



# Sherwood, Buxton Road, Congleton, CW12 3PE

**\*\* BRAND NEW HOME \*\*** A fabulous opportunity to acquire an ELEGANT, STYLISH AND PRESTIGE detached bungalow situated within a substantial size plot in the beautiful semi-rural area of Buglawton, Congleton with views over open countryside and 'THE CLOUD'. The property incorporates the very latest developments in construction technology for maximum thermal performance and minimal running costs, with features that include state of the art air-source heat pumps that provide hot water and heating, enabling a low carbon footprint and underfloor heating throughout. This inspired THREE/FOUR DOUBLE BEDROOM bungalow comes complete with a QUALITY KITCHEN with integrated appliances, STYLISH BATHROOM AND EN-SUITE with hi-spec sanitary-ware. Externally, the gated driveway provides ample off road parking for several vehicles. The rear and side aspects are particularly special with stunning views over open countryside and 'The Cloud' with a raised Indian stone terrace which provides the perfect area for 'Al fresco' dining or to just simply sit and relax and enjoy the beautiful views. POTENTIAL TO PURCHASE ADJOINING PADDOCK OF APPROX 2 ACRES SUBJECT TO SEPARATE NEGOTIATION For further peace of mind, the property also comes with a 10 year 'Build Zone' warranty. VIEWING HIGHLY RECOMMENDED.

## £850,000

**Viewing arrangements**  
**Viewing strictly by appointment through the agent**  
**01625 434000**

### Directions

Leaving Macclesfield along Mill Lane, continue through the traffic lights onto London Road and follow the road for some distance to Bosley lights/crossroads. Turn right onto Buxton Road (A54) and follow the road for approximately 2.5 miles. The property will then be found on the left hand side before Sprink Lane.

### Covered Porch

Bespoke Oak framed covered porch.

### Entrance Hallway

Accessed via composite door with obscured double glazed windows to either side of the door. Four uPVC double glazed windows to front aspect. Inset spotlights. Porcelain tiled flooring with underfloor heating. Useful double storage cupboard. Additional double storage cupboard housing boiler.

### Open Plan Kitchen/Dining Room

21'2 x 18'8

Stunning reception room with vaulted ceiling with exposed oak beams and handmade oak king truss.

### Kitchen Area

18'8 x 10'2

Fitted with a range of Shaker style base and wall mounted units with quartz work surfaces over incorporating BOSCH induction hob with NEFF extractor fan over. Built in BOSCH double oven. Integrated BOSCH fridge/freezer and dishwasher with matching cupboard fronts. Separate island with quartz work surfaces incorporating an underhung sink unit with mixer tap. Built-in CDA wine cooler. Porcelain tiled flooring with underfloor heating. Inset spotlights.

### Dining Area

18'8 x 11'2

Ample space for dining table and chairs and could also be used as a living space. Porcelain tiled flooring with underfloor heating. Double glazed Aluminium bi-folding doors opening to patio area. Double glazed oak framed windows to three elevations with Indian stone sills. Feature log burning stove.

### Utility Room

13'5 x 5'0

Fitted with base units with quartz work surfaces over incorporating a sink unit with mixer tap and drainer. uPVC double glazed window to front aspect. Composite door to side aspect. Porcelain tiled floor with underfloor heating. Space for undercounter washing machine and separate dryer. Inset spotlights.

### Living Room / Bedroom Four

14'4 x 11'3

Versatile room which could be used as a separate living room or another bedroom. uPVC double glazed window to rear aspect with views of 'The Cloud' and open countryside. Underfloor heating.

### Bedroom One

14'4 x 9'7

Excellent size master bedroom with uPVC double glazed window to rear aspect with views of 'The Cloud' and open countryside. Underfloor heating. Good size walk-in wardrobe.

### En-Suite

Fitted with a walk in shower unit with monsoon shower head and separate hand held attachment, vanity wash basin with mixer tap and push button low level WC. uPVC double glazed window to rear aspect with views of 'The Cloud' and open countryside. Electric chrome ladder style towel radiator. Inset spotlights. Tiled flooring with underfloor heating.

### Bedroom Two

12'4 x 10'0

Good size double bedroom with uPVC double glazed window to rear aspect with views of 'The Cloud' and open countryside. Underfloor heating.

### Bedroom Three

11'10 x 10'0

Good size double bedroom with uPVC double glazed window to rear aspect with views of 'The Cloud' and open countryside. Underfloor heating.

### Bathroom

7'8 x 7'0

Fitted with a panelled bath with monsoon shower head over and separate hand held attachment, pedestal hand wash basin with mixer tap and push button low level WC. Fully tiled walls. Tiled flooring with underfloor heating. Inset spotlights. Obscured double glazed window to front aspect.

