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### Energy performance certificate (EPC)

17 Chelford Road Somerford Congleton CW12 4QD	Energy rating <b>C</b>	Valid until 31 July 2034
Certificate number 8154-2223-4488-0272-0222		

**Property type** Detached bungalow  
**Total floor area** 185 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
You can't let a property for rent on the basis of an energy rating from F or G unless you have a valid exemption certificate.

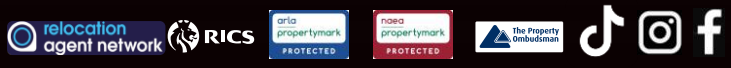
**Energy rating and score**  
This property's energy rating is C. It has the potential to be C.  
[See how to improve this property's energy efficiency](#)

https://energycertificate.ecmc.gov.uk/energy-certificates/8154-2223-4488-0272-0222



**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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**17 Chelford Road**  
Somerford, Congleton, Cheshire CW12 4QD

**Selling Price: £750,000**

- IMPRESSIVE 0.25-ACRE PLOT WITH MATURE GARDENS AND GATED DRIVEWAY
- HUGELY SPACIOUS DETACHED TRUE BUNGALOW WITH FLEXIBLE LAYOUT
- STUNNING 26FT MASTER BEDROOM SUITE WITH EXTENSIVE WARDROBES
- GENEROUS 24FT DUAL-ASPECT LOUNGE WITH FEATURE FIREPLACE AND FRENCH DOORS
- STYLISH SHAKER-STYLE DINING KITCHEN WITH GRANITE WORKTOPS & INTEGRATED APPLIANCES
- LUXURIOUS BATHROOM WITH ROLL-TOP BATH, RAINFALL SHOWER & PERIOD FITTINGS
- SUBSTANTIAL DETACHED DOUBLE GARAGE



A Rare Gem on Prestigious Chelford Road.

Opportunities to acquire a property along the highly sought-after **Chelford Road** are few and far between, making this fabulous **detached true bungalow** a truly special find. Positioned proudly on a **generous 0.25-acre plot**, the home is surrounded by formal lawned gardens, mature hedgerows, and a sweeping gated driveway that creates a grand first impression and offers parking for numerous vehicles.

Inside, this spacious home has been lovingly maintained and boasts well-proportioned, flexible living spaces throughout. From the welcoming **27ft reception hall**, you'll find a choice of versatile bedrooms and reception rooms to suit your lifestyle needs—whether that's additional bedrooms, a study, or a formal dining room. The **26ft master suite** and the impressive **24ft lounge**, complete with feature fireplace and French doors to the garden, are standout highlights.

The **dining kitchen** is both stylish and practical, fitted with sage-green shaker cabinetry, granite worktops, and a full suite of integrated appliances, while the luxurious bathroom showcase a roll-top bath, rainfall shower, and period-style fittings that blend modern comfort with timeless elegance.

For those seeking future potential, the expansive loft offers excellent scope for conversion (subject to planning), adding another dimension to this already impressive home.



Externally, the rear garden is perfect for entertaining and relaxing, with a deep Indian stone terrace leading to sweeping lawns bordered by mature hedgerows. A substantial **detached double garage** provides further convenience, complete with power, light, and overhead storage.

**Location:** Perfectly situated for both **Congleton town centre** and the surrounding Cheshire countryside, this home combines tranquility with practicality. Excellent commuter links to the north and south, together with highly regarded schools at both primary and secondary level, make this a superb choice for families and downsizers alike.

In summary, this is a rare opportunity to secure a home of **space, flexibility, and prestige** in one of Congleton's most exclusive settings.

Prestigious and highly sought-after **Chelford Road location**.

The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE** : PVCu double glazed door to:

**RECEPTION HALL** 27' 0" x 3' 10" (8.22m x 1.17m) : Coving to ceiling. Dado rail. Two single panel central heating radiators. 13 Amp power points.

**BEDROOM 2 FRONT** 15' 2" x 12' 0" (4.62m x 3.65m) to bay : PVCu double glazed bay window to front aspect. Double panel and single panel central heating radiator. 13 Amp power points.

**DINING ROOM / BEDROOM 4** 14' 0" x 10' 10" (4.26m x 3.30m) into bay : PVCu double glazed bay window to side aspect. Single



panel central heating radiator. 13 Amp power points. Coving to ceiling.

**BEDROOM 3 / STUDY** 13' 0" x 12' 4" (3.96m x 3.76m) into bay : PVCu double glazed bay window to side aspect. Single panel central heating radiator. 13 Amp power points. Coving to ceiling.

**SHOWER ROOM** 7' 3" x 5' 3" (2.21m x 1.60m) : Low voltage downlighters inset. Modern white suite comprising: low level W.C., ceramic wash hand basin with cupboard beneath and walk-in cubicle with glass screen and mains fed shower. Chrome centrally heated towel radiator. Fully tiled walls. Oak effect floor.

**MASTER BEDROOM** 26' 9" x 23' 0" (8.15m x 7.01m) L Shaped : Two PVCu double glazed bay windows to front aspect. Low voltage downlighters inset. Coving to ceiling. Two double panel and one single panel central heating radiators. Extensive bank of wardrobes to one wall. 13 Amp power points.

**EN SUITE BATHROOM** 13' 8" x 10' 6" (4.16m x 3.20m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. Period white suite comprising: high flush W.C., wash hand basin set within marble topped wash stand with cupboards beneath. Freestanding roll top bath with ball and claw feet and Victorian style bath/shower mixer. Large walk-in shower enclosure with fixed glass screen and mains fed shower with rainfall shower head and attachment. Contemporary style wall mounted towel radiator. Chrome centrally heated towel radiator. Porcelain tiled floor. Textured tiles to half walls and splashbacks.

**LOUNGE** 24' 0" x 23' 0" (7.31m x 7.01m) : Dual aspect PVCu double glazed windows. Coving to ceiling. Two double panel and one single panel central heating radiator. 13 Amp power points. Open coal fireplace with marble hearth and back and Adams style fire surround. PVCu double glazed French doors to rear garden.

**DINING KITCHEN** 18' 1" x 10' 5" (5.51m x 3.17m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Magnet fitted kitchen of extensive shaker style eye level and base units in 'sage green' having granite preparation surfaces over with stainless steel single drainer sink unit inset. Integrated fridge and freezer, dishwasher, washing machine and microwave. Range cooker with extractor hood over. Two contemporary style



wall mounted radiators. Karndean flooring. 13 Amp power points. PVCu double glazed door to rear garden.

Outside :

**FRONT** : Substantial wrought iron gates open to a driveway of immense proportions providing parking for numerous vehicles, horse box, trailer, boat etc.

**REAR** : Extending to the full width of the property is a deep Indian stone paved terrace providing a lovely space for outside dining, all of which overlooks the garden being mainly laid to lawn and encompassed with mature boundary hedgerow and fencing. Gated access to front via both sides.

**DOUBLE DETACHED GARAGE** 23' 3" x 17' 5" (7.08m x 5.30m) **internal measurements** : Brick built. Electrically operated up and over door. Power and light. Window to rear. Personal door. Overhead storage.

**SERVICES** : All mains services are connected (although not tested).

**TENURE** : Freehold (subject to solicitor's verification).

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

**TAX BAND**: F

**LOCAL AUTHORITY**: Cheshire East Council

**DIRECTIONS**: SATNAV CW12 4QD

