



Sycamore House, 23a The Mount, Congleton, CW12 4FD

Offers In The Region Of £885,000

'The Mount' has always been known as one of the areas most exclusive addresses and it's easy to see why! With just a handful of bespoke properties all boasting a charming kerb appeal, it's a joy to arrive into any time of day and any time of year! Constructed around 2012, 'Sycamore House' is a fabulous example of how an executive family home should be. The attractive Cheshire brick exterior is complemented by tasteful gardens and as you approach you immediately get a feel of the grand proportions of the home. A block paved driveway leads to the double garage and raised entrance giving a peak of the elevated views this home enjoys. Inside the home the specifications are of extremely high quality with luxury coming as standard throughout. The main lounge is generous, yet comfortable and cosy, with the huge feature fireplace commanding the room whilst the main hub of the home just has to be the incredible living/dining kitchen! With a wood burning stove for the winter months and two sets of bifolding doors for the summer, this property really can suit, no matter what your lifestyle. The recently remodelled kitchen (2023) boasts new luxury appliances set in tasteful units and granite worktops plus much more. Whilst the rear gardens are a continuation of the luxury with flagged and decked patio areas, bbq station, wooded backdrops and an abundance of tranquillity. Up on the first floor you'll find five double bedrooms and three luxurious bathrooms, with the two largest rooms enjoying Juliette balconies to the rear. Finally, the top floor is a huge bedroom suite with a stunning and quirky balcony to the rear and Velux windows admiring the reaching panoramic views, all complemented by a luxury bathroom.

Locally, excellent schools are within easy reach along with a vast array of local amenities, efficient commuter links and miles of countryside.

Entrance hall 18'6" x 16'0" (5.66m x 4.90m)

Cloakroom

WC

Kitchen/ dining

Kitchen 11'1" x 10'7" (3.40 x 3.25)

Living area 17'11" x 14'6" (5.48 x 4.44)

Dining 14'6" x 10'8" (4.42 x 3.27)

Lounge 19'5" x 13'9" (5.94 x 4.21)

Stairs and landing

Bedroom one 17'5" x 12'2" (5.33 x 3.73)

Ensuite 8'5" x 8'0" (2.59 x 2.46)

Bedroom three 12'11" x 11'1" (3.96 x 3.40)

Bedroom four 11'9" x 10'9" (3.60 x 3.30)

Family bathroom 9'4" x 8'0" (2.87 x 2.46)

Bedroom two

Ensuite 6'2" x 6'0" (1.88 x 1.85)

Bedroom five 12'0" x 10'11" (3.68 x 3.35)

Stairs and landing

Bedroom six/ Guest suite 22'6" x 11'8" (6.88 x 3.58)

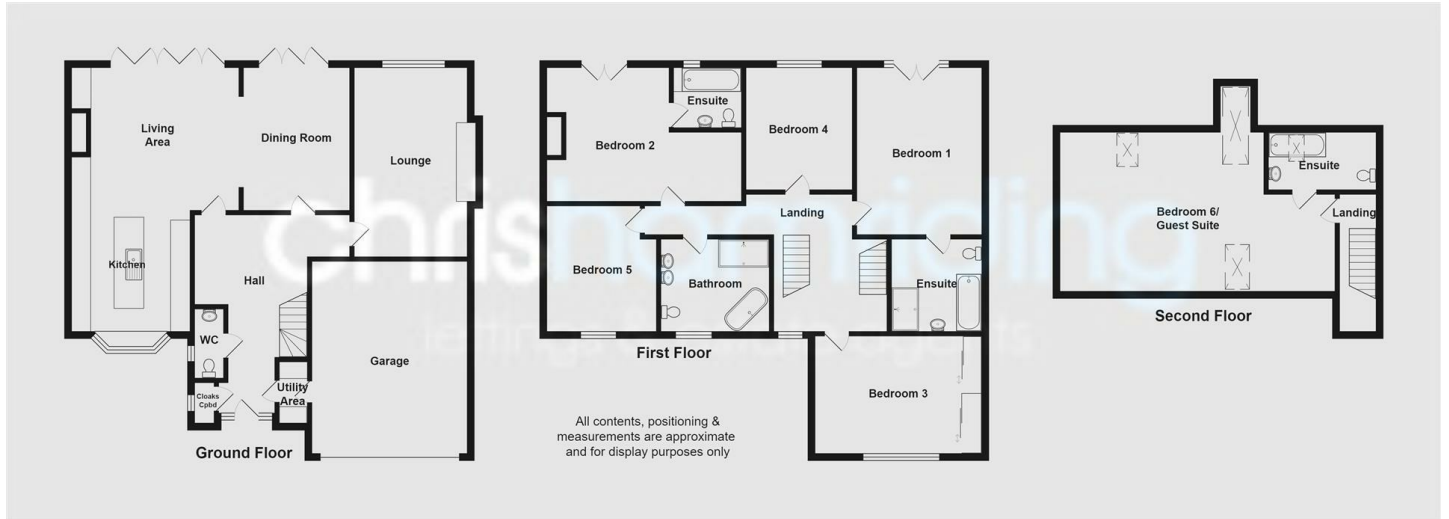
Ensuite 9'3" x 5'1" (2.84 x 1.55)

Integral double garage 18'0" x 15'0" (5.51 x 4.59)

Driveway

Rear gardens

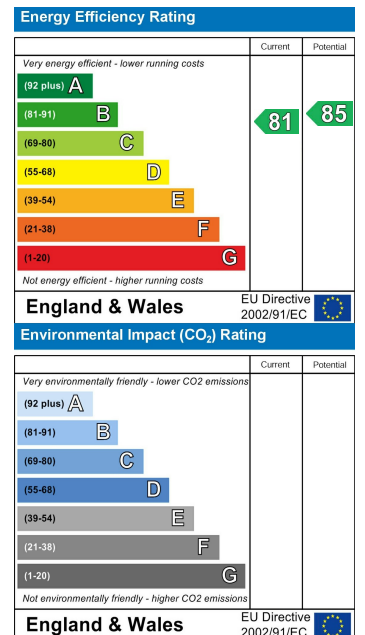
Floor Plan



Area Map



Energy Efficiency Graph



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