



## 1 Paddocks Green, Congleton, CW12 3UB

£750,000

- Exceptional five/ six-bedroom executive detached residence
- Spacious formal lounge with feature fireplace and separate formal dining room
- Four first-floor bedrooms with additional second-floor accommodation
- Solar panels fitted to the roof
- Prestigious position within the highly sought-after Paddocks Green development, Mossley
- Breakfast kitchen leading through to utility room & boot room
- Beautifully maintained rear gardens backing onto open fields
- Extensive and versatile accommodation arranged over three floors
- Formal study ideal for home working & cloakroom
- Double integral garage & substantial block-paved driveway providing ample off-road parking

# I Paddocks Green, Congleton CW12 3UB

An exceptional five/six-bedroom executive family residence, occupying a prestigious position within Paddocks Green, a highly regarded and select development of individually designed bespoke homes in the desirable village of Mossley.



Council Tax Band: G



Offered to the market for the very first time, this substantial detached home provides extensive and versatile accommodation extending across three impressive floors, beautifully combining traditional character, generous proportions and outstanding family functionality.

Approached via a substantial block-paved driveway providing ample off-road parking, the property also benefits from a double integral garage and enjoys a superb plot backing directly onto open fields, creating a wonderful sense of privacy and semi-rural outlook.

Internally, the property is entered through an entrance porch leading into a magnificent feature gallery hallway, creating an immediate sense of scale and grandeur. A striking feature staircase rises through the centre of the home, setting the tone for the accommodation beyond.

The ground floor offers exceptionally versatile living space ideally suited to modern family life, including a formal dining room, a spacious principal lounge centred around a feature inglenook fireplace with doors opening onto the rear garden, a charming sun lounge, and a well-appointed breakfast kitchen leading through to a utility room and separate boot room. In addition, there is a formal study, ideal for home working, together with a ground floor cloaks/WC.

To the first floor, the impressive gallery landing gives access to four well-proportioned bedrooms and three bathrooms. One of the bedrooms is currently utilised as an elegant formal lounge positioned above the garage, offering excellent flexibility for a variety of uses including guest accommodation, a cinema room, games room or additional bedroom suite.

A further staircase rises to the second floor where two additional bedrooms provide further adaptable accommodation, ideal for larger families, multigenerational living or potential annex-style arrangements, subject to individual requirements.

Externally, the beautifully maintained rear gardens enjoy a delightful backdrop overlooking open fields, providing a peaceful and highly private setting ideal for both entertaining and family enjoyment.

Further benefits include solar panels to the roof, enhancing the home's overall efficiency and long-term practicality.

This is a rare opportunity to acquire a truly individual executive residence within one of the area's most desirable developments a home of immense character, versatility and presence that must be viewed to be fully appreciated.

#### **Entrance porch**

4'11" x 4'7"

Having a hardwood entrance door & hardwood double glazed obscure window to the side aspect with access into the entrance porch  
Tiled flooring. Feature beams to ceiling.

#### **Reception Hallway**

16'11" x 18'3" into 13'9"

Access to the ground floor accommodation and stairs to the first floor galleried landing and accommodation.  
Storage heater. Pictures lights. Feature beams to the ceiling.

#### **Lounge**

24'1" x 14'4"

Having dual aspect double glazed hardwood windows to the front and double glazed French doors to the rear aspect having access and views to the gardens.  
Ingenook feature fireplace with a brick mantle, surround and hearth comprising of a coal fire - feature lighting in the alcove .  
Feature beams to the ceiling. Recessed downlights.  
Parquet flooring .  
Storage heater.  
Access via hard wood doors into the reception hallway.

#### **Dining Room**

13'10" x 10'9"

Having hardwood double glazed French doors with access to the garden and patio area.  
Fireplace with a mahogany effect mantle and surround with a tiled hearth featuring an electric coal effect fire.  
Picture rail and feature beams to the ceiling. Wall light points.

#### **Breakfast /Kitchen**

19'10" x 10'11"

Having a hardwood double glazed window to the rear aspect and to the side.  
Comprising of a range of traditional wall cupboard and base units with work surfaces over incorporating a one and half bowl sink and drainer with mixer tap over, tiled splashbacks. incorporated breakfast bar with seating for four. Oven with electric hob and extractor hood over, integrated dishwasher, fridge and freezer. Tiled flooring. Storage heater. Recessed downlights. Feature beams to the ceiling.

#### **Sun Lounge**

12'10" x 5'1"

Having hardwood glazed windows to the rear and side aspect with hardwood French doors -access to the patio and garden area.  
Tiled flooring. Power and lighting.

#### **Utility Area**

14'3" x 11'10"

Having a hardwood double glazed window to the side aspect.  
Comprising of a range of wall cupboard and base units with work surfaces over incorporating a sink and drainer with mixer tap over. Space and plumbing for washing machine and a tumble dryer. Space for fridge freezer. Storage heater. Tiled flooring. Access into the inner hallway/ laundry room direct access to the garage.

