



## 16, Meadow view Watery Lane, Astbury, Congleton, Cheshire, CW12

Offers In The Region Of £525,000

- An Individual Three Bedroom Detached True Bungalow
- Beautiful Bay Fronted Lounge And Separate Dining Room
- Countryside Views And Picturesque Location
- EPC Rating E
- Situated Within 0.72 Acres Of Wrap Around Gardens And Enclosed Paddock
- Generous Size Master Bedroom With En-suite Facilities
- Situated In The Sought After Village Of Astbury
- Spacious Dining Kitchen Plus Utility/ Boot Room
- Potential To Extend Or Redevelop Subject To Planning
- Private Gated Driveway With Plentiful Parking

# Meadow view Watery Lane, Congleton CW12 4RR

\*\*\*NEW PRICE \*\*\*STAR BUY\*\*\*REDUCED BY £31,000 FROM ORIGINAL LISTING PRICE\*\*\*

We are delighted to offer for sale a unique and rare opportunity to acquire this detached true bungalow, having been in the same family since the late 50's, sat within a 0.72 acre plot, surrounded by far reaching open countryside and picturesque views.

Meadow View is an individual bungalow having extended accommodation which includes three bedrooms, two bathrooms and two reception rooms.

Set back from the roadside, approached via a gated private long driveway, allowing parking in abundance with wraparound gardens to three sides.



Council Tax Band: E



You are invited into the bungalow via a covered entrance porch into a spacious reception hall which creates a feeling of grandeur.

The already spacious accommodation offers the potential to be reconfigured to create a desirable open plan living and dining kitchen, by combining the already spacious dining kitchen and adjoining separate dining room. The dining room which adjoins the reception hall, could also offer alternative use as a fourth bedroom, if desired.

These previously mentioned rooms enjoy views over the rear gardens while the spacious bay-fronted lounge and all three bedrooms each enjoy magnificent open views over the adjoining countryside and paddock.

The generous sized master bedroom is also bay fronted with the benefit of an en suite bathroom, in addition to the main shower room which has been modernised with a double width walk in shower cubicle and a quality suite.

Serving the well equipped dining kitchen is a separate utility/boot room which provides additional storage and plumbing for utilities as well as access to the gardens.

The property offers much potential given its magnificent sized plot and generous sized loft space, with the potential to extend or redevelop into a modern family home.

Those looking for a bungalow within a private and spacious plot may simply choose to refurbish the home to their own specifications.

The landscaped gardens have been well maintained with the separate enclosed paddock offering pony potential or those looking to keep small livestock such as goats, chickens or sheep.

As previously mentioned the property stands proudly with a substantial plot, located on the edge of the traditional village of Astbury, a stone's throw from direct road travel via the A34 and motorway junction 16/17. Astbury Village is renowned for its local heritage, which includes the historic Saint Mary's Church, which is steeped in History as well as its picturesque countryside and nearby Astbury Mere Lake, with its fishing, water sports and coffee shops.

The local amenities of Congleton less than 5 minutes drive with areas of interest directly on your doorstep including Astbury Garden Centre and Glebe Farm with its range of independent shops and traders including a butcher, fishmonger, hairdresser, cafe and farm shop, to name but a few. There are also direct road links to Macclesfield, Holmes Chapel, Sandbach and Alsager. A rare opportunity for those looking for a bungalow within a peaceful and picturesque location whilst being fully accessible to local amenities.

#### **Covered Porch**

Having courtesy light, tiled floor. Upvc double glazed front entrance door with obscure glazed panel and matching side panel.  
- Size :-

#### **Reception Hall**

22'9" x 10'2" reducing to 5'11"

Two radiators, picture rail, access to loft space, The loft is partially boarded with electric light & pull down ladder. Feature open archway into inner hallway.

