



ROBINS HOP SCHOOL LANE, ASTBURY, CW12 4RG

£950,000



NO CHAIN! Stephenson Browne are thrilled to bring for sale this rare opportunity boasting numerous fantastic features, with approx. 2,680 sq. ft of living accommodation including large living/dining/kitchen, three reception rooms, five double bedrooms and three bathrooms, all sitting on a generous sized plot surrounded by countryside. Full of character and charm this property has been extended and upgraded by the current vendors to create the ultimate family home!

Before we begin internally, we must mention this property's magnificent location... set within the rural and highly sought after Astbury Village, you are only a short walk from Congleton Town Centre over the fields. There are also many local amenities including the impressive Glebe Farm with a great butchers and farm shop, alongside other small shops and businesses, the Egerton Arms pub and primary/secondary schools close by. A perfect location, providing the best of both worlds to suit all needs.

Now let's take you through to the outstanding internal accommodation... you are welcomed via a porch with glass door into the grand entrance hall with an outstanding dark wood staircase and feature arch window overlooking fields to the rear. From here you can access all further ground floor accommodation including downstairs WC, living room with a glorious stone fireplace and doors leading onto the external grounds, large living/dining/kitchen with ample fitted appliances, extensive central island ideal for hosting dinner parties or even playing table tennis (Yes.. the vendor will be leaving the net!) and bifolding doors leading to the rear patio, formal dining room with striking stone fireplace, utility room with space for washing machine and dryer, also fitted with a very handy Lath Victorian clothes airer, additional study/sitting room and integral double garage with space for two cars and further storage. The ground floor is also fitted with underfloor heating throughout.



To the first floor is a large landing with ample fitted storage and space for study area, also providing access to all five double bedrooms, the master with ample fitted wardrobes and stunning four piece en suite with freestanding roll top bath, second en suite off the guest bedroom and beautifully fitted four piece family bathroom, again with freestanding roll top bath.

Externally, the property is surrounded by just under half an acre of grounds comprising gated entrance off a quiet, no through access country lane, large brick paved driveway providing off road parking for ample vehicles leading to the double garage, well maintained lawns bordered by mature trees, hedges and shrubbery, hammock chill out zone, multiple paved patio areas ideal for outdoor dining/seating areas overlooking open fields to the rear and a wild flower garden with feature pond, perfect for visiting pollinators or for growing your own vegetables!

Early viewing is highly recommended for this extraordinary property. Contact the Congleton office today on 01260 545600 to secure your private viewing. Don't miss out on this rare opportunity!

**Porch**

Entrance door, stone tiled flooring, glass door into entrance hall, underfloor heating and alarm system pad.

**Entrance Hall**

Beautiful grand staircase, stone tiled flooring, underfloor heating and feature arch window to the rear elevation.

**Downstairs WC**

Fitted with a two piece suite comprising vanity unit with counter top hand wash basin and low level WC, stone tiled flooring, underfloor heating and opaque window to the front elevation.



### Living Room

19'2" into bay x 13'6"

Stunning feature stone fireplace with open fire, wooden flooring, underfloor heating, three lattice sash windows to the front elevation and two lattice doors to the side elevation leading out onto the garden.

### Living/Dining/Kitchen

18'9" max x 20'0" max

Magnificent fitted kitchen comprising wall and base units with granite work surface over, ample built in appliances including double Neff oven/microwave, Smeg induction hob, Neff angled chimney cooker hood over, dishwasher, inset sink with food waste and mixer tap over, wine fridge and integrated fridge drawers, stone tiled flooring, underfloor heating, extensive central island, pantry cupboard, spot lights, two UPVC double glazed lattice windows to the rear elevation, UPVC double glazed bifold doors to the side elevation and space for living area.

### Dining Room

16'0" x 10'1"

Striking stone feature fireplace with open fire, stone tiled flooring, underfloor heating, two wall lights, glass panel double doors from the kitchen and two lattice sash windows to the front elevation.

### Utility Room

12'5" max x 10'11"

Country style utility comprising wall and base units with wooden work surface over, inset composite sink and drainer with pull out mixer tap, space for washing machine and tumble dryer, space for fridge/freezer, spot lights, high ceiling, Velux window, stone tiled flooring, underfloor heating, Lath Victorian clothes airer, UPVC double glazed lattice windows to the rear elevation and UPVC double glazed door to the rear elevation.

### Study/Additional Sitting Room

10'2" x 7'11"

Spot lights, high ceiling, Velux window, stone tiled flooring, underfloor heating and UPVC double glazed lattice window to the rear elevation.



**Integral Double Garage**

Large garage with space for two cars and storage, two up and over garage doors, power and light, housing boiler, hot water tank and rain water harvesting system. Also fitted with an electric car charger.

**Landing**

Ample storage cupboards, one with radiator perfect for towels/bedding, spot lights, study area and Velux window.

**Master Bedroom**

15'4" to wardrobes x 13'6"  
Ample built in wardrobes, two lattice sash windows to the side elevation and lattice sash window to the front elevation.

