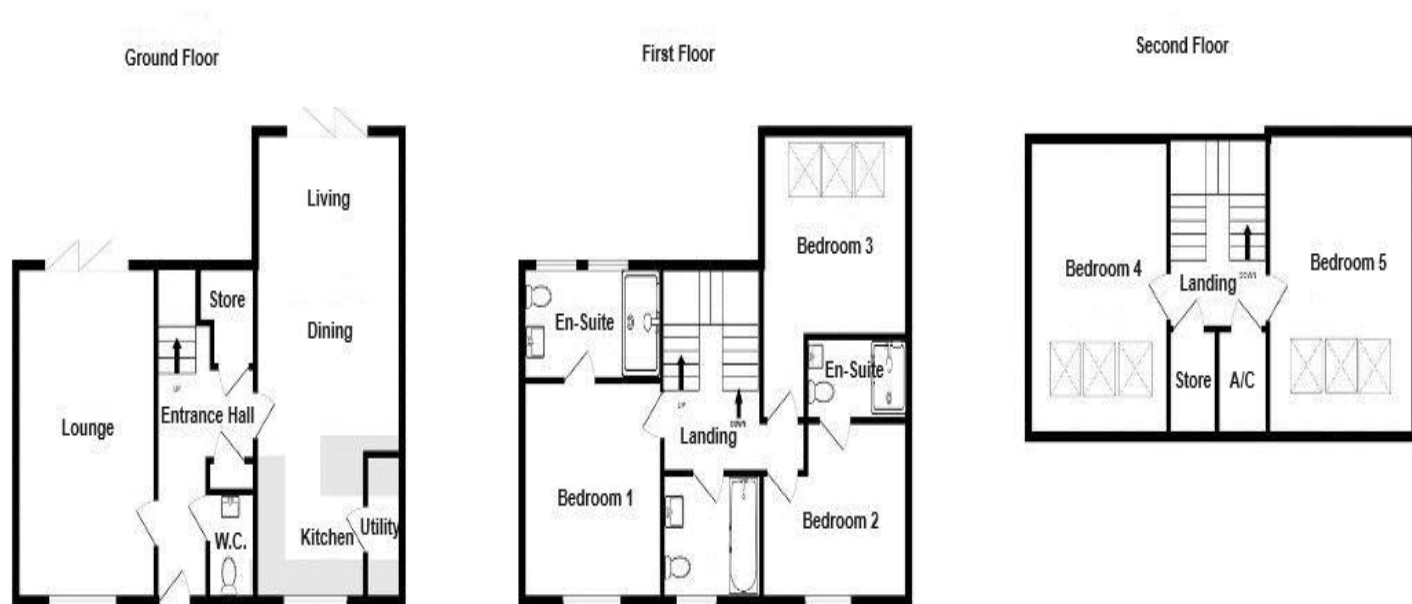


Timothy a brown



2019/2020: 16/40

Energy performance certificate (EPC) - Final an energy certificate - 2021/2022

Energy rating	Valid until	27 August 2026
C	Current	27 August 2026
	Best possible	27 August 2026

Property type: Mid terrace house
Total floor area: 156 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/landlords-guide-to-energy-ratings>

Energy rating and score
This property's energy rating is C. It has the potential to be B.
See how to improve this property's energy efficiency: <https://www.gov.uk/guidance/landlords-guide-to-energy-ratings>

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D, the average energy score is 60

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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Timothy a brown

www.timothyabrown.co.uk

13 Cumberbatch Square

Somerford Booths, Congleton,
Cheshire CW12 4HQ

Selling Price: £640,000

- FIVE-BEDROOM LUXURY HOME – MODERN ELEGANCE MEETS TIMELESS DESIGN
- OPEN-PLAN KITCHEN – HIGH-GLOSS FINISH WITH BI-FOLD DOORS TO THE GARDEN
- PRINCIPAL SUITE – EN-SUITE WITH STYLISH WALK-IN SHOWER
- IMMACULATE INTERIORS – CONTEMPORARY DESIGN AND QUALITY FINISHES
- COURTYARD SETTING – WITHIN THE EXCLUSIVE SOMERFORD BOOTHS HALL ESTATE
- PRIVATE GROUNDS ACCESS – 12.5 ACRES OF LANDSCAPED GARDENS AND WOODLAND
- VERSATILE TOP FLOOR – PERFECT FOR OFFICE, GYM, OR CINEMA ROOM
- PRIME CHESHIRE LOCATION – COUNTRYSIDE LIVING NEAR KEY COMMUTER ROUTES

A Modern Masterpiece in a Historic Cheshire Estate
Timeless character meets contemporary luxury at Somerford Booths Hall Estate.