- Size :- 22' 9" x 10' 2" (6.93m x 3.10m) reducing to 1.80m

#### **Lounge**

16'0" x 11'11"

Having a traditional walk-in bay window to the front aspect giving an open outlook over the adjoining paddock and surrounding countryside. Feature stone fireplace with slate tiled hearth and matching media shelving. Light points, radiator, Upvc double glazed window to the side aspect. - Size :- 16' 0" x 11' 11" (4.87m x 3.62m)

#### **Dining Room**

12'2" x 11'0"

Having sliding double glazed patio doors giving access to the rear gardens and adjoining paved patio. Radiator, picture rail.  
- Size :- 12' 2" x 11' 0" (3.70m x 3.36m)

#### **Dining Kitchen**

13'0" x 12'4"

Having range of pine fronted wall mounted cupboard and base units with fitted work surface over with incorporating composite one and a half bowl single drainer sink unit with mixer tap over. Space for an electric cooker, space for fridge freezer and plumbing for dishwasher. Separate pantry store with fitted shelving and double glazed window to the rear aspect also housing alarm controls. Built in larder unit, radiator, vinyl effect tiled flooring.

- Size :- 13' 0" x 12' 4" (3.95m x 3.77m)

#### **Utility room**

13'7" x 7'1"

Having a brick base with single glazed windows to the rear, front and side aspect. Single drainer sink unit, plumbing for washing machine, radiator, oil fired central heating boiler. Tiled floor, half glazed door giving access to the rear gardens. - Size :- 13' 7" x 7' 1" (4.15m x 2.16m)

#### **Shower Room**

7'6" x 7'0"

Having a modern shower room with double width shower cubicle with thermostatically controlled Mira shower, glazed fixed shower screen. Modern white gloss vanity sink unit, WC with concealed cistern. Upvc double glazed obscured window to the side aspect, half panelled walls, chrome heated towel radiator, shaver socket. Airing cupboard housing hot water cylinder with linen storage over. Tiled flooring with electric underfloor heating.

- Size :- 7' 6" x 7' 0" (2.28m x 2.14m)

#### **Bedroom One**

13'2" x 12'9"

Having a double-glazed walk-in bay window to the side aspect with views over the adjacent paddock. Radiator to bay. Door to ensuite bathroom. - Size :- 13' 2" x 12' 9" (4.02m x 3.89m)

### **En-suite Bathroom**

6'5" x 7'10"

Having a panelled bath with shower over, sand glazed shower screen, pedestal wash hand basin, low level WC. Part tiled walls, radiator, UPVC double glazed obscure window to the side aspect. - Size : - 6' 5" x 7' 10" (1.95m x 2.39m)

### **Bedroom Two**

10'11" x 15'0"

Having a Upvc double glazed walk bay window to the front aspect overlooking the front gardens & adjoining paddock & surrounding countryside. Radiator, picture rail.

- Size : - 10' 11" x 15' 0" (3.33m x 4.56m)

### **Bedroom Three**

10'3" x 7'10"

Having dual aspect Upvc double glaze windows to the front and side aspect overlooking the adjoining paddock and surrounding countryside. Radiator.

- Size : - 10' 3" x 7' 10" (3.13m x 2.39m)

### **Externally**

The property is approached from the roadside via a timber farm style gate giving access to the driveway, bungalow and adjoining paddock. Sweeping driveway providing ample off road parking.

There are lawned wrap around gardens to three sides. Rear garden laid to lawn with adjoining paved patio. The rear garden enjoys an excellent degree of privacy whilst also adjoining open fields. Side access from both sides of the bungalow.

- Size : -

### **Paddock**

The parcel of land extends to approximately 0.72 acres, is fully enclosed by timber post and rail fencing. Metal gate allowing vehicular access into the paddock.

