



STEPHENSON BROWNE

**Sherratt Close,
Congleton**
CW12 3BT



£365,000

DESCRIPTION

A rare opportunity to acquire an impressive ICF (Insulated Concrete Formwork) eco-build home, offering exceptional thermal efficiency, lower running costs and a modern way of living. Individually built by an independent builder, this unique property is far more spacious than first impressions suggest, providing versatile accommodation arranged over three floors and perfectly suited to a wide range of buyers.

Ideally positioned within walking distance of Congleton town centre, the property enjoys excellent access to a wide range of amenities, independent cafés and restaurants, supermarkets, scenic canal-side walks, highly regarded schools including Daven Primary School, and Congleton railway station.

The flexible layout allows the accommodation to be tailored to your needs, whether you require additional bedrooms, reception rooms, a home office or hobby space. The ground floor comprises an inviting entrance hall, two versatile bedrooms and a stylish family bathroom, along with a separate utility area.

To the lower ground floor, the heart of the home is a stunning open-plan living space featuring a contemporary fitted kitchen with central island, integrated appliances, dining area and lounge space. Underfloor heating

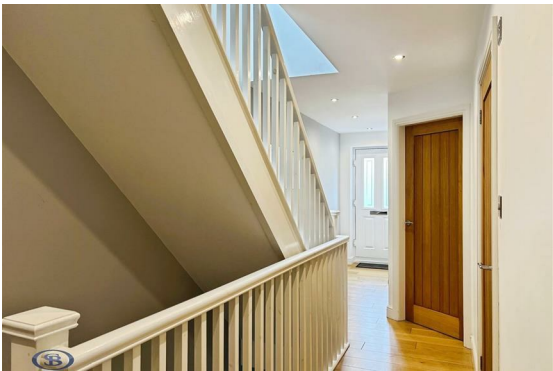
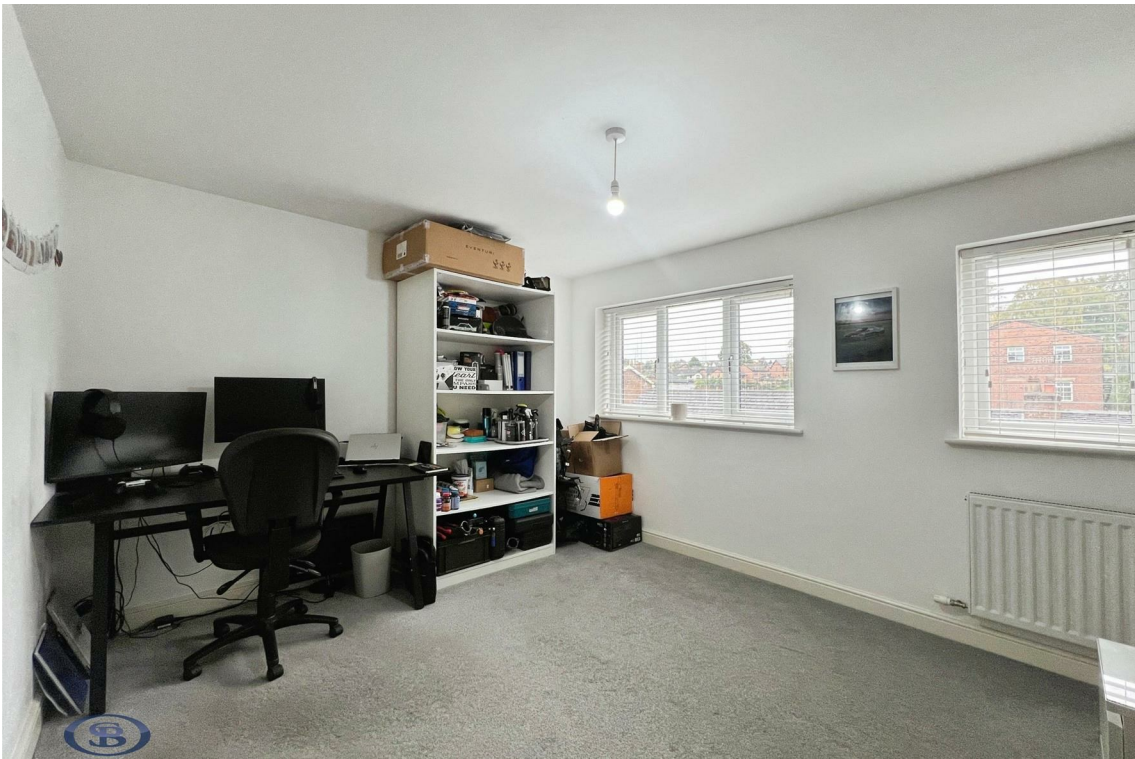


adds comfort throughout, whilst bi-folding doors open onto the rear garden, creating the perfect space for indoor-outdoor living.

