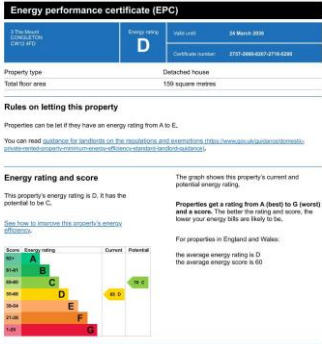




Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a
brown

www.timothyabrown.co.uk

Timothy a
brown



3 The Mount
Congleton, Cheshire CW12 4FD

Selling Price: £630,000

- INDIVIDUALLY DESIGNED FOUR DOUBLE BEDROOM DETACHED HOME
- STUNNING 22FT GARDEN ROOM WITH BI-FOLD DOORS
- STYLISH OPEN-PLAN LIVING BREAKFAST KITCHEN
- PRINCIPAL SUITE WITH DRESSING AREA & EN-SUITE
- LARGE WESTERLY FACING PRIVATE GARDENS
- DETACHED DOUBLE GARAGE & AMPLE DRIVEWAY PARKING
- EXCLUSIVE CUL-DE-SAC LOCATION
- WALK TO ASTBURY MERE COUNTRY PARK & EXCELLENT SCHOOLS

FOR SALE BY PRIVATE TREATY (Subject to contract)

Exceptional Individually Designed Executive Residence | Four Double Bedrooms | Stunning Open-Plan Living | Westerly Facing Gardens | Detached Double Garage

Occupying an enviable position within an exclusive cul-de-sac of individually designed executive homes, this exceptional four double bedroom detached residence offers over 3,000 sq ft of beautifully appointed accommodation, combining elegant architecture with outstanding contemporary family living.

Thoughtfully extended and meticulously maintained, the property delivers an impressive blend of generous proportions, high-quality finishes and superb entertaining spaces, all set within mature westerly facing gardens.

A spacious and welcoming reception hall creates an immediate sense of quality, leading to a stylish guest cloakroom and an elegant principal lounge, where a contemporary inset living flame gas fire provides a striking focal point. Double doors open into the spectacular garden room - undoubtedly one of the home's standout features. Extending to over 22 feet in length, this exceptional space enjoys natural oak flooring, electric underfloor heating and an impressive full-width expanse of hardwood oak bi-fold doors, allowing the room to open seamlessly onto the sun terrace and beautifully landscaped rear gardens. Designed to maximise natural light and indoor-outdoor living, it provides an outstanding setting for entertaining throughout the year. The garden room flows effortlessly into the stunning open-plan living breakfast kitchen, creating the true heart of the home. Beautifully fitted with solid maple cabinetry, polished granite work surfaces and a comprehensive range of integrated appliances, the kitchen combines timeless style with everyday practicality. A spacious dining and family area, complete with oak flooring and underfloor heating, offers the perfect environment for modern family life, while a separate utility room provides additional convenience.

The first floor continues to impress with a spacious galleried landing providing excellent built-in storage. Four generously proportioned double bedrooms are served by a beautifully appointed family bathroom, whilst the luxurious principal suite enjoys its own dressing area and a contemporary en-suite shower room, creating a private retreat away from the rest of the home.



Outside, the property enjoys equally impressive surroundings. A broad private driveway provides ample off-road parking for several vehicles and leads to the detached double garage. To the rear, the generous west-facing gardens offer an exceptional outdoor lifestyle. Beautifully established and predominantly laid to lawn, they are enclosed to provide excellent privacy whilst extensive paved terraces create the perfect setting for alfresco dining, summer entertaining or simply enjoying the afternoon and evening sunshine.

Situated in one of Congleton's most desirable residential locations, the property lies approximately one mile from the town centre, where an excellent selection of independent shops, restaurants and cafés can be found. Astbury Mere Country Park is within easy walking distance, whilst Quinta Primary School, Black Firs Primary School and Congleton High School are all close by, making this an ideal home for families. Congleton railway station provides direct services to Manchester and London, with the nearby A34 offering excellent commuter links to Manchester, Stoke-on-Trent and Manchester Airport.

Rarely do homes of this calibre become available. Offering exceptional living space, outstanding entertaining areas, beautifully established gardens and a highly sought-after location, this is a truly remarkable family home that must be viewed to be fully appreciated.

The accommodation briefly comprises:
(all dimensions are approximate)

OPEN PORCH : Timber panelled door with glazed fan light and full length side panel.

ENTRANCE HALL 3.51m (11ft 6in) x 2.31m (7ft 7in) : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Multi glazed French doors opening into lounge. Return stairs to first floor.

CLOAKROOM : PVCu double glazed window to front aspect. White suite comprising: low level w.c. and pedestal wash hand basin. Single panel central heating radiator. Ceramic tiled floor as laid.

LIVING ROOM 6.4m (21ft 0in) x 3.63m (11ft 11in) Into bay : PVCu double glazed bay window to front aspect. Coving to ceiling. Contemporary inset stainless steel pebble effect living flame gas fire. Two single panel central heating radiators. Two wall light points. 13 Amp power points. Television aerial point. Multi glazed French doors with matching side panels opening into:



GARDEN ROOM 6.86m (22ft 6in) x 3.25m (10ft 8in) : Pitched roof with Velux roof lights. LED's inset. PVCu double glazed window to dual aspects. Double panel central heating radiator. 13 Amp power points. Natural oak floor with electric underfloor heating. 15ft Natural oak double glazed bi-folding doors opening into the rear garden. Multi glazed French doors with matching side panels to dining area.

