



Energy performance certificate (EPC)

45a Rood Hill CONGLETON CW12 1NA	Energy rating B	Valid until: 22 May 2034
		Certificate number: 1834-1335-4300-0137-8222

Property type	Detached house
Total floor area	123 square metres

Rules on letting this property

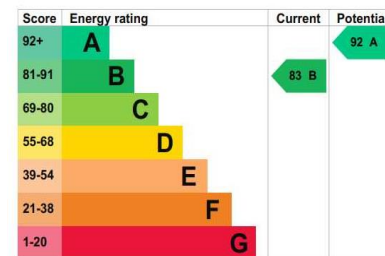
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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.

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Beechcroft, 45a Rood Hill,
Congleton, Cheshire CW12 1NA

Selling Price: Offers Over £475,000

- TWO-YEAR-OLD ARCHITECT-DESIGNED 4 BED CONTEMPORARY HOME
- RENDER AND BRICK ELEVATIONS
- STUNNING OPEN-PLAN LIVING SPACE WITH ROOF LANTERN
- BESPOKE KITCHEN WITH QUARTZ TOPS AND NEFF APPLIANCES
- PRINCIPAL SUITE WITH BALCONY AND EN-SUITE
- LANDSCAPED GARDEN WITH TERRACE AND DECKING
- INSULATED GARDEN OFFICE
- PRIVATE PARKING AND HIGH-END FINISHES THROUGHOUT

NO ONWARD CHAIN – MOTIVATED SELLER!!!

An exceptional architect-designed contemporary home completed just two years ago, Beechcroft combines striking modern design with beautifully finished family living spaces and high-specification interiors throughout.

Tucked away behind a private shared approach, this impressive self-build offers overtones of luxury from the moment you arrive. Inside, the thoughtfully designed accommodation is flooded with natural light and finished to an exceptional standard, perfectly suited to modern family life and entertaining.

The heart of the home is the stunning open-plan kitchen, dining and living space featuring a dramatic roof lantern and full-width anthracite sliding doors opening onto the landscaped garden and porcelain terrace. The bespoke kitchen is fitted with quartz worktops, premium integrated NEFF appliances and a striking oak island with breakfast seating, while the dining area incorporates bespoke cabinetry, a wine chiller and stylish bar/display feature.

A separate lounge with bespoke media wall provides a more intimate living space, while a utility room and cloakroom complete the ground floor.

To the first floor are four beautifully presented bedrooms, including an impressive principal suite with vaulted ceilings, fitted wardrobes, remote-controlled roof lights and French doors opening onto a private glass-balustraded balcony. A sleek contemporary ensuite and stylish family bathroom serve the accommodation.

Externally, the landscaped gardens have been designed for both entertaining and relaxation, with porcelain paving, lawned gardens and an elevated decked seating area. A fully insulated garden office offers an ideal workspace, studio or gym.

Combining striking architecture, luxury finishes and energy-efficient construction, Beechcroft represents a rare opportunity to acquire a truly individual contemporary home in one of Congleton's most sought-after locations.

The accommodation briefly comprises: (all dimensions are approximate)

ENTRANCE : Open storm porch with porcelain tiled entrance: Composite panelled door with opaque glazed centre panel and matching side panel.

VESTIBULE 7' 0" x 5' 0" (2.13m x 1.52m) : Low voltage downlighters inset. Built-in double store cupboard fitted with shelves. 13 Amp power points. Overhead store cupboard. Single panel central heating radiator. 13 Amp power points. Oak effect floor.

RECEPTION HALL 10' 4" x 4' 0" (3.15m x 1.22m) : Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. Oak effect floor. Return stairs to first floor.

LOUNGE 13' 6" x 11' 2" (4.11m x 3.40m) : PVCu double glazed bay window to front aspect. Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. Media wall encased with acoustic panelling with space for TV, sound bar and illuminated display shelf.

CLOAKROOM : PVCu double glazed window to side aspect. Low level W.C. with concealed cistern. Wall hung ceramic wash hand basin with chrome mixer tap. Single panel central heating radiator. Oak effect floor.

UTILITY 8' 0" x 5' 10" (2.44m x 1.78m) : PVCu double glazed window to side aspect. Matt finished eye level and base units with oak effect preparation surfaces over. Integrated space and plumbing for washing machine and tumble dryer. Single panel central heating radiator. Oak effect floor.

