

# chris hamriding

lettings & estate agents



## 16 The Mount, Congleton, CW12 4FD

Price Guide £730,000

'The Mount' has always been known as one of Congleton's most exclusive addresses and it's easy to see why! With just a handful of bespoke executive properties all boasting a charming kerb appeal, it's a joy to arrive into any time of day and any time of year! The property in question is a fabulous example of how an executive family home should be. The attractive Cheshire brick exterior is complemented by tasteful and generous 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 canopy porch making this a most welcoming home. Inside, as you may have seen on the floor plan, the accommodation is very neatly laid out over two floors which is always valuable in a family home.

With over 2800 sqft of space, the home can surely suit even the most busy of family lifestyles and we implore you to watch our video tour to see how the property can work for you!

Locally, excellent schools are within easy reach along with a vast array of local amenities, efficient commuter links and miles of countryside thus making this a standout home for just about anybody!

Read on to find out more, view our video, photos and floor plan then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!



### **Reception Hall 19'10" x 12'10" (6.05 x 3.91)**

An immense statement reception hall with impressive gallery landing vault featuring a tall double glazed arched window. Beech wood style floor. Central heating radiator. Decorative ceiling cove. Attractive turning spindle staircase leading to the first floor gallery landing. Access to the WC, lounge, sitting room, dining room, dining kitchen and garage.

### **WC**

Frosted double glazed window to the front aspect. Luxury re-fitted suite comprising contemporary white gloss vanity sink with wash basin having chrome mono bloc mixer tap. Button flush WC, natural limestone effect tiled floor and walls, chrome ladder central heating radiator. Built in cloaks storage cupboard. Ceiling coving.

### **Lounge 17'5" x 13'11" (5.31 x 4.24 (5.32 x 4.23))**



A naturally well lit room with a double glazed window to the rear aspect and a PVC double glazed sliding patio door opening to the rear garden terrace. Fabulous Cheshire brick inglenook style recessed fire place with oak style beam over and a large freestanding gas stove. Central heating radiator. Three ambient wall light points and two pendant light points. Decorative ceiling coving.

### **Sitting Room 13'11" x 12'10" (4.24 x 3.91 (4.23 x 3.92))**

Feature double glazed box bay window to the front aspect with integral seat. Two ambient wall light points plus pendant light point. Decorative dado rail and ceiling coving. Central heating radiator.

### **Dining Room 13'11" x 10'11" (4.24 x 3.33)**

Double glazed window to the rear aspect. Central heating radiator. Decorative ceiling coving. Feature French internal doors opening to the dining kitchen.

### **Utility Room 12'8" x 5'0" (3.86 x 1.52 (3.85 x 1.53))**

Double glazed window to the rear aspect. Frosted PVC double glazed external door to the side. Traditional oak style fitted utility suite with integrated sink and space for a washer and dryer. Space for a tall fridge freezer. Central heating radiator. Terracotta style tiled floor. Splash back tiled walls.

### **Double Garage 16'2" x 18'4" (4.93 x 5.59 (4.92 x 5.58))**

Electric up and over garage door with light. Refitted Worcester gas central heating boiler. Strip light and power sockets. Built-in base storage units with work surfaces over.

### **First Floor Gallery Landing**

Spindle gallery balustrade and void overlooking the reception hall with its impressive tall arched feature window. Access to the bedrooms, family bathroom and a recessed airing cupboard.

### **Bedroom 1 17'6" x 15'1" maximum (5.33 x 4.60 maximum)**

A naturally bright room with two double glazed windows to rear aspect. Beech wood style floor. Central heating radiator. Decorative ceiling coving and dado rail. Twin recessed built-in wardrobes. Access to the en suite.

### **Dining Kitchen 15'10" x 12'8" (4.83 x 3.86)**

A naturally well lit room with a double glazed window to the rear and a feature PVC double glazed sliding patio door opening to the rear garden terrace. A stylish contemporary cream gloss fitted kitchen suite with contrasting contemporary oak effect preparation surfaces. Feature central island with integrated fridge and storage. Freestanding Belling range cooker with five gas hobs, double oven and a grill. Stainless cooker splash back and a wide Belling pyramid extractor canopy above. Integrated CDA microwave. Space for a dishwasher. Integrated Franke stainless sink and drainer unit with mixer tap. Ceiling spotlights. Terracotta style tiled floor. Decorative ceiling coving. Central heating radiator. Access to the utility room.

### **En Suite**

Frosted double glazed window to the side. Luxury contemporary shower room suite comprising: shower cubicle with contemporary glazed screen/door and a chrome thermostatic mixer shower; gloss white contemporary vanity storage unit with moulded sink integrated into the design and a chrome mono bloc mixer tap; Button flush WC; chrome ladder heated towel radiator; natural stone effect tiled floor and walls; ceiling spotlight.

