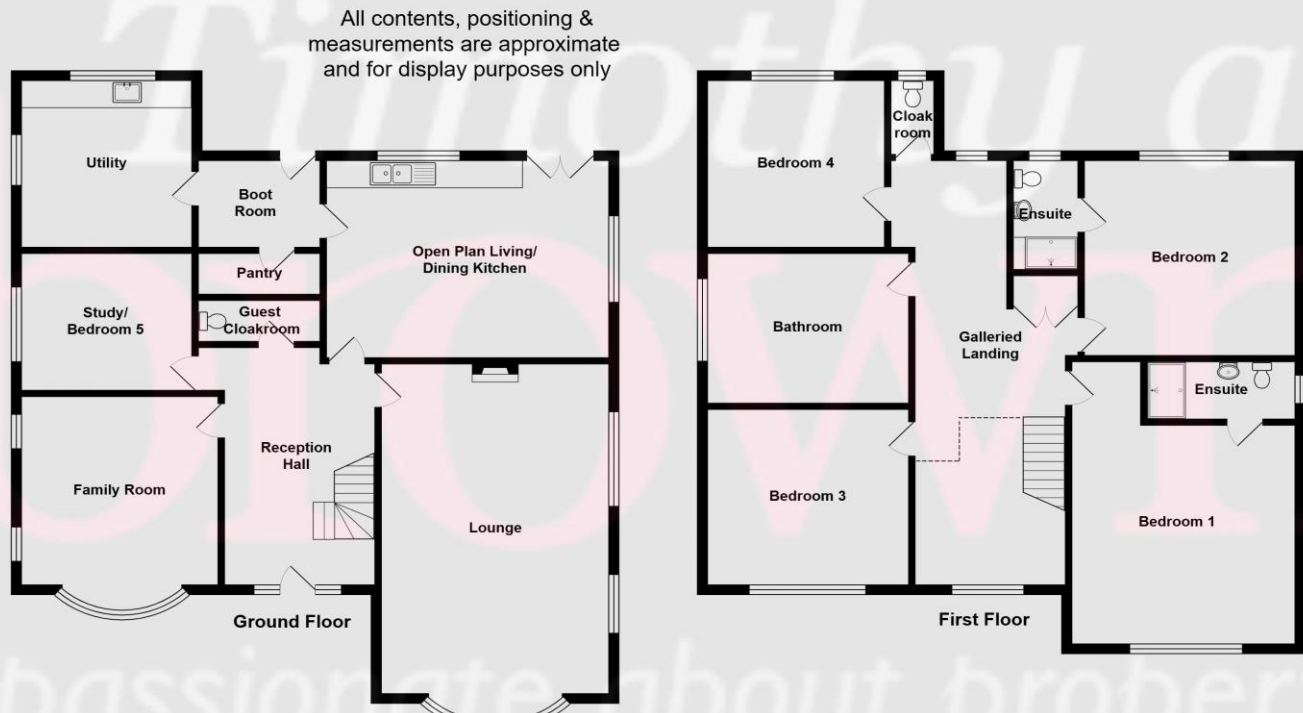




Energy performance certificate (EPC)

Kittywards Giantswood Lane CONGLETON CW12 2HH	Energy rating C	Valid until: 18 June 2032
		Certificate number: 2161-1296-1681-6615-9111

Property type	Detached house
Total floor area	269 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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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Kittywards

Giantswood Lane, Hulme Walfield, Congleton,
Cheshire CW12 2HH

Selling Price: £1,000,000

- STUNNING RECENT RENOVATION - MOVE-IN READY
- OVER 3,000 SQ FT OF LUXURY LIVING SPACE
- FIVE BEDROOMS & THREE BATHROOMS
- DESIGNER OPEN PLAN KITCHEN WITH BOSCH APPLIANCES
- DETACHED DOUBLE GARAGE WITH STUDIO ABOVE
- GRAND RECEPTION HALL WITH MARBLE FLOORS
- LANDSCAPED GARDENS & EXTENSIVE PARKING
- PRESTIGIOUS NON ESTATE, DISCREET, PRIVATE LOCATION NEAR WESTLOW MERE

A Prestigious Statement Home.