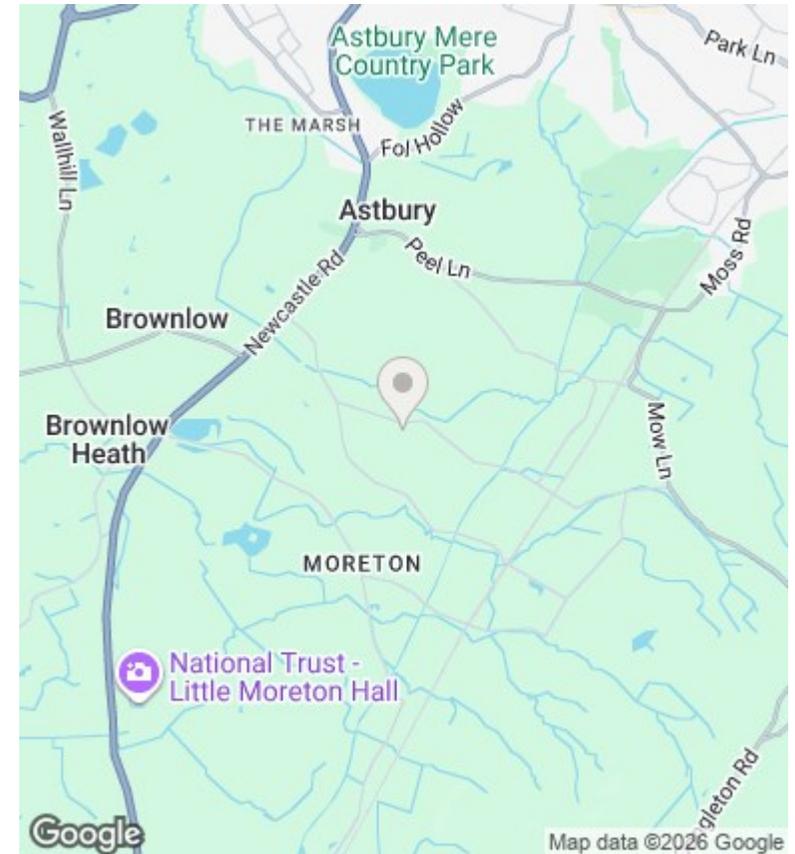
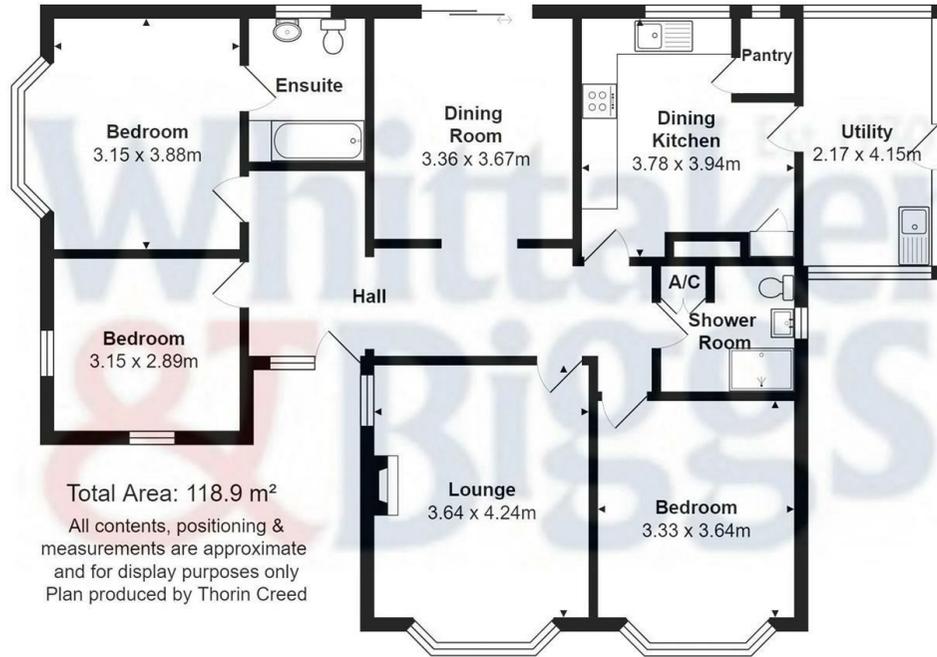
- Size : -

### **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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	