

## Overton Hall Overton Road, Congleton, CW12 3QW Offers In The Region Of £1,400,000

WATCH OUR GUIDED VIDEO TOUR!

Country living at its finest! 'Overton Hall' is an absolute credit to the current owner who've gone to great expense over many happy decades of residence to create what we feel is a truly perfect home! The grade 2 listed property dates back to around the 17th century and is adorned with the most heartwarming characterful features such as exposed timbers, an abundance of natural stone, sympathetically restored windows, country kitchen areas, studies, sitting rooms, dining halls and even a Minstrels Gallery! All of this charm is fused perfectly with modern upgrades such as double glazing, hi tech underfloor heating systems, four luxury bedrooms with stylish en suites, garden rooms, large detached garaging and much much more! The grounds extend to approx 7.5 acres comprising two large paddocks plus manicured gardens, terraces, sunken patios, a fire pit, and even a veg patch & greenhouse with original outdoor w/c!

However, our particular favourite feature just has to be the views! Looking out toward the Cheshire Plains and beyond, the home is sure to enchant guest and residents alike no matter the time of year!

The location is superb being just a moments journey will find you in the affluent village of Mossley with its useful rail links into Manchester and beyond whilst also playing host to an array of village shops, a well regarded primary school and much more. Further afield you'll find excellent schooling in both state and private sector, an abundance of country pursuits and leisure facilities as well as efficient road links to the A34 and M6. It's worth noting that Manchester Airport is little more than 30 minutes by car.

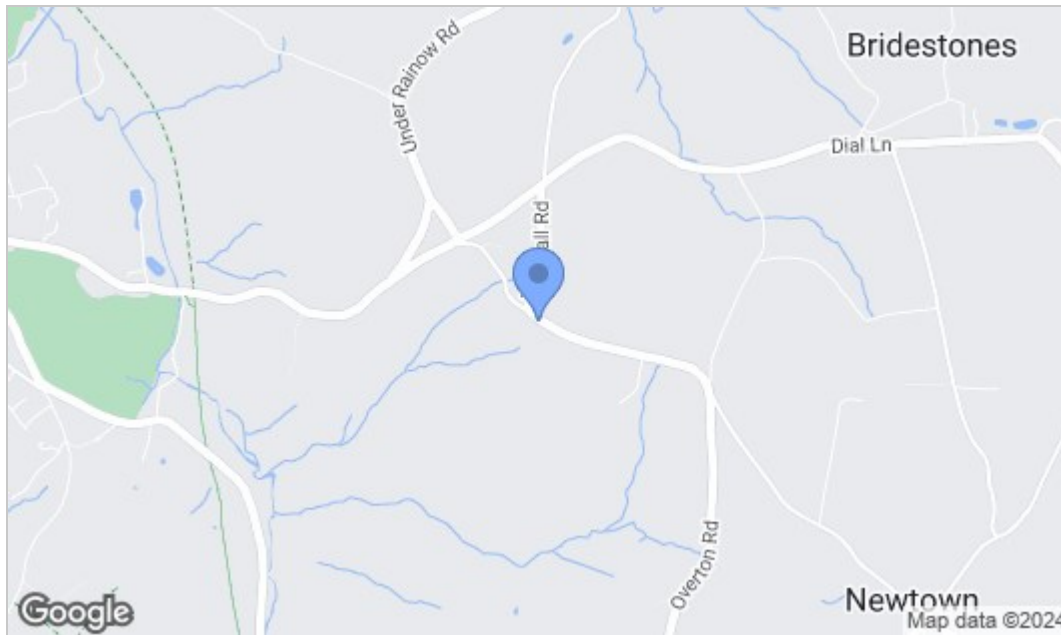
We could talk about this magnificent home all day but to full appreciate everything on offer please take a moment to watch our video tour, view our floor plan and photos then call the Town & Country property experts here at Chris Hamriding Estate Agents to book that all important viewing



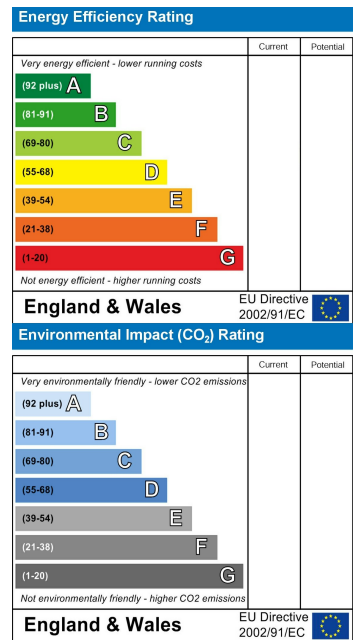
# Floor Plan



# Area Map



# Energy Efficiency Graph



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