

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 13' 6" x 7' 2" (4.11m x 2.18m) : Low voltage downlighters inset. 13 Amp power points. Oak return staircase to first floor. Porcelain floor tiles. Built in under stairs store cupboard.

CLOAKROOM : White suite comprising: Low level W.C.. Resin wash hand basin with chrome mixer tap, with cupboard below. Porcelain floor tiles.

LOUNGE 13' 6" x 11' 3" (4.11m x 3.43m) : PVCu double glazed window to side aspect with views of 'The Cloud'. 13 Amp power points.

OPEN PLAN LIVING DINING KITCHEN 29' 1" x 20' 7" (8.86m x 6.27m) overall :

Kitchen Area 12' 6" x 9' 9" (3.81m x 2.97m) : Low voltage downlighters inset. PVCu double glazed window to front 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. 13 Amp power points. Porcelain floor tiles. Cupboard housing pressurised hot water cylinder.

Living/Dining Area 20' 7" x 15' 2" (6.27m x 4.62m) : Low voltage downlighters inset. PVCu double glazed window to side aspect. Porcelain floor tiles. Large picture window double glazed sliding patio doors to rear garden.

UTILITY 11' 3" x 5' 1" (3.43m x 1.55m) : PVCu double glazed window to rear aspect, Matching eye level and base units to kitchen having composite sink inset. Space and plumbing for washing machine and tumble dryer. Porcelain floor tiles. Composite door to side.

First Floor :

L-SHAPED LANDING 12' 8" x 9' 7" (3.86m x 2.92m) : Low voltage downlighters inset. 13 Amp power points.

BEDROOM 1 REAR 16' 5" x 9' 3" (5.00m x 2.82m) : PVCu double glazed window to rear aspect. 13 Amp power points.

BEDROOM 1 EN-SUITE 9' 3" x 3' 9" (2.82m x 1.14m) : PVCu double glazed window to side 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 FRONT 12' 11" x 9' 4" (3.93m x 2.84m) : PVCu double glazed window to front aspect. 13 Amp power points.

BEDROOM 2 EN-SUITE 9' 3" x 2' 10" (2.82m x 0.86m) into shower : PVCu double glazed window to side aspect. White suite comprising: Low level W.C., ceramic wash hand basin with double cupboard below and shower enclosure with thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Porcelain floor tiles.

BEDROOM 3 SIDE 14' 10" x 9' 4" (4.52m x 2.84m) : PVCu double glazed window to side aspect. 13 Amp power points. Built in wardrobes.

BEDROOM 4 REAR 11' 3" x 9' 4" (3.43m x 2.84m) : PVCu double glazed window to rear aspect. 13 Amp power points. Built in double wardrobe.

FAMILY BATHROOM 9' 3" x 6' 10" (2.82m x 2.08m) : PVCu double glazed window to side 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. External power point and lighting. Cold water tap.

FRONT : Extensive tarmacadam driveway for numerous vehicles. Wide vehicle access down the side to the rear through a 5 bar farm style gate.

TIMBER CLAD GARAGE 16' 0" x 11' 3" (4.87m x 3.43m) :

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.**

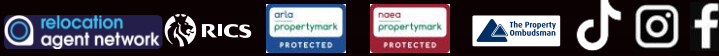
TAX BAND: TBC

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: CW12 3PE

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 Courthouse,
Buxton Road, Congleton,
Cheshire CW12 3PE

Selling Price: £775,000

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

An Exquisite Rural Retreat with Unrivalled Views

Prepare to be captivated by this stunning new build, a true testament to modern luxury nestled within an idyllic rural landscape. This architecturally designed masterpiece offers the perfect fusion of sophisticated style, unparalleled comfort, and the breathtaking natural beauty of the National Trust's "The Cloud."

Step into a world of refined living: This exceptional four-bedroom, three-bathroom home welcomes you with a generous reception hall featuring an elegant oak staircase. The heart of the home is a stylish, open-plan kitchen-dining area, where expansive floor-to-ceiling glass sliding doors seamlessly connect to the sprawling, meticulously landscaped gardens, inviting the outside in. A cozy snug provides a perfect retreat, while four spacious double bedrooms, including two luxurious ensuites, and a beautifully appointed family bathroom offer ample space and comfort.

Designed for sustainable luxury: Embrace modern efficiency with an advanced air source heat pump and underfloor heating throughout, ensuring year-round comfort with a minimized environmental footprint.

Your private sanctuary: Discover ultimate tranquillity behind your own private gated driveway, leading to substantial gardens that promise peaceful relaxation and outdoor enjoyment.

Perfectly positioned: Experience the best of both worlds – a serene rural setting offering direct access to the picturesque Bosley Cloud, yet just moments away from the vibrant amenities of Congleton.



This remarkable residence is one of only three high-end properties in a bespoke development, guaranteeing exclusivity and privacy. This is a rare opportunity to own a truly extraordinary home that offers a lifestyle of unparalleled elegance and natural splendour.

Don't miss the chance to make this dream home yours. Schedule your private viewing today and immerse yourself in its captivating beauty and luxurious appeal.

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.
- Grey Indian stone perimeter paths.
- Main garden area with turf and grey Indian stone patio.
- Natural borders.
- Private gated entry.