### Outside

#### Gated Driveway

Accessed via a farm style gate onto a large tarmac driveway which provides ample off road parking for several vehicles. There is in construction a timber framed garage with power due to be completed by end of July

#### Garden

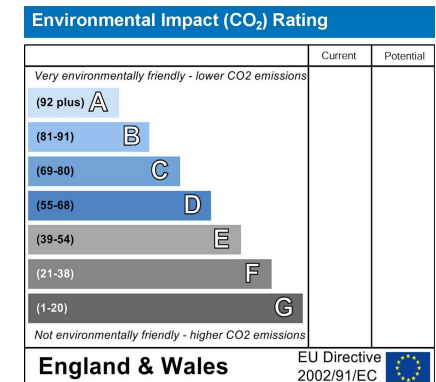
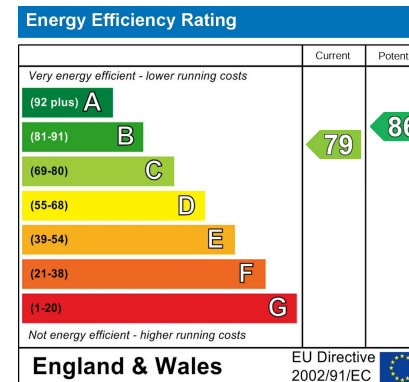
The property is set within a fabulous size plot with lawned gardens to all aspects. The rear and side aspects are particularly special with stunning views over open countryside and 'The Cloud'. A raised Indian stone terrace provides the perfect area for 'Al fresco' dining or to just simply sit and relax and enjoy the beautiful views. There is also an Indian stone pathway which provides access to the whole of the perimeter of the property.

#### Agents Notes

The vendor has advised that the property is Freehold. The property also comes with a 10 year 'Build Zone' warranty.

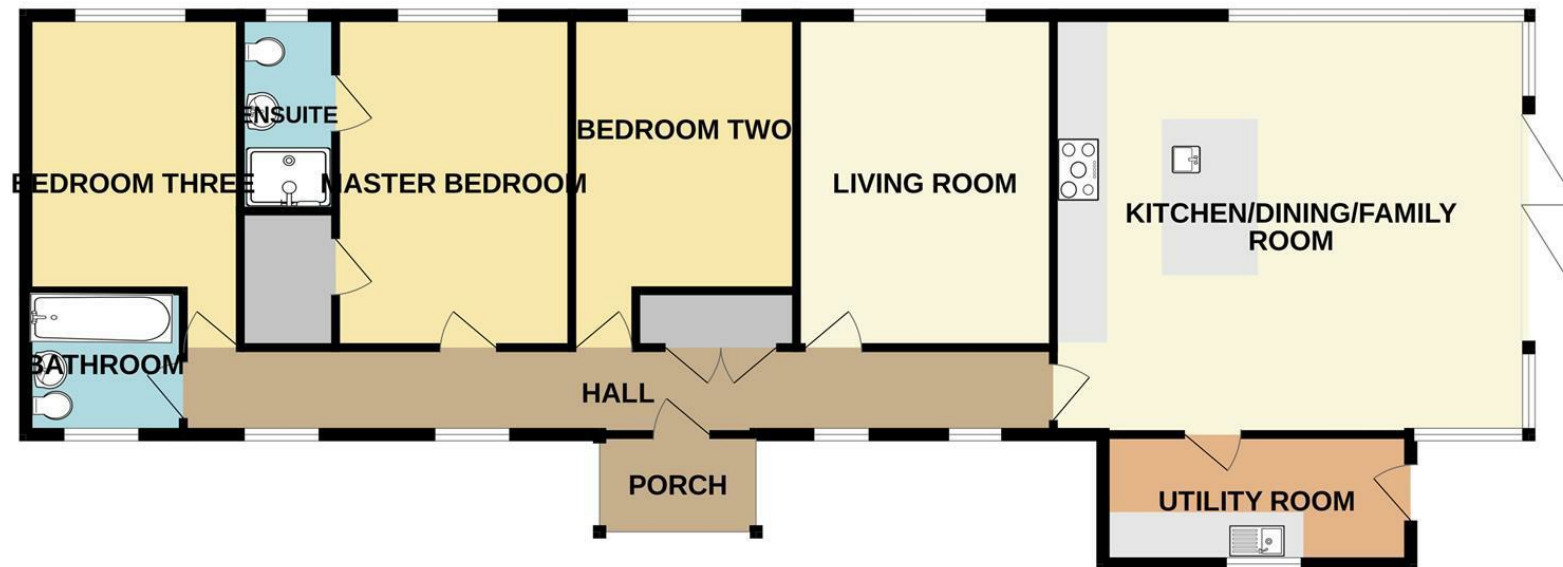
We would advise any perspective buyers to confirm these details with their legal representative.

**\*\* POTENTIAL TO PURCHASE ADJOINING Paddock MEASURING APPROX 2 ACRES, SUBJECT TO SEPARATE NEGOTIATION\*\***





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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