Tucked away within the tranquil and historic Somerford Booths Hall Estate, this exquisite five-bedroom double-fronted residence represents the finest in modern country living. Marrying elegant period-inspired architecture with cutting-edge interior design, it offers a truly unique lifestyle — one defined by space, light, and heritage.

A Home of Distinction. Designed to echo the architectural charm of the original Grade II* listed Somerford Booths Hall, this recently built home features classic red-brick elevations, arched windows, and slate-pitched roofs, blending seamlessly into its prestigious surroundings. Set within an exclusive courtyard overlooking open countryside, it enjoys a sense of calm and connection to nature that few modern developments can match.

Stylish Interiors, Crafted for Modern Living. Step inside and you're greeted by beautifully finished interiors, combining comfort, sophistication, and practicality in equal measure.

The heart of the home is the expansive open-plan kitchen, dining, and family space — perfect for entertaining or relaxing with loved ones. Sleek high-gloss cabinetry, quality appliances, and large-format ceramic tiles create a contemporary finish, while sliding-folding doors open onto the garden, extending your living space outdoors. A separate lounge offers an elegant retreat — spacious, light-filled, and ideal for unwinding or hosting guests. Upstairs, the principal suite features a luxurious en-suite with a walk-in shower, while two further generous bedrooms (one with its own en-suite) provide comfort and flexibility. On the second floor, two large rooms can serve as additional bedrooms, a study, games room, or even a home cinema — adaptable to every stage of family life.

A Setting Steeped in History. The Somerford Booths Hall Estate dates back to medieval times and is centred around its magnificent 17th-century hall, lovingly restored as part of a limited collection of just 21 new homes. Spanning 12.5 acres



of private countryside, the estate offers residents exclusive access to landscaped grounds, ornamental ponds, woodland walks, and a walled garden, preserving the hall's original character and natural beauty.

An Unparalleled Lifestyle. Life here is about balance — the peace of the Cheshire countryside combined with the convenience of nearby Congleton, Holmes Chapel, and major transport links to Manchester and the wider region. Whether you're enjoying a morning walk through the estate, hosting friends in your garden, or relaxing in your private lounge with views over the rolling fields, this is a home that celebrates both heritage and modern living.

In Summary: This remarkable property within Somerford Booths Hall Estate represents a rare opportunity to live in a home that embodies the grandeur of a country house with the ease and efficiency of modern design. With its prestigious location, elegant proportions, and refined finishes, it's more than a house — it's a lifestyle of timeless elegance and lasting comfort.

The accommodation briefly comprises (all dimensions are approximate)
MAIN ENTRANCE : Composite panelled door with glazed centre panel to:
RECEPTION HALL 18' 11" x 8' 2" (5.76m x 2.49m) max and into stairs : Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Limewashed oak effect flooring. Return stairs to first floor. Deep recessed understairs store cupboard. Separate comms cupboard.

CLOAKROOM : PVCu double glazed window to front aspect. Low voltage downlighters inset. Low level W.C. with concealed cistern. Vanity wash hand basin by 'Roca' with Hansgrohe mixer tap with cupboard beneath. Single panel central heating radiator. Light grey ceramic floor tiles with matching tiles to half height.

LOUNGE 20' 0" x 11' 5" (6.09m x 3.48m) : Full length PVCu double glazed picture window to front aspect with plantation shutters. Coving to ceiling. Double panel central heating radiator. 13 amp power points. Contemporary pebble effect living flame gas fire set on polished slate hearth and back with stone resin fire surround. PVCu double glazed folding sliding doors to the rear garden.

LIVING DINING KITCHEN 25' 9" x 12' 4" (7.84m x 3.76m) :

Kitchen Area : PVCu double glazed window to front aspect with plantation shutters. Coving to ceiling. Low voltage downlighters inset.



Contemporary handleless eye level units and glass fronted display cabinet and base units in white with polished stone resin preparation surfaces over with preformed drainer and 1.5 stainless steel sink unit inset with mixer tap. Built in NEFF fan assisted electric oven and grill with NEFF microwave over. Integrated fridge freezer and dishwasher. There is a stone resin peninsula with store cupboards below, built in NEFF induction hob with ceiling suspended extractor hood over. Integrated wine rack.