**En Suite**

9'8" x 8'11"  
Stunning four piece suite comprising double shower cubicle with rainfall shower head, vanity hand wash basin, low level WC and freestanding roll top bath, stone tiled flooring, spot lights, lattice sash window to the front elevation and towel radiator.

**Bedroom Two**

11'4" x 10'6"  
UPVC double glazed lattice windows to the rear and side elevation and radiator.

**En Suite Two**

10'7" x 2'11"  
Fitted with a three piece suite comprising low level WC, vanity hand wash basin and shower cubicle, stone tiled flooring, towel radiator and spot lights.

**Bedroom Three**

16'0" x 9'9"  
Lattice windows to the front and side elevation, Velux window at the rear and radiator.

**Bedroom Four**

16'1" x 8'8"  
Lattice sash window to the front elevation and radiator.



### **Bedroom Five**

11'6" x 8'8" max

UPVC double glazed lattice windows to the rear and side elevation and radiator.

### **Bathroom**

11'3" x 9'4"

Stunning four piece suite comprising double shower cubicle with rainfall shower head, vanity hand wash basin, low level WC and freestanding roll top bath, stone tiled flooring, spot lights, lattice sash window to the front elevation, towel radiator and wall mounted radiator.

### **Externally**

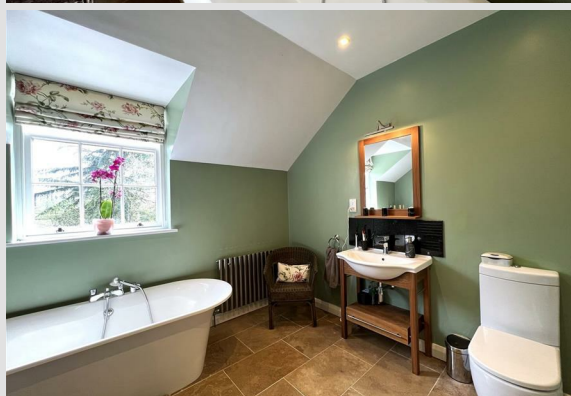
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### **Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Need to Sell?**

For a **FREE** valuation please call or e-mail and we will be happy to assist.



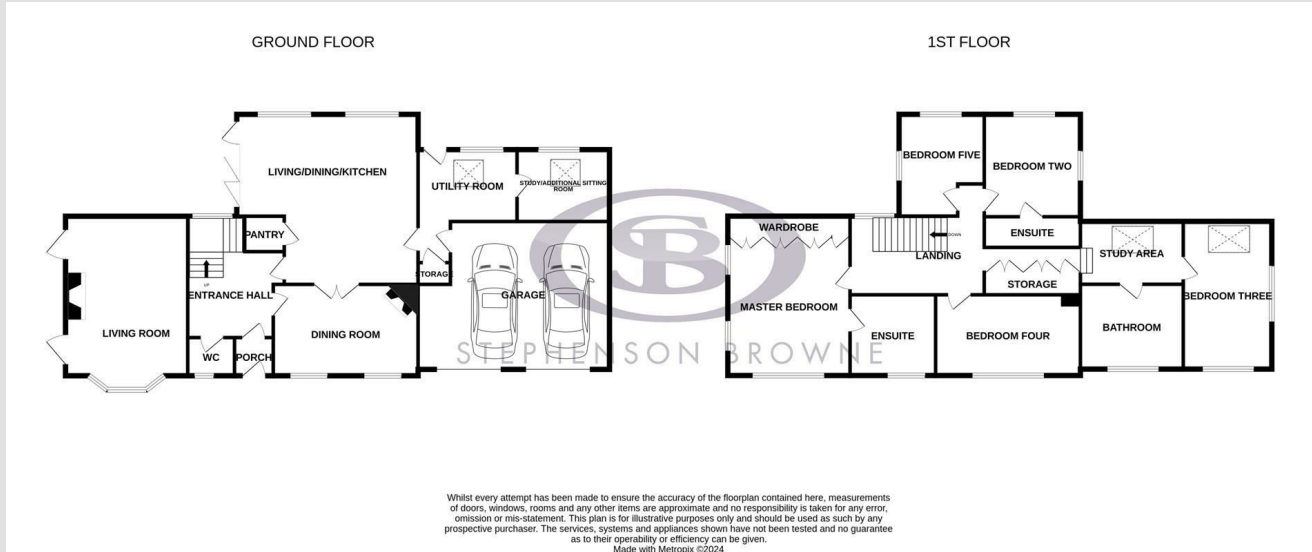




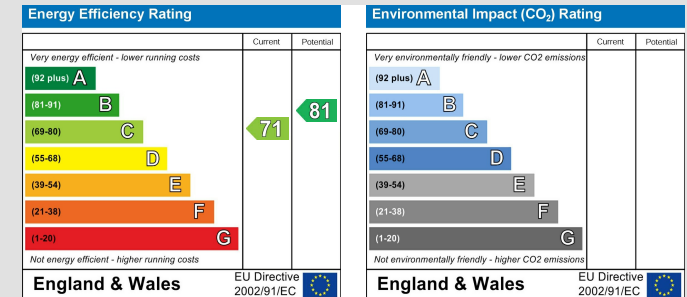




## Floor Plan



## Area Map



## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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