### **Bedroom 2 15'0" x 15'11" (4.57 x 4.85 (4.56 x 4.84))**

Double glazed window to the front aspect. Beech wood style floor. Central heating radiator. Decorative dado rail and coving. Twin built-in wardrobes.

### **Bedroom 3 13'11" x 17'5" (4.24 x 5.31)**

Double glazed windows to rear aspect. Beech wood stone floor. Central heating radiator. Decorative dado rail and ceiling coving. Modern mirror fronted built-in wardrobes.

### **Bedroom 4 13'11" x 12'10" (4.24 x 3.91)**

Double glazed window to the front aspect. Central

heating radiator. Contemporary oak style floor. Decorative dado rail and ceiling coving.

#### **Bedroom 5 14'0" x 12'6" (4.27 x 3.81 (4.26 x 3.82))**

Double glazed window to the rear aspect. Contemporary oak style floor. Decorative dado rail and ceiling coving.

#### **Bathroom 11'3" x 8'6" (3.43 x 2.59)**

Frosted double glazed window to the front. Luxury refitted bathroom suite comprising large corner bath with chrome mixer tap, pedestal sink with chrome mono bloc mixer tap, button flush WC, separate shower cubicle with contemporary glazed screen and a chrome mixer shower. Grey contemporary stone effect tiled floor and walls. Designer central heating radiator. Ceiling spotlighting plus a wall light point.

#### **Front**

A mature lawn front garden with stocked beds, plus a block paved driveway enabling off-road parking for several vehicles.

#### **Canopy Porch**

Useful canopy providing weather cover over the entrance area of the home.

#### **Rear**

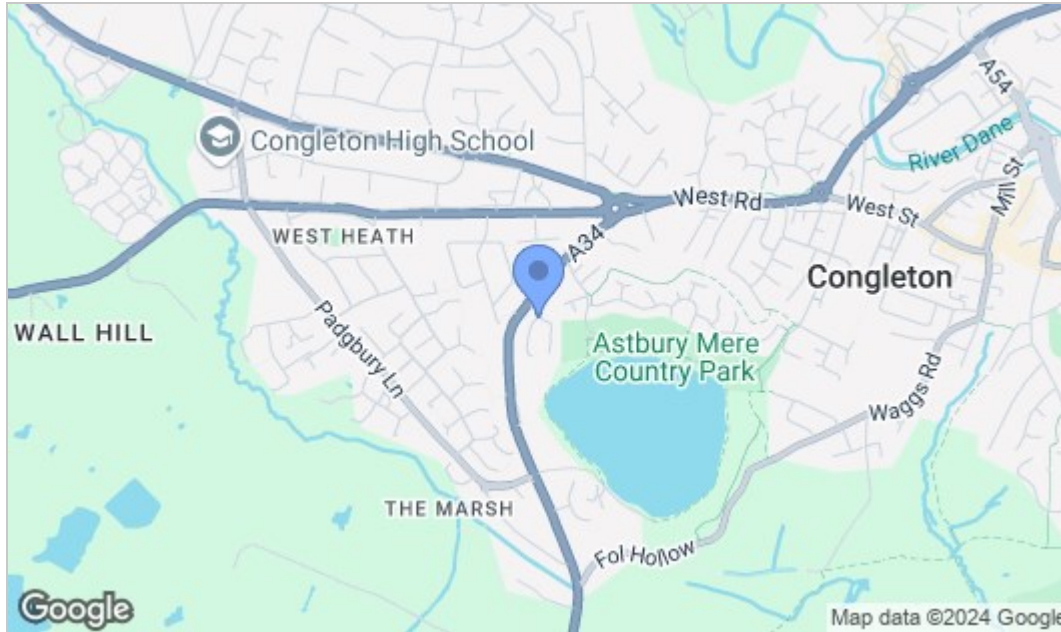
An ideal family garden where children can safely play and a huge sociable outdoor terrace perfect for entertaining friends and family.

A generous enclosed rear garden, mainly laid to lawn and with an expansive rear flagged BBQ terrace which spans all the rear principal rooms and the two external patio doors. A rear brick garden wall adds character to the garden setting and a mature rear tree line gives degrees of privacy from the neighbour at the rear.

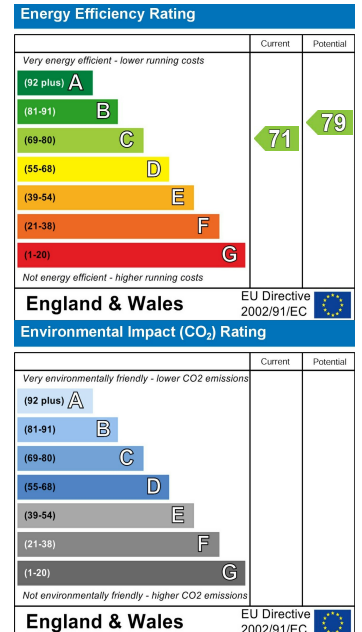
# Floor Plan



# Area Map



# Energy Efficiency Graph



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