

## Oak House Wallhill Lane, Congleton, CW12 4TD

### Offers In The Region Of £750,000

Oak House is a truly impressive and charming country residence that's just sure to put a smile on the face of all who enter! Sit back and relax whilst enjoying our guided video tour of this rare opportunity that's a real slice of Cheshire Life!

Located in the beautiful country hamlet of Wallhill in affluent Brownlow, this spacious home is a fantastic opportunity to acquire a ready made lifestyle to suit discerning buyers needs. The home itself is a stunning cottage style property boasting very well proportioned rooms across both floors. The internal accommodation is a shade under 3000 square feet and briefly comprises; Reception hall, downstairs cloakroom, country kitchen, utility room, snug, lounge and sitting/dining room as well as a useful shower room to the ground floor. Upstairs you will find five double bedrooms, one of which enjoys a spacious dressing room that could easily serve as bedroom number six! Servicing these bedrooms is the family bathroom and an en suite, both of which are also well proportioned.

Outside the home the country lifestyle becomes even more apparent with extensive landscaped gardens enjoying good privacy and serenity that you can enjoy all day and night! To the front is a gated driveway for several vehicles leading to a useful double garage.

This truly is a fantastic home that's a credit to the current owners so call the Town & Country specialists here at Chris Hamriding Estate Agents to find out more and book your all important viewing!

## Local area

Locally, the property sits in the rural hamlet of 'Wallhill' in Brownlow, a desirable countryside location that proves popular with discerning buyers time and time again. The lifestyle on offer here is certainly that of a quiet country retreat, however, the local towns of Congleton & Sandbach are within easy reach by car and the M6 motorway network is but 10 minutes drive away. Manchester airport is accessed within 30 minutes. Great schools in both private and state sector are within easy reach and a wide range of leisure activities such as golf courses, equestrian facilities, shooting grounds, gyms, retail parks and much more are all readily available.

**Entrance hall 12'11" x 11'11" (3.96 x 3.65)**

**Lounge 22'7" x 21'2" (6.90 x 6.47)**

**Kitchen 11'11" x 10'2" (3.65 x 3.10)**

**Dining room 11'11" x 10'2" (3.65 x 3.10)**

**Study 11'11" x 11'11" (3.65 x 3.65)**

**Garage 17'9" x 15'8" (5.43 x 4.80)**

## Utility

**Shower room 8'0" x 4'2" (2.44 x 1.29)**

## Rear hall

**Stairs and landing 14'8" x 11'9" (4.49 x 3.60)**

**Master bedroom 17'1" x 10'4" (5.23 x 3.15)**

## En suite

**Bedroom two 17'5" x 13'7" (5.33 x 4.16)**

## Dressing room/bedroom

**Bedroom three 11'11" x 10'2" (3.65 x 3.10)**

**Bedroom four 11'11" x 11'11" (3.65 x 3.65)**

**Bedroom five 11'9" x 10'2" (3.60 x 3.12)**

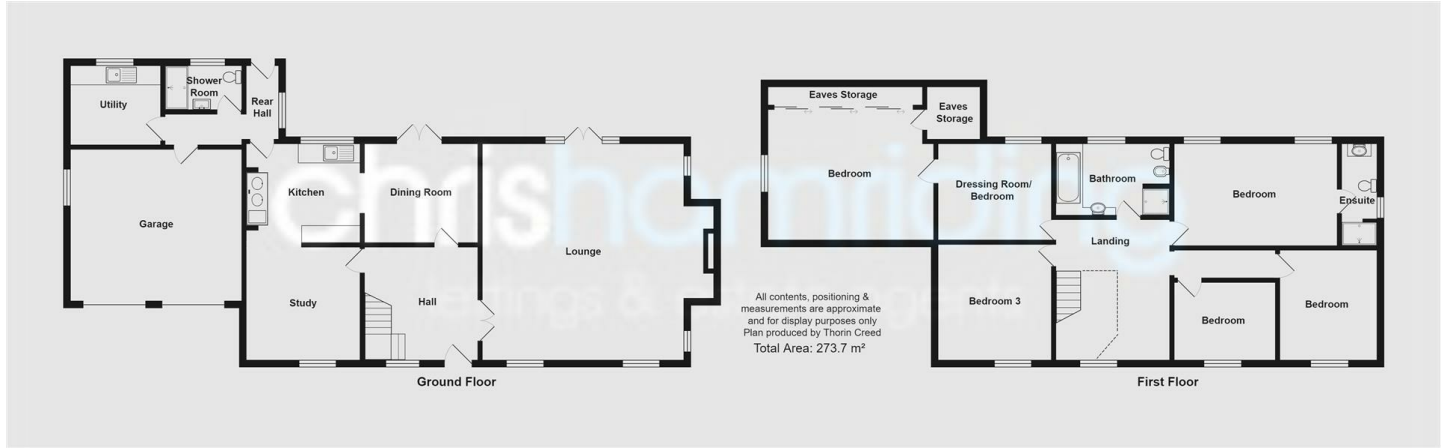
**Bedroom six 10'6" x 8'5" (3.22 x 2.59)**

