

The Beeches

Moreton

Guide Price - £725,000

Andrew J Nowell
& Company





The Beeches, Yew Tree Lane, Moreton, CW12 3GY

An impressive, detached family home situated in an idyllic rural position with superb open views across the neighbouring countryside.

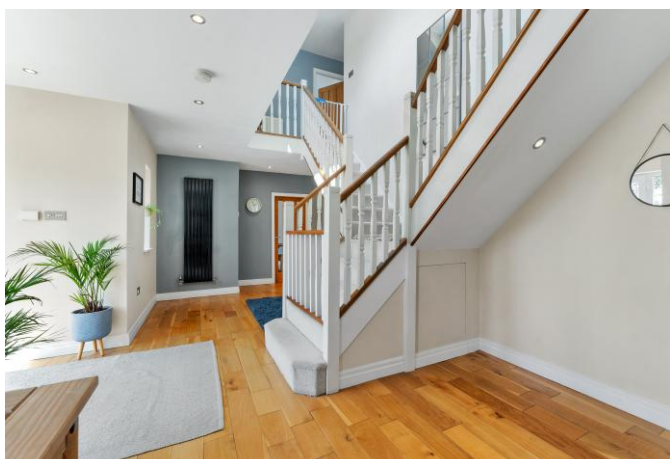
- Four Bedrooms
- 24'7 ft Living Room
- Double Garage
- No onward chain

The Beeches is an individual detached family residence which offers spacious and versatile accommodation throughout.

On the ground floor there is an impressive central entrance hall with bifurcated staircase. From the hall is the large 24ft living room (with central feature fireplace), breakfast kitchen (with central island/breakfast bar integrated appliances and granite worksurfaces), family room, dining room and cloakroom WC.

To the first floor there is a central galleried landing and the large principal bedroom suite with two large walk-in-wardrobes and en-suite shower room. In addition, there are three further double bedrooms and the family bathroom with separate bath and walk-in shower.

Externally the property is approached via a set of gates and has a large sweeping driveway which leads to the detached double garage.







The house stands centrally within its gardens and grounds and enjoys stunning open views across the neighbouring countryside and up towards Mow Cop.

The mature gardens wrap around the house and to the rear boast mature borders a decked area which enjoys a good degree of sunlight and a large lawned area.

The Beeches is situated within a small enclave of houses in Moreton, a stunning rural area within easy reach of the comprehensive centre of Congleton.

The property is offered for sale with no onward chain.



Important Information

What 3 Words – [///visa.lawn.rocket](https://www.visa.lawn.rocket)

Council Tax – G

EPC Rating – D

Tenure – Freehold

Heating: Oil Fired Central Heating

Services: Mains Electric, Water. Drainage via septic tank

Parking: Driveway & Garage

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast broadband available

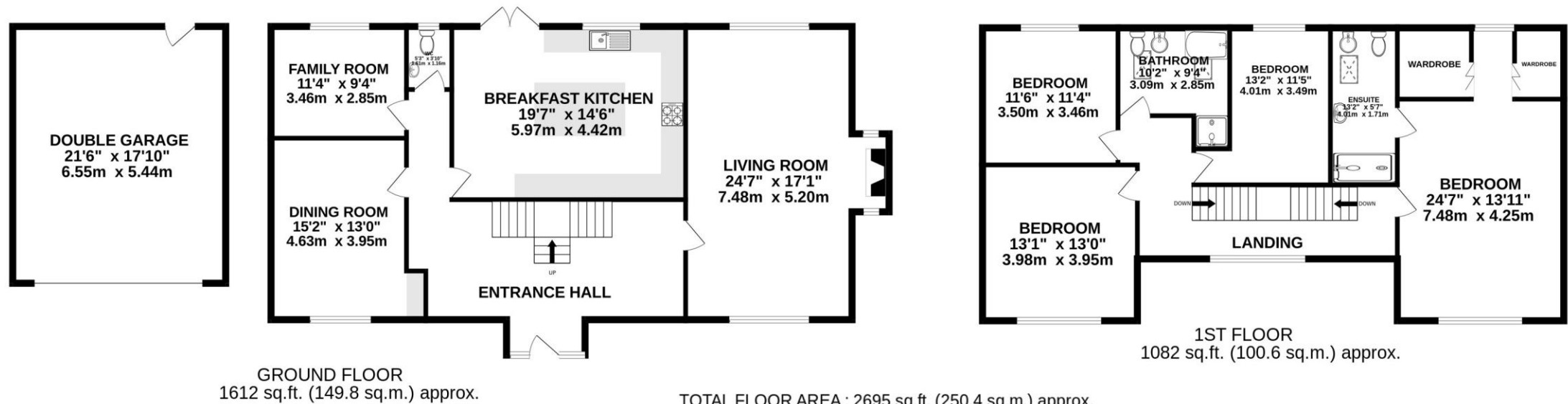
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone).

* Information provided by GOV.UK

**Information provided by Ofcom checker.

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TOTAL FLOOR AREA : 2695 sq.ft. (250.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

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