

# Timothy a brown



## Plot 26, Forge Lane,

Congleton, Cheshire CW12 4HF

- BRAND NEW DETACHED HOME ON SOUGHT-AFTER FORGE LANE
- THREE-STOREY LAYOUT WITH SPACIOUS, LIGHT-FILLED ROOMS
- OPEN-PLAN KITCHEN, DINING & LIVING AREA FOR MODERN FAMILY LIFE
- FLEXIBLE ACCOMMODATION OFFERING FOUR BEDROOMS, LIVING/SNUG & STUDY
- TWO EN-SUITES & FAMILY BATHROOM
- INTEGRATED GARAGE WITH INTERNAL ACCESS
- HIGH-QUALITY FINISHES THROUGHOUT
- EXCELLENT TRANSPORT LINKS INCLUDING M6, A34 & TRAIN STATIONS

Offers Over £450,000

# FOR SALE BY PRIVATE TREATY (Subject to contract)

COMING SOON – A BRAND NEW HOME ON FORGE LANE, CONGLETON

## Where Contemporary Design Meets Timeless Comfort

Nestled along the highly desirable **Forge Lane**, this exceptional **new build detached residence** is the perfect fusion of modern architecture, thoughtful design, and everyday practicality.

Designed by **Tom Withers Architecture Ltd**, this striking three-storey home offers **spacious, light-filled living** for families seeking a lifestyle defined by comfort, quality, and connection

## GROUND FLOOR – The Perfect Welcome

Step through the entrance hall and immediately sense the flow and balance of this beautifully designed home.

- **Master Bedroom Suite** – a serene retreat featuring a private en-suite and generous proportions.
- **Utility Room & WC** – everyday practicality with stylish finishes.
- **Integrated Garage** – convenient internal access for ease and security.

## FIRST FLOOR – Living Elevated

At the heart of the home lies the **open-plan living, dining, and kitchen area** — an inviting social space designed for family gatherings and entertaining alike.

- **Kitchen, dining and living zone** – Stylish, bright, open-plan, and versatile, with sleek finishes, modern appliances and relaxing views.
- **Living/Snug** – a perfect cosy retreat for quiet evenings.
- **Study** – ideal for homeworkers.

## SECOND FLOOR – Private & Peaceful

The top floor provides a calm, private setting for family and guests alike.

- **Bedroom 2** – complete with private en-suite.
- **Bedroom 3** – spacious and light-filled.
- **Bedroom 4** – ideal for a child's room or creative space.
- **Bathroom** – beautifully appointed and convenient for guests.

## ADDITIONAL FEATURES

- Multiple **TV points** throughout.

- **Clear headroom zones** ensuring comfort and practicality.

- Designed in full compliance with **Building Regulations Part M** for accessibility.

- **High-quality finishes** and meticulous attention to detail throughout

## LOCATION & LIFESTYLE

Set in a **peaceful, sought-after area of Congleton**, this home offers the ideal balance between countryside tranquillity and urban convenience.

- **Top-rated schools** nearby, including Congleton High School and Eaton Bank Academy (both Good with Outstanding Features).

- Excellent **primary options** – The Quinta, Blackfirs, and St Mary's Catholic Primary.

- **Leisure and amenities** include Astbury Mere Country Park, Daneside Theatre, independent cafés, and a thriving high street with Marks & Spencer Food Hall, Tesco, and more.

## PERFECTLY CONNECTED

- **A34 & Congleton Link Road** – easy routes to Manchester, Stoke & Macclesfield.

- **M6 (Junction 17)** – just 10 minutes away.

- **Manchester International Airport** – 18 miles.

- **Congleton Train Station** – 2 miles, with regular services to Manchester and Stoke-on-Trent.

- **Crewe Station** – 12 miles, offering swift connections nationwide.

## A Rare Opportunity

This is more than just a house — it's the beginning of a lifestyle.

With **modern design, spacious living**, and a **prime Congleton location**, this property truly embodies the best of contemporary family living.

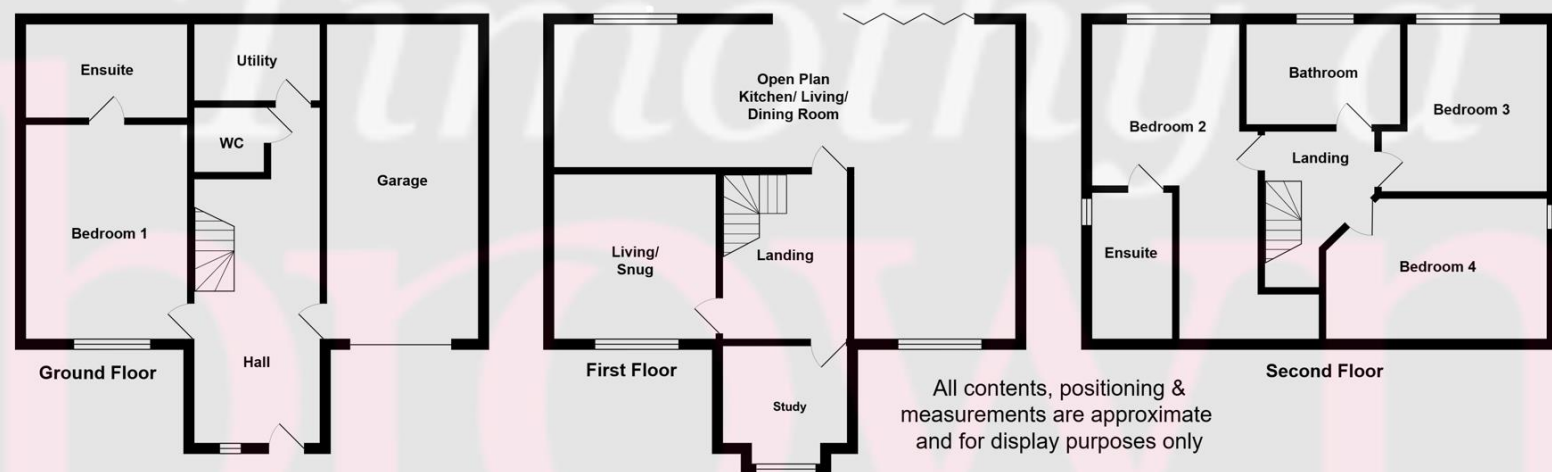
**Register your interest today** to be among the first to view this outstanding new home on Forge Lane.

LOCAL AUTHORITY: Cheshire East

TAX BAND: TBC

DIRECTIONS: SATNAV: CW12 4HF

Expected completion date early 2026.



**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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