**Bathroom 11'11" x 7'5" (3.65 x 2.28)**

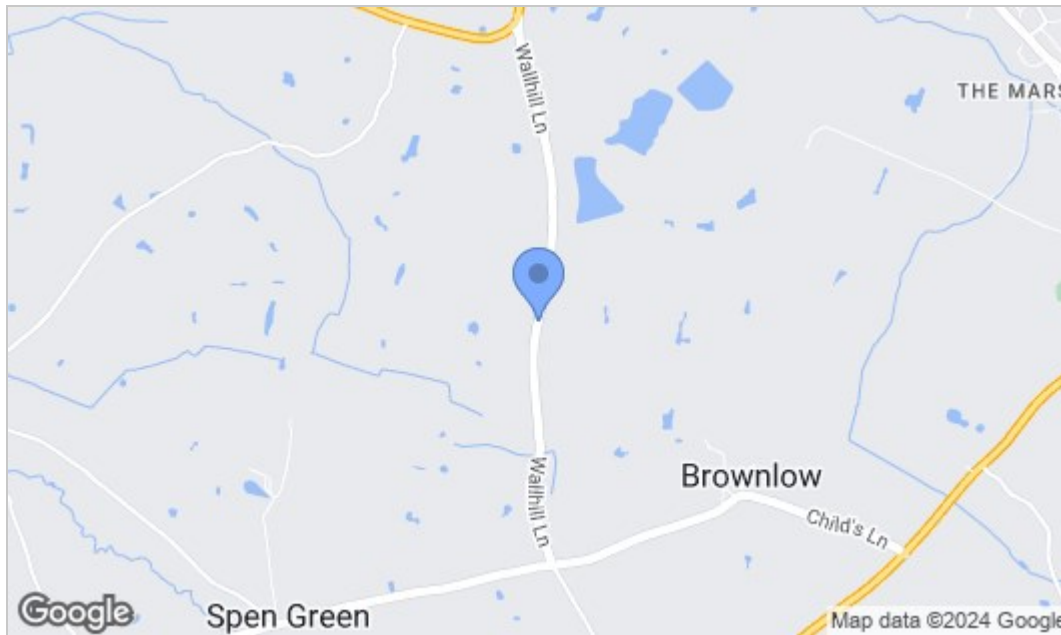
## Driveway and integral garage

## Gardens to rear

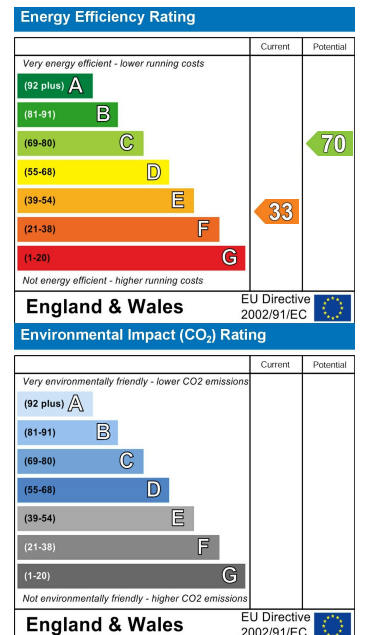
# Floor Plan



# Area Map



# Energy Efficiency Graph



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9 High Street, Town Centre, Congleton, Cheshire, CW12 1BN t: 01260 543 999 chrishamriding.co.uk sales@chrishamriding.co.uk lettings@chrishamriding.co.uk

