commercial Management

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7 Ladera Retreat,
Back Lane, Eaton, Congleton,
Cheshire CW12 2NL

Selling Price: £240,000

- LUXURIOUS COUNTRYSIDE LODGE RETREAT
- TWO DOUBLE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM
- OPEN PLAN LIVING DINING KITCHEN
- SEPARATE UTILITY ROOM
- LUXURY BATHROOM SUITE
- LARGE DECKED SUN TERRACE WITH HOT TUB
- 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 42' x 22' (12.80m x 6.70m) 'Utopia' 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 door to:

HALL : Radiator. Doors to principal rooms. Fitted store cupboard.

OPEN PLAN LOUNGE/DINER/KITCHEN 21' 6" x 19' 1" (6.55m x 5.81m) : Velux roof lights. PVCu double glazed windows. Wood burner. Two radiators. Fully fitted kitchen with breakfast bar and integrated appliances comprising: Gas hob with extractor over and oven below, dishwasher, fridge freezer and wine cooler. Stainless steel single drainer sink unit inset with mixer tap. Two PVCu double glazed French doors to outside decking area.

UTILITY : PVCu double glazed window. Fitted stainless steel single drainer sink unit with cupboard and space for a washing machine below. Radiator. Combi gas central heating boiler.

BEDROOM 1 11' 9" x 11' 3" (3.58m x 3.43m): Velux roof lights. PVCu double glazed French doors to decked seating area. Radiator. Door to:

DRESSING ROOM 5' 10" x 4' 9" (1.78m x 1.45m): Fitted with cupboards. Door to:

EN-SUITE 5' 4" x 7' 1" (1.62m x 2.16m): PVCu double glazed window. W.C. and wash hand basin set in vanity unit. Corner tiled shower cubicle. Heated towel radiator.

BEDROOM 2 11' 3" x 9' 5" (3.43m x 2.87m) max: Velux roof light. PVCu double glazed windows to two aspects. Fitted wardrobes and chest of drawers.

BATHROOM : PVCu double glazed window. Low level W.C. Wash hand basin set in vanity unit. 'P' shaped bath with shower and screen over. Partly tiled walls. Heated towel radiator.

Outside : Triple gravel driveway providing parking for three vehicles. Expansive sun decked terrace with pergola and sunken hot tub beneath. Outdoor lighting.

TENURE : Leasehold (Site Licence). Date of commencement of lease 2009 with 83 years remaining. No ground rent. Service charge £5,311 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.**

DIRECTIONS: SATNAV CW12 2NL

