

chris hamriding

lettings & estate agents



Overton Hall Overton Road, Congleton, CW12 3QW

Offers In The Region Of £1,225,000

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 2.5 acres, with an additional 5 acres that can be purchased separately.

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!

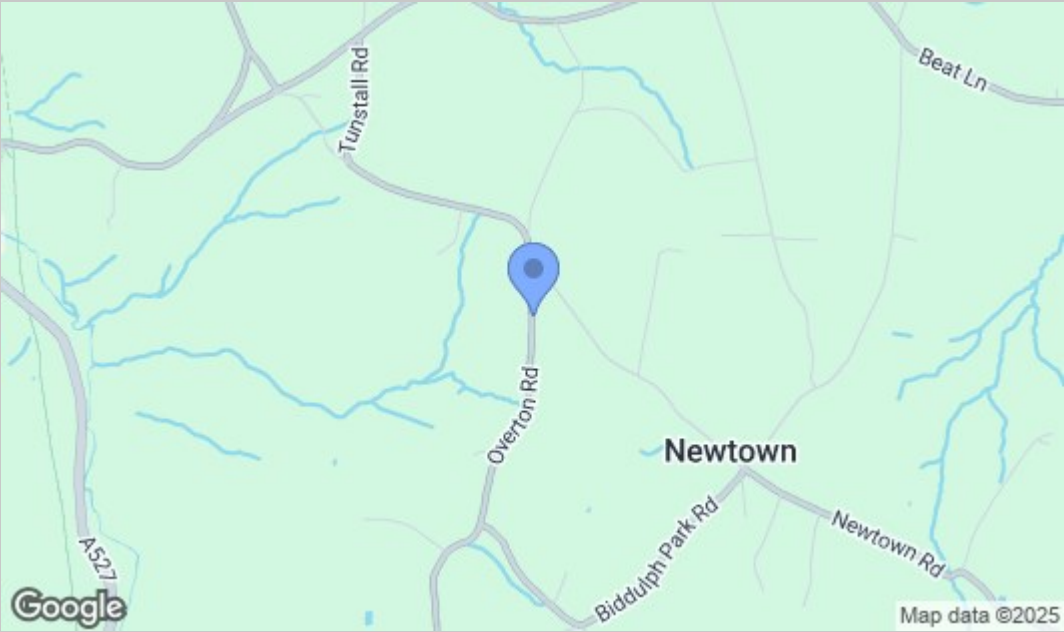
The location is superb being just a moments journey will find you in the affluent village of Mossley with its useful rail links into Manchester and beyond whilst also playing host to an array of village shops, a well regarded primary school and much more. Further afield you'll find excellent schooling 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 and Macclesfield Railway Station is only 9 miles away.

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

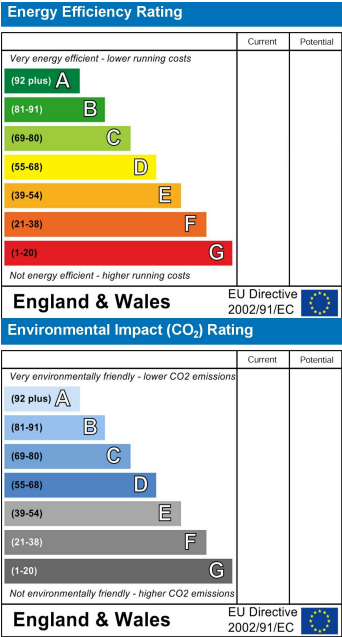
Floor Plan



Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.