OPEN PLAN LIVING/DINING KITCHEN 21' 0" x 19' 2" (6.40m x 5.84m) maximum :

KITCHEN AREA : Low voltage downlighters inset. PVCu double glazed window to side aspect. Extensive range of modern eye and base units in Royal Blue and contrasting light grey with under pelmet LED's and above unit LED's. Quartz sink drainer with stainless steel single drainer sink unit inset with Chef's mixer tap. Built-in NEFF double electric fan assisted oven and grill. Space for American style fridge/freezer. Integrated dishwasher. The huge natural oak peninsular surface combines as a preparation surface and breakfast bar with seating for 4. Incorporated is also the inset 4-ring induction hob, below which are deep pan drawers. Above is a flush ceiling mounted extractor fan.

DINING AREA : Low voltage downlighters inset. Extensive range of fitted cupboards in Royal Blue with built-in wine chiller and recessed display/bar area with antique mirror and lighting. Double panel central heating radiator. 13 Amp power points. PVCu double glazed door to outside.

LIVING AREA : Triple glazed roof lantern. Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. Oak effect floor. Composite panelled door with opaque glazed centre panel to the side. Garden access is through anthracite grey aluminium framed double glazed sliding door with integrated blinds.

First Floor : LANDING : Return stairs to first floor with oak hand rail, newel post and metal rod stringers. PVCu double glazed window at half landing.

MAIN LANDING 11' 5" x 3' 9" (3.48m x 1.14m) : Electrically operated rain sensitive velux roof light. Single panel central heating radiator. Access to roof space via a retractable wooden ladder housing Navien gas combi boiler and roof storage.

BEDROOM 1 FRONT 13' 0" x 11' 7" (3.96m x 3.53m) extending to 15'0" to wardrobes : Double height angular ceilings with low voltage downlighters inset and two electrically operated rain sensitive velux roof lights with blackout blinds. Two PVCu double glazed windows to front aspect. Two single panel central heating radiators. Built-in wardrobes to one wall. PVCu double glazed opaque door to balcony.

BALCONY : Stainless steel balustrade with glass screen and oak effect decked floor. External lighting and power point.

EN SUITE 8' 3" x 4' 2" (2.51m x 1.27m) : PVCu double glazed opaque window to front aspect. Low voltage downlighters inset. Extractor fan. Modern white suite comprising: low level W.C. with concealed cistern, ceramic wash hand basin with chrome mixer tap with cupboards below. Walk-in shower enclosure with fixed glass screen and grey slate effect shower boarding housing a thermostatically controlled mains fed shower with rainfall shower head and attachment. Single panel central

heating radiator. Wall mounted illuminated mirror. Grey oak effect floor.

BEDROOM 2 REAR 11' 4" x 10' 9" (3.45m x 3.27m) to wardrobes : Angular ceilings with low voltage downlighters inset. Electrically operated rain sensitive velux roof light with blackout blind. PVCu double glazed pod window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in triple wardrobe.

BEDROOM 3 REAR 11' 4" x 7' 9" (3.45m x 2.36m) : Low voltage downlighters inset. Velux roof light. PVCu double glazed pod window to rear aspect. Single panel central heating radiator.

BEDROOM 4 SIDE 9' 3" x 6' 1" (2.82m x 1.85m) : Angular ceilings to low voltage downlighters inset. Fixed cabin bed with store cupboard and drawers beneath. Electrically operated rain sensitive velux roof light with blackout blind. Single panel central heating radiator.

BATHROOM 7' 4" x 5' 6" (2.23m x 1.68m) : Angular ceilings with low voltage downlighters inset. Electrically operated rain sensitive velux roof light. Modern white suite with low level W.C. with concealed cistern, ceramic wash hand basin with chrome mixer tap set on natural oak vanity surface with drawers beneath. Contoured panelled bath with glass screen and thermostatically controlled mains fed shower over. Single panel central heating radiator. Illuminated vanity wall mirror. Tiled floor.

Outside : FRONT : Shared tarmac driveway with access to private golden shale driveway for two cars. Steps up to the main entrance.

SIDE : To each side of the property are wide pathways/terrace area with secure gated access. External power point and lights.

REAR : Extending to the rear of the property is an extensive porcelain paved terrace beyond which are steps up to the lawned gardens enclosed with timber lapped fencing. To the rear of the garden is a timber decked terrace ideal for outside dining.

INSULATED GARDEN OFFICE 10' 1" x 7' 0" (3.07m x 2.13m) : Low voltage downlighters inset. Double glazed window to front aspect. PVCu double glazed french doors. Attached garden store with light.

TENURE : Freehold (subject to solicitors verification).

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

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

TAX BAND: E **LOCAL AUTHORITY:** Cheshire East Council

DIRECTIONS: SATNAV CW12 1NA