Utility Area 8' 0" x 2' 5" (2.44m x 0.74m) : Cupboard housing wall mounted Vaillant gas combi boiler. Space and plumbing for washing machine. Space for tumble dryer.

Living/Dining Area : Double panel central heating radiator. Coving to ceiling. 13 Amp power points. Television aerial point. Porcelain floor tiles. PVCu double glazed folding sliding doors with floor to ceiling blind to rear garden.

First Floor : LANDING : Double panel central heating radiator. 13 Amp power points. Return stairs to second floor, with double glazed bullseye window to rear aspect.

BEDROOM 1 FRONT 13' 8" x 11' 4" (4.16m x 3.45m) : PVCu double glazed picture windows to front aspect with plantation shutters. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Television aerial point.

EN-SUITE 11' 3" x 6' 0" (3.43m x 1.83m) : Two PVCu double glazed windows to rear aspect. Low voltage downlighters inset. Modern white suite by 'Roca' comprising: Low level W.C. with concealed cistern, wall hung wash hand basin with drawers beneath and Hansgrohe mixer tap and large double walk in shower with mains fed thermostatically controlled shower. Chrome centrally heated towel radiator. Tiled to shower area, floor and to one feature wall with electric under floor heating.

BEDROOM 2 FRONT 11' 0" x 10' 5" (3.35m x 3.17m) : PVCu double glazed window to front aspect with plantation shutters. Single panel central heating radiator. 13 Amp power points. Two built in double wardrobes.

EN-SUITE 8' 5" x 4' 7" (2.56m x 1.40m) : Low voltage downlighters inset. Modern white suite by 'Roca' comprising: Low level W.C. with concealed cistern, wall hung wash hand basin with drawers beneath and Hansgrohe mixer tap and large shower cubicle with mains fed thermostatically controlled shower. Chrome centrally heated towel radiator. Fully tiled walls and floor with electric under floor heating.

BEDROOM 3 REAR 10' 4" x 9' 2" (3.15m x 2.79m) plus door recess : Three Velux roof lights. Single panel central heating radiator. 13 Amp power points. Range of fitted wardrobes to two walls. (Currently used as a dressing room).



BATHROOM 8' 1" x 7' 1" (2.46m x 2.16m) : Double glazed bullseye window to front aspect. Low voltage downlighters inset. Modern white suite comprising: Low level W.C. with concealed cistern, wall hung wash hand basin with drawers beneath and Hansgrohe mixer tap. Panelled bath with bath/shower mixer and shower screen. Chrome centrally heated towel radiator. Walls tiled to bath splashbacks and tiled feature wall. Shaver point. Tiled floor with electric under floor heating.

Second Floor : Staircase and double glazed bullseye window to rear aspect.

GALLERIED LANDING : 13 Amp power points. Cupboard housing pressurised hot water cylinder. Second storage cupboard.

BEDROOM 4 FRONT 16' 5" x 11' 9" (5.00m x 3.58m) : Angular ceilings. Three Velux roof lights. Single panel central heating radiator. 13 Amp power points. Television aerial point.

BEDROOM 5 FRONT 16' 5" x 11' 9" (5.00m x 3.58m) : Angular ceilings. Velux roof lights. Single panel central heating radiator. 13 Amp power points. Television aerial point.

Outside : FRONT : Lawned garden with Indian stone path to front door. Within the courtyard is a designated parking space for 1 car with electric vehicle charging point. The resident's oak framed green fronted car ports provides an additional designated parking space, cycle store and caged store for lawn mowers, etc.

REAR : Extending from the rear of the property is an extensive area of Indian stone laid patio just perfect for outside relaxing and dining, beyond which are the beautifully kept gardens of lawns and raised, well stocked, flower borders formed with chunky railway sleepers, and subtle solar lights. Cold water tap. Large garden shed. Gated access to communal grounds and pathway to common managed areas.

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

SERVICE CHARGE : £130 per month which covers communal gardening and roadway electricity.

SERVICES : Mains electricity and water. Drainage by private water treatment plant. Gas via a communal Calor gas tank separately metered per household.

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**. No third party photographs or video to be taken of the property.

TAX BAND: F

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV CW12 4HQ

