



**GASCOIGNE  
HALMAN**

SYCAMORE HOUSE, 23A THE MOUNT, CONGLETON

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THE AREAS LEADING ESTATE AGENT



## SYCAMORE HOUSE, 23A THE MOUNT, CONGLETON

**A substantial detached family home, recently constructed to an exacting standard and situated in a prestigious, quiet cul-de-sac location with delightful gardens and views to the rear towards Astbury Mere.**

Congleton provides an array of individual shops, including a number of quality delicatessens, butchers and bakers and several public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Junction 18 or 17 of the M6. The rail station is on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors and the leisure centre provides for most sporting activities. A number of private sporting clubs, golf courses and equestrian centres are within a short drive.





## DESCRIPTION

Sycamore House is a remarkable executive property, constructed in timeless Cheshire brick circa 2012, adhering to the highest possible standards of craftsmanship and design. With over 3,000 square feet of generous internal accommodation, this substantial home is exquisitely presented, featuring meticulous attention to detail throughout. Enhanced by the current owners, Sycamore House enjoys stunning views over Astbury Mere and is situated on a comfortable, elevated plot in a highly regarded location.

Upon entering, you are greeted by a spacious and welcoming entrance hall, showcasing an elegant oak staircase leading to the first floor. Just off the hall, there is a conveniently placed downstairs WC. The principal living space boasts a fantastic open plan layout, with a recently installed kitchen. This kitchen is equipped with top-of-the-line quartz work surfaces, a center island unit, a range of integrated appliances, and a freestanding American-style fridge freezer and seamlessly flows into the family room. Which features engineered oak flooring, oak bifold doors that open to the garden, and a cozy wood-burning stove. This inviting space transitions into the dining area, where additional bifold doors provide further access to the rear garden, creating a perfect setting for family gatherings and entertaining. The lounge offers a generous formal living area, highlighted by a feature freestanding wood-burning stove set against a charming Cheshire brick backdrop. This space is ideal for relaxation and hosting guests. Additionally, the ground floor includes a practical utility room and an integrated double garage, providing ample storage and convenience.

The master bedroom suite is a true sanctuary, featuring a Juliet balcony that overlooks the rear garden and offers picturesque views of Astbury Mere. The en-suite bathroom is luxuriously appointed with a walk-in wet area, a freestanding bath, and elegant limestone tiles. The second bedroom also benefits from an en-suite facility and a Juliet balcony with similar captivating views. Three further double bedrooms on this floor provide ample space for family members or guests. The main family bathroom continues the theme of luxury with a large walk-in bath, a walk-in wet area, and beautifully tiled limestone walls.

To the second floor, you will find a large and versatile space that can be adapted to suit your needs. Whether used as an additional bedroom, a study, or a child's playroom, this room is incredibly flexible. It features a distinctive a Velux Cabrio window providing a stunning vantage point to enjoy the view and an en-suite bathroom, enhancing its functionality and appeal.

The exterior of Sycamore House is equally impressive. The property has a block-paved driveway that offers ample parking and easy access to the double garage. The front of the house is adorned with mature gardens, creating a welcoming and attractive façade. The rear garden features a generous Indian stone patio area and a composite deck with a glazed balustrade, providing views through woodland towards Astbury Mere. A well-maintained lawn and beautifully stocked gardens complete this idyllic outdoor space, perfect for relaxation and outdoor activities.

Sycamore House is ideally situated close to the amenities of Congleton, making it an ideal choice for families seeking both convenience and style. This exceptional property offers a unique blend of luxury, comfort, and practicality, providing an unparalleled living experience in one of the most sought-after areas. Whether you are entertaining guests, enjoying family time, or simply savoring the stunning views, Sycamore House is the perfect place to call home.

## DIRECTIONS

SAT NAV: CW12 4FD

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Council

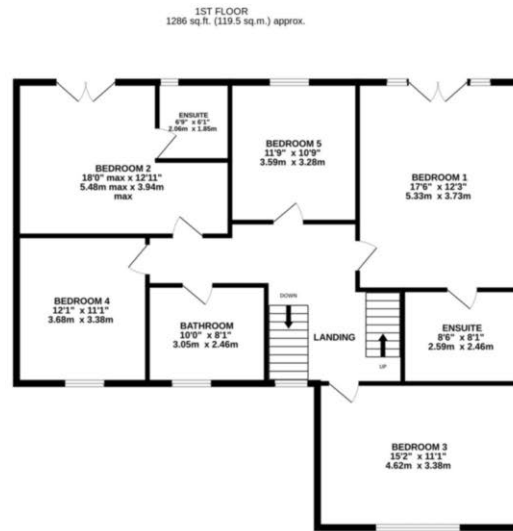
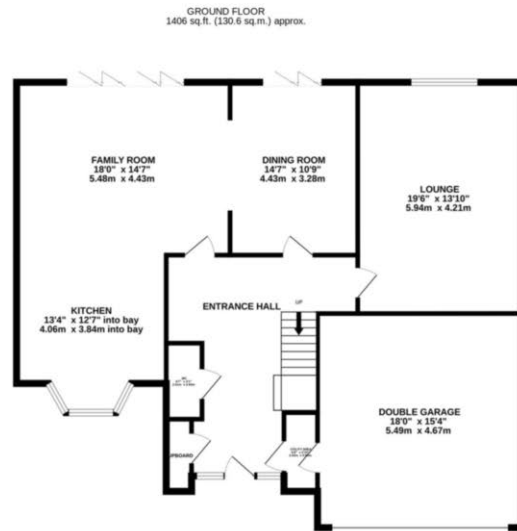
## TAX BAND

Band: G

## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA : 3040 sq.ft. (282.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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