#### **Laundry room**

8'2" x 5'7"

Having a hardwood double glazed window to the side aspect. Comprising of a range of wall cupboard and base units with work surfaces over. Electric panel heater. Tiled flooring. Access into the double garage.

#### **Integral Garage**

19'5" x 22'9"

Having two up and over doors.  
Having a hardwood double glazed window to the side and front aspect. Power and lighting.  
Incorporating a separate toilet and a stainless steel sink & drainer with hot & cold taps.  
Fitted work benches to front & side walls.

#### **WC**

7'10" x 3'10"

Having a hardwood double glazed window out to the front aspect.  
Comprising a two piece suite featuring a countertop basin sat on a vanity unit with mixer taps over, WC. Tiled flooring. Wall light point.  
Ventilation fan.

#### **Cupboard/ Cloakroom**

Housing the electric consumer unit

### Study

12'5" by 15'3" into 11'11"

Steps down into the study

Having a hardwood double glazed window to the side aspect.

Feature fireplace comprising of a mahogany effect mantle and surround with a tiled hearth, featuring an electric coal effect fire.

Feature beams to the ceiling.

Storage heater.

Picture lights & recessed downlight.

Incorporating a bespoke solid wood bookcase.

### Galleried Landing

Galleried landing with access to the bedrooms and bathroom.

Having a hardwood double glazed window to the front aspect.

Feature beams to the ceiling.

Storage heater.

### Master Bedroom

20'0" x 11'11"

Having a hardwood double glazed window to the rear aspect with views of the gardens. Coving to ceiling.

Fitted wardrobes and overhead storage. Storage fan heater.

Feature beams to the ceiling. Access into the dressing area & to the ensuite bathroom

### Dressing Area

Bespoke fitted wardrobes to the walls.

### En-Suite Bathroom

Comprising of a separate shower cubicle & panelled bath with separate shower attachment over, WC and bidet, countertop basin sat on a vanity unit.

Fitted vanity / dressing table with glass top.

Storage heater.

Hardwood double glazed skylight windows to the ceiling.

Lighting & Feature beam to the ceiling.

### Bedroom Two

12'0" x 12'4"

Having a hardwood double glazed window to the front aspect with the bespoke sitting area in the bay. Fitted wardrobes across the entire wall. Coving to ceiling. Storage heater.

### Bedroom Three

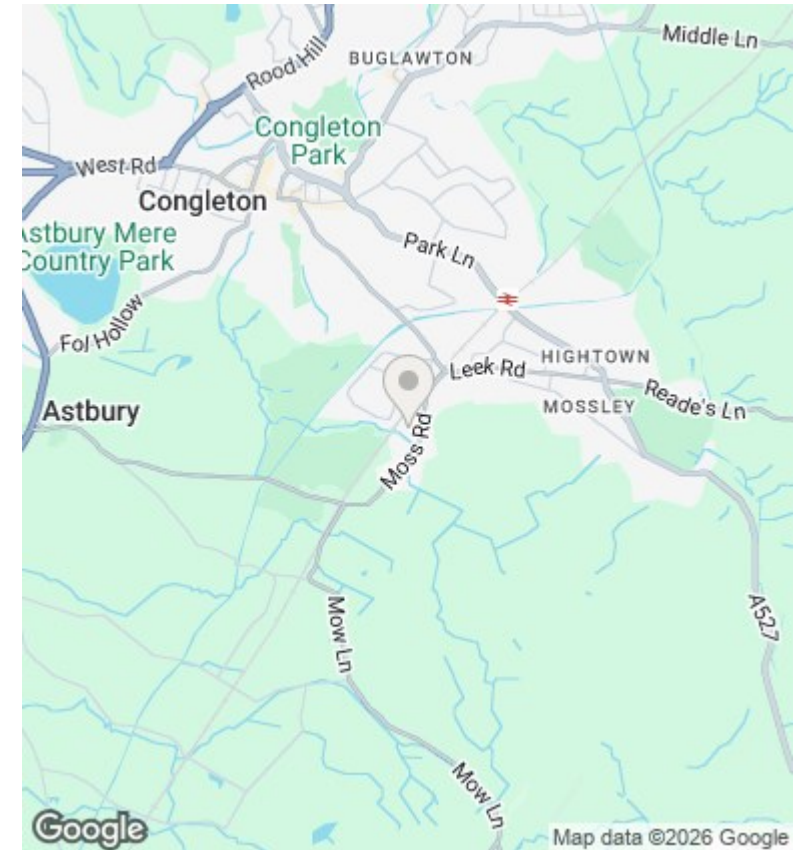
12'5" x 11'6"

Having a hardwood double glazed window to the rear aspect with view of the garden and the fields beyond.

storage heater, fitted wardrobes to the entire wall with matching drawers. And dressing table. Coving to ceiling.







## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	