

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

**Front entrance :** Brick dwarf wall topped with coping stones. Pitched oak framed porch with stone paved entrance and composite panelled door to:

**HALL 11' 9" x 9' 11" (3.58m x 3.02m) :** Low voltage downlighters inset. PVCu double glazed window to front aspect. 13 Amp power points. Oak return staircase to first floor. Porcelain floor tiles. Built in cloaks cupboard and under stairs store cupboard.

**CLOAKROOM :** PVCU double glazed window to front aspect. White suite comprising: Low level W.C., Resin wash hand basin with chrome mixer tap, with cupboard below. Porcelain floor tiles.

**STUDY 12' 3" x 6' 1" (3.73m x 1.85m) :** Low voltage downlighters inset. PVCu double glazed window to front aspect. 13 Amp power points.

**LOUNGE 16' 5" x 12' 7" (5.00m x 3.83m) :** PVCU double glazed window to rear aspect. 13 Amp power points.

**OPEN PLAN LIVING DINING KITCHEN 21' 9" x 16' 2" (6.62m x 4.92m) :** Low voltage downlighters inset. PVCu double glazed window to side aspect. Extensive range of custom painted oak eye level and base units in 'French Grey' having quartz preparation surfaces over. Built in Bosch 5 ring induction hob with matching integrated extractor hood over. Two Bosch built in electric ovens. Quartz surface with preformed drainer having composite sink unit inset with mixer tap. Integrated Bosch dishwasher and fridge freezer. Central island with quartz preparation surface having cupboards and drawers beneath, wine chiller and incorporating breakfast bar with seating for four. 13 Amp power points. Porcelain floor tiles. Large picture window double glazed sliding patio doors to rear garden and terrace.

**UTILITY 11' 3" x 6' 7" (3.43m x 2.01m) extending to 9' 0" (2.74m) into door recess :** PVCu double glazed window to front aspect. Matching eye level and base units to the kitchen having composite sink inset. Space and plumbing for washing machine and tumble dryer. Cupboard housing pressurised hot water cylinder. Porcelain floor tiles. Composite door to rear.

#### First Floor :

**L-SHAPED LANDING 12' 8" x 11' 0" (3.86m x 3.35m) :** Low voltage downlighters inset. 13 Amp power points. Built in double linen cupboard.

**BEDROOM 1 SIDE 12' 5" x 9' 0" (3.78m x 2.74m) :** PVCu double glazed window to side aspect. 13 Amp power points with USB's.

**DRESSING AREA :** Fitted wardrobes with mirrored sliding doors.

**BEDROOM 1 EN-SUITE 9' 3" x 4' 3" (2.82m x 1.29m) :** PVCU double glazed window to front aspect. White suite comprising: Low level W.C., ceramic wash hand basin with double cupboard below and walk-in shower with thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Porcelain floor tiles.

**BEDROOM 2 REAR 12' 5" x 12' 0" (3.78m x 3.65m) :** PVCu double glazed window to rear aspect. 13 Amp power points. Walk in wardrobe.

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.

**BEDROOM 2 EN-SUITE 7' 1" x 3' 10" (2.16m x 1.17m) :** Velux roof light. White suite comprising: Low level W.C., ceramic wash hand basin with double cupboard below and walk-in shower with thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Porcelain floor tiles.

**BEDROOM 3 REAR 14' 2" x 9' 1" (4.31m x 2.77m) :** PVCu double glazed window to rear aspect. 13 Amp power points. Built in wardrobes.

**BEDROOM 4 FRONT 9' 11" x 9' 9" (3.02m x 2.97m) :** PVCu double glazed window to front aspect. 13 Amp power points. Built in double wardrobe.

**FAMILY BATHROOM 12' 1" x 6' 2" (3.68m x 1.88m) :** PVCu double glazed window to front aspect. White suite comprising: Low level W.C., ceramic wash hand basin with double cupboard below, freestanding bath with chrome pillar hot & cold taps & shower attachment, and walk-in shower with thermostatically controlled mains fed shower. Fully tiled walls. Chrome centrally heated towel radiator. Porcelain floor tiles.

#### Outside :

**REAR :** Extensive Indian stone paved terrace which wraps around the property creating a huge outside dining area, beyond which are lawned gardens. Wide Indian stone laid path to both sides. Large timber store/workshop measuring 16'0" x 8' 0" 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.



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The Robin Hood,  
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Offers in the Region Of £750,000

- STUNNING CONTEMPORARY DETACHED NEW BUILD
- FOUR DOUBLE BEDROOMS
- OPEN PLAN LIVING/KITCHEN/DINING AREA
- SEPARATE LOUNGE, STUDY & UTILITY
- LUXURY FAMILY BATHROOM & TWO EN-SUITES
- EXTENSIVE PRIVATE TARMAC DRIVEWAY PLUS LARGE TIMBER STORE/WORKSHOP
- LANDSCAPED REAR GARDENS WITH PANORAMIC VIEWS
- 10 YEAR BUILD-ZONE WARRANTY



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.

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 floor to ceiling glass sliding doors to the expansive gardens, a cosy study/snug, and four double bedrooms, including two with ensuite bathrooms, and a family bathroom.
- 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 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 front door with glazed panel.
- Floor to ceiling glass sliding doors 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.
- Freestanding bath.
- Slimline shower trays.
- Frameless shower screen.
- Rainforest style shower heads.
- Towel radiators.

External

- Tarmac driveway plus a large timber outside store/workshop measuring 16'0" x 8'0".
- Grey Indian stone perimeter paths.
- Main garden area with turf and grey Indian stone patio.
- Natural borders.
- Private gated entry.