Discreetly positioned on one of Congleton’s most desirable lanes, this magnificent five-bedroom residence combines architectural elegance with modern family living, all set within beautifully landscaped grounds with glimpses of Westlow Mere. Offering over 3,000 sq. ft. of thoughtfully designed accommodation, plus a detached two-storey double garage with studio space, this home is as versatile as it is impressive. Complementing this residence are it's grounds extending to approximately 0.7 acre.

Within only recent months, the property has undergone a significant programme of renovation, elevating it to an exceptional standard throughout. Every detail has been carefully considered, blending timeless style with contemporary finishes to create a home ready for immediate enjoyment.

Step through the canopied porch into a striking reception hall, where soaring cathedral ceilings, Italian marble flooring, and a winding staircase set the tone for what lies beyond. The formal lounge and family room are each generously proportioned, with bow windows, open fireplaces, and French doors that open seamlessly to the gardens. A private study or fifth bedroom offers flexibility for modern life.

The heart of the home is the showstopping open-plan living/dining kitchen. Recently refitted with sleek high-gloss cabinetry, quartz surfaces, and premium Bosch appliances, it is complemented by a central island and bathed in natural light from dual-aspect windows. This sociable space flows effortlessly into the garden and is supported by a practical boot room, pantry, and utility.

Upstairs, a sweeping galleried landing leads to four luxurious bedrooms. The principal suite, with its stylish en-suite shower room, provides a tranquil retreat, while a further bedroom also enjoys en-suite facilities. The remaining double bedrooms are well-served by a spectacular family bathroom featuring his-and-hers basins, a freestanding tub, and a walk-in rainfall shower.



Outside, the property is approached by a long, tree-lined driveway, opening to extensive parking and manicured lawns. The detached two-storey double garage offers endless potential, with a fully floored first floor ideal as a studio, home office, or leisure space. The rear garden, with its deep terrace and lawns, is perfect for entertaining or quiet relaxation.

Location: Kittywards sits in a highly regarded residential area within Hulme Walfield on the edge of scenic Cheshire countryside, yet perfectly placed for convenience. Westlow Mere is just a stroll away, Congleton’s award-winning park and vibrant town centre are nearby, and Eaton Bank Academy is within walking distance. Excellent transport links — including the A34, newly completed Link Road, M6, Congleton railway station, and Manchester Airport — make this an ideal base for commuters.

In summary: This is a rare opportunity to secure a recently renovated home of scale, sophistication, and flexibility, set in one of Cheshire’s most coveted locations.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Canopied storm porch entrance. Custom painted timber door with double glazed side panel to:

RECEPTION HALL 17' 6" x 10' 2" (5.33m x 3.10m): Tall cathedral ceilings with hi level double glazed window. Double panel central heating radiator. 13 Amp power points. Italian marble floor tiles. Winding staircase to the first floor galleried landing.

GUEST CLOAKROOM : Modern white suite comprising: low level W.C., 'Lusso' corian wash hand basin with waterfall tap on floating composite stone shelf. Single panel central heating radiator. Italian marble floor tiles.

LOUNGE 24' 4" x 15' 10" (7.41m x 4.82m): Timber framed sealed unit double glazed bow window to front aspect and window to side aspect. Low voltage downlighters inset. Double panel and single panel radiators. 13 Amp power points. Open coal fireplace set on granite hearth with Italian marble fire surround. Powder coated double glazed french doors to side garden.

FAMILY ROOM 14' 0" x 13' 9" (4.26m x 4.19m): Timber framed sealed unit double glazed bow window to front aspect and two windows to side aspect. Single panel central heating radiator. 13 Amp power points. Open coal fireplace set on granite hearth with Italian marble fire surround.

STUDY/BEDROOM 5 12' 0" x 10' 0" (3.65m x 3.05m): Timber framed sealed unit double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.



OPEN PLAN LIVING/DINING KITCHEN 19' 9" x 14' 4" (6.02m x 4.37m): Low voltage downlighters inset. Dual aspect timber framed sealed unit double glazed windows. Newly installed kitchen with hi-gloss units having quartz preparation surfaces over. Preformed quartz drainer having ceramic one and a half sink unit inset with chefs mixer tap. Built-in 'Bosch' 5 ring induction hob with Bosch wide extractor canopy hood over and matching Bosch fan assisted electric oven/grill below. Quartz splashbacks. Integrated Bosch dishwasher. Central island with quartz surface extending to combine as a breakfast bar with seating, three integral 13 Amp power points with USB charging and having deep pan drawers and cupboard beneath. Two single panel central heating radiators. 13 Amp power points. Space for tall fridge freezer and wine rack. Spanish porcelain floor tiles.