The first floor is beautifully illuminated by a large skylight over the stairwell and hosts two generous double bedrooms, both benefiting from modern en-suite shower rooms.

Externally, the rear garden is mainly laid to lawn, offering the ideal blank canvas to create your own private retreat, with side access leading to the front of the property. To the front, ample off-road parking provides space for several vehicles.

Combining an energy-efficient build, flexible living space and a convenient location, this move-in-ready home is not to be missed.



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.

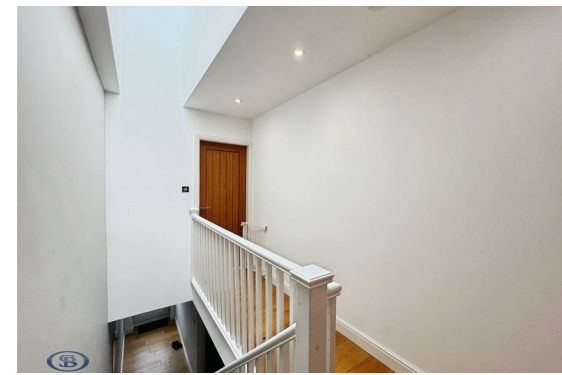
Need to Sell?

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

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

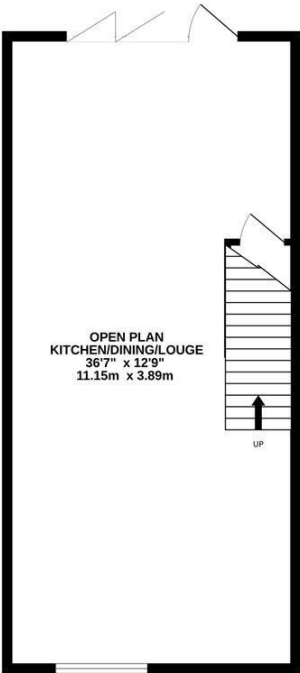




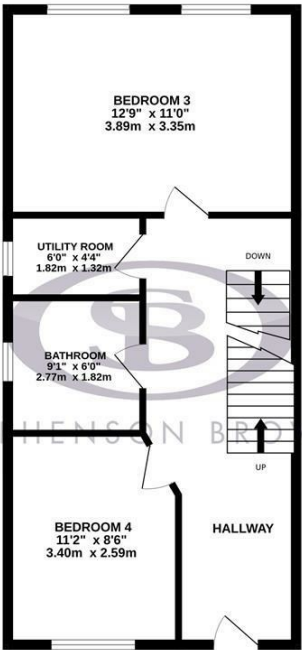


Floorplans

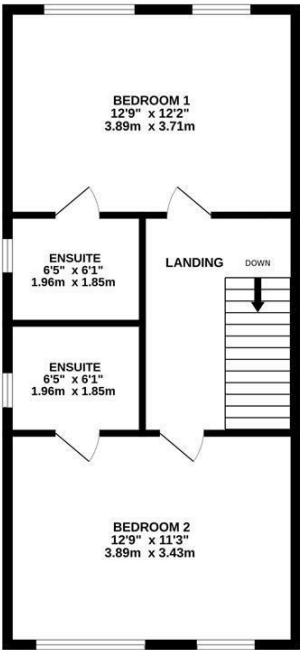
LOWER GROUND FLOOR



1ST FLOOR



2ND FLOOR

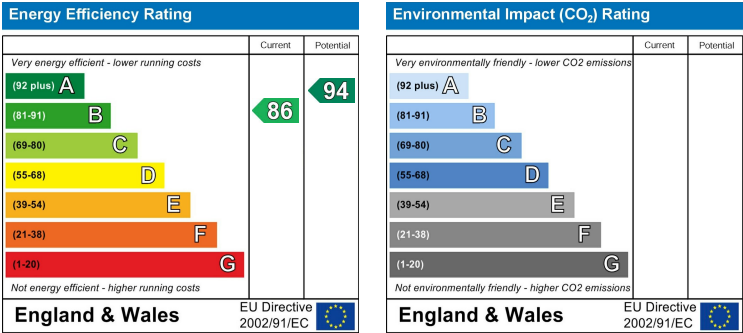


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

Area Map



EPC Rating



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

21 High Street, Congleton, Cheshire, CW12 1BH
01260 545600
congleton@stephensonbrowne.co.uk
www.stephensonbrowne.co.uk