'L'-SHAPED BREAKFAST KITCHEN 5.44m (17ft 10in) x 3m (9ft 10in) : PVCu double glazed windows to side and rear aspects. Coving to ceiling. Fitted with a range of tasteful solid maple fronted eye level and base units having solid granite preparation surfaces over with one and a half bowl stainless steel single drainer sink unit with mixer tap. Built in 4 ring stainless steel gas hob with matching splashback and extractor canopy over. Built-in stainless steel split level double electric oven. Integrated microwave oven, dishwasher, freezer and fridge. Granite breakfast bar with seating for four. Single panel central heating radiator. 13 Amp power points. Large polished stone effect floor tiles. Large squared off opening to:

DINING AREA/FAMILY ROOM 3.51m (11ft 6in) x 2.97m (9ft 9in) : Coving to ceiling. 13 Amp power points. Natural oak floor with electric underfloor heating.

UTILITY 3m (9ft 10in) x 1.83m (6ft 0in) : PVCu double glazed window to front aspect. Coving to ceiling. Fitted with a range of solid maple fronted eye level and base units having roll edge granite effect laminate preparation surfaces over with stainless steel single drainer sink unit inset. Space and plumbing for washing machine and tumbler dryer. Wall mounted Main combination gas central heating boiler. 13 Amp power points. Single panel central heating radiator. Large polished stone effect floor tiles. PVCu double glazed door to side.

First floor :

GALLERIED LANDING : PVCu double glazed window to front aspect. Coving to ceiling. 13 Amp power points. Double doors to built-in storage cupboard. Deep recessed linen cupboard.

MASTER BEDROOM SUITE :

Master bedroom 3.68m (12ft 1in) x 3.02m (9ft 11in) : PVCu double glazed window to rear aspect with views over the rear garden. Coving to ceiling. Recessed low voltage downlighters. 13 Amp power points. Single panel central heating radiator.

Dressing Area 2.34m (7ft 8in) x 1.63m (5ft 4in) To wardrobes : Coving to ceiling. Low voltage downlighters inset. Built in wardrobes to one wall comprising: one double, one single and one double glass fronted wardrobe.

En suite shower room 2.62m (8ft 7in) x 1.93m (6ft 4in) : PVCu double glazed window to front aspect. Modern white suite comprising: low level w.c., cantilevered wash hand basin and large walk in shower cubicle with glass sliding doors housing a thermostatic mains fed shower. Chrome centrally



heated towel radiator. White glazed tiles to walls and mosaic slate effect border. Slate effect floor tiles.

BEDROOM 2 REAR 3.63m (11ft 11in) x 3.02m (9ft 11in) : PVCu double glazed window to rear aspect. Coving to ceiling. 13 Amp power points. Single panel central heating radiator.

BEDROOM 3 REAR 3.02m (9ft 11in) x 2.97m (9ft 9in) : PVCu double glazed window to rear aspect. Coving to ceiling. 13 Amp power points. Single panel central heating radiator.

BEDROOM 4 FRONT 2.69m (8ft 10in) x 2.34m (7ft 8in) : PVCu double glazed window to front aspect. Coving to ceiling. 13 Amp power points. Single panel central heating radiator.

BATHROOM 2.01m (6ft 7in) x 1.9m (6ft 3in) : PVCu double glazed window to front aspect. White suite comprising: Low level W.C. with concealed cistern, wash hand basin with mixer tap and panelled bath with mains fed thermostatically controlled shower and shower screen. Electric shaver point. Ceiling mounted extractor fan. Chrome centrally heated towel radiator. Stone effect tiled floor. Glazed marble effect tiled walls.

Outside :

FRONT : Open plan lawned garden to the front with path leading to front door and side of property with gate leading to the side block paved patio area. Block paved driveway providing parking for up to six cars terminating at:

DETACHED DOUBLE GARAGE 17' 6" x 17' 2" (5.33m x 5.23m) internal measurements : Two separate up and over doors. PVCu double glazed window to rear aspect. PVCu double glazed personal door to side aspect. Power and light. Extensive overhead storage. Cold water tap.

REAR : Extending to the rear of the property is a paved terrace with enclosed and gated shed area with artificial grass, beyond which are extensive lawned gardens on two tiers. Established boundary hedging and modern fencing. Enclosed side area with gated access to the front.

TIMBER STORAGE SHED 3.02m (9ft 11in) x 1.6m (5ft 3in) : Concealed to the side of the garage.

SERVICES : All mains services are connected (although not tested)

AGENTS NOTE : Under the Estate Agents Act 1979 we disclose to any prospective purchaser that this property is being sold on behalf of a person associated with Timothy A Brown Estate Agents.

TENURE : Freehold (Subject to Solicitors Verification)

VIEWING : Strictly by appointment through sole selling agent TIMOTHY A BROWN.

TAX BAND: G

LOCAL AUTHORITY: Cheshire East Council