BOOT ROOM 8' 5" x 6' 2" (2.56m x 1.88m): Single panel central heating radiator. Spanish porcelain floor tiles. Custom painted door to outside rear.

PANTRY 8' 6" x 2' 10" (2.59m x 0.86m): Shelves. Single panel central heating radiator. Quarry tiled floor.

UTILITY 12' 4" x 12' 1" (3.76m x 3.68m): Timber framed sealed unit double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. Preparation surface with single drainer sink unit inset with louvered doors. Space and plumbing for washing machine. Wall mounted Worcester gas central heating boiler.

IMPRESSIVE GALLERIED LANDING 31' 0" x 10' 2" (9.44m x 3.10m) maximum: Single panel central heating radiator. 13 Amp power points. Airing cupboard with pressurised hot water cylinder.

ACCESS TO ROOF SPACE 4' 6" x 14' 8" (1.37m x 4.47m) plus areas of restricted headroom: Majority boarded with light. Under Permitted Development – Application No: 24/2706C, approval has been provided to convert the roof space to TWO FURTHER BEDROOMS AND SHOWER ROOM.

SEPARATE CLOAKROOM : Timber framed sealed unit double glazed window to rear aspect. Low level W.C. with integrated wash hand basin. Single panel central heating radiator. Spanish porcelain floor tiles.

BEDROOM 1 FRONT 16' 7" x 16' 0" (5.05m x 4.87m) plus door recess: Timber framed sealed unit double glazed dormer style window to front aspect. Double panel central heating radiator. 13 Amp power points.

ENSUITE 10' 5" x 4' 0" (3.17m x 1.22m): Timber framed sealed unit double glazed window to side aspect. Modern white suite comprising: 'Lusso' Corian wash hand bowl with waterfall tap set on floating shelf. Separate shower enclosure with mains fed shower and glass hinged



door. Spanish porcelain tiling to splashbacks. Chrome centrally heated towel radiator. Spanish porcelain floor tiles.

BEDROOM 2 REAR 15' 0" x 14' 4" (4.57m x 4.37m): Dual aspect timber framed sealed unit double glazed windows. Single panel central heating radiator. 13 Amp power points.

ENSUITE 8' 0" x 4' 5" (2.44m x 1.35m): Timber framed sealed unit double glazed window to rear aspect. Modern white suite comprising: 'Lusso' Corian wash hand bowl with waterfall tap set on floating shelf. Separate shower enclosure with mains fed shower and glass hinged door. Spanish porcelain tiling to splashbacks. Chrome centrally heated towel radiator. Spanish porcelain floor tiles.

BEDROOM 3 FRONT 14' 0" x 12' 9" (4.26m x 3.88m): Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 12' 4" x 12' 1" (3.76m x 3.68m): Timber framed sealed unit double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 14' 0" x 11' 0" (4.26m x 3.35m): Timber framed sealed unit double glazed window to side aspect. Modern suite comprising: moulded Corian his and hers wash hand basins set on walnut effect stand with drawers beneath. Freestanding double ended bath with waterfall pillar taps and shower attachment. Large double sized walk-in shower with fixed glass screen housing a mains fed thermostatically controlled shower with rainfall head and attachment. Spanish porcelain floor and splashback tiles. Chrome centrally heated towel rail and anthracite grey contemporary style radiator.

DETACHED TWO STOREY DOUBLE GARAGE 24' 10" x 20' 3" (7.56m x 6.17m) internal measurements: Electrically operated up and over door. Power and light. Personal door. Stairs to first floor.

FIRST FLOOR 24' 10" x 14' 0" (7.56m x 4.26m): Window to side aspect. Fully floored. Power and light.

SIDE OF GARAGE : Open fronted garden store.

LOCAL AUTHORITY: Cheshire East Council

TENURE: Freehold (subject to solicitor’s verification)

TAX BAND: H

DIRECTIONS: What Three Words – ground.much.paramedic

