

Outside :

FRONT : Cobbled, double width driveway for 4 cars and lawns.

REAR : Extending from the rear of the property is an Indian stone paved terrace, ideal for outside dining and relaxing. Beyond are the open plan lawned gardens which abut green fields and offer gorgeous views towards The Cloud. Gated access to front at both sides. Cold water tap and power point.

INTEGRAL DOUBLE GARAGE 16' 6" x 16' 5" (5.03m x 5.00m) internal measurements : Two up and over doors. Power and light. Wall mounted Worcester gas central heating boiler.

TENURE : Freehold (subject to solicitor's verification).

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

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

TAX BAND: F

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3SX

Energy performance certificate (EPC)

7 Ryedale Way CONGLETON CW12 3SX	Energy rating C	Valid until: 26 April 2036
		Certificate number: 4338-0724-4600-0383-1222

Property type: Detached house
Total floor area: 183 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 C. It has the potential to be C.

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

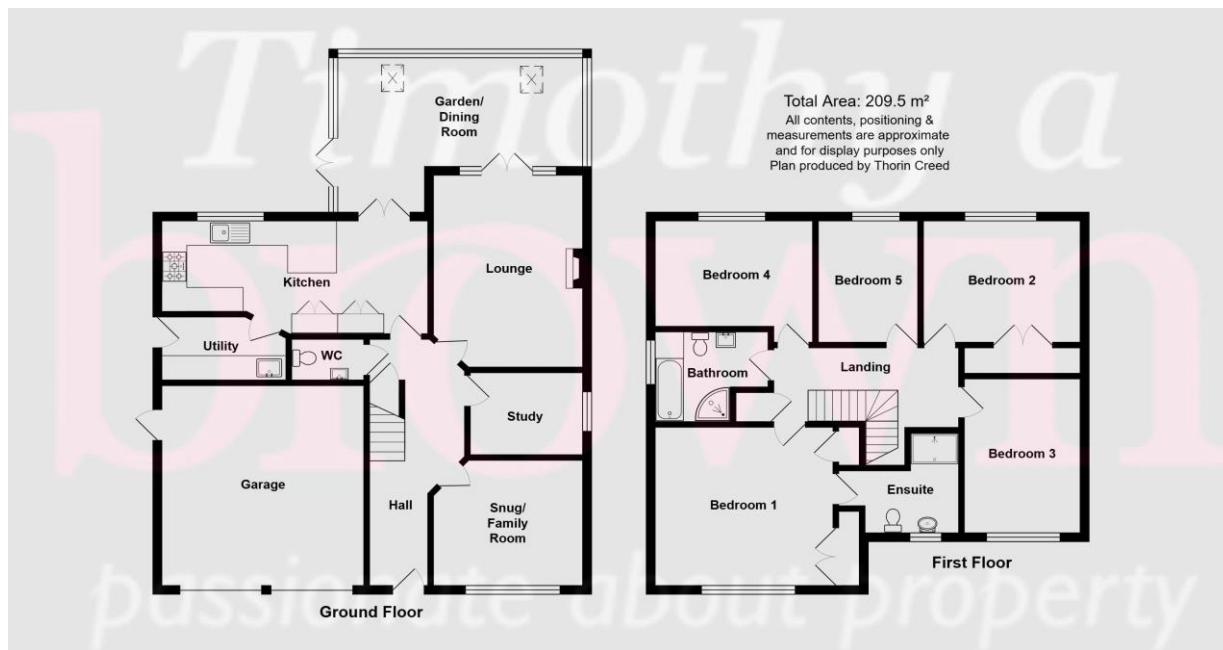
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Timothy a brown



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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Timothy a brown

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7 Ryedale Way,
Congleton, Cheshire CW12 3SX

Selling Price: £680,000

- FIVE BEDROOM DETACHED FAMILY HOME
- ATTRACTIVE RECLAIMED CHESHIRE BRICK
- QUIET CUL-DE-SAC LOCATION
- HIGH CALIBRE NEIGHBOURING HOMES
- THREE RECEPTION ROOMS PLUS STUDY
- CONTEMPORARY BREAKFAST KITCHEN
- EXTENDED GARDENS BACKING ONTO FIELDS
- VIEWS TOWARDS THE CLOUD



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
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FOR SALE BY PRIVATE TREATY (Subject to contract)

Situated in a small, quiet cul-de-sac of attractive, high calibre homes, this outstanding five bedroom detached family residence is constructed in reclaimed Cheshire brick and enjoys one of the area's most appealing combinations of space, outlook and convenience, with extended rear gardens backing directly onto open fields and far-reaching views towards The Cloud.

This is a rare opportunity to acquire a substantial family home in a prime residential setting, offering beautifully presented and highly versatile accommodation, ideal for modern day living. The property combines generous reception space, stylish contemporary finishes and a superb semi-rural backdrop, all whilst being within easy walking distance of the railway station, local shops and sought-after schooling.

The accommodation begins with an impressive reception hall with Karndean flooring and return staircase, leading to a well-planned ground floor layout that perfectly suits family life. There is a cosy snug/family room, a separate study ideal for home working, a stylish guest WC and a superb principal lounge featuring a cast iron solid fuel stove with oak surround. The lounge opens into an excellent garden room with underfloor heating, creating an additional reception area that enjoys lovely views over the gardens and countryside beyond.

At the heart of the home is a stunning contemporary breakfast kitchen, comprehensively fitted with sleek high-gloss units, granite work surfaces and a quality range of integrated appliances including twin ovens, five-ring gas hob, dishwasher, fridge and freezer. A breakfast bar provides informal seating for four, making this a perfect sociable family space, while the adjoining utility room adds further practicality.

To the first floor, a galleried landing gives access to five well proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and a modern en-suite shower room. The three rear bedrooms enjoy attractive open views across the adjoining fields, and a contemporary family bathroom serves the remaining accommodation.

Externally, the property is equally impressive. To the front, a cobbled double-width driveway provides off-road parking for up to four vehicles and leads to the integral double garage. To the rear, the extended gardens are a particular feature, with an

Indian stone patio providing an ideal space for outside dining and entertaining, beyond which are lawned gardens backing directly onto open countryside, creating a wonderful sense of privacy, space and tranquillity.

The location is a major part of this home's appeal. It is rare to find a family sized property in such a prime setting with such an excellent range of amenities on the doorstep. The town railway station is within around a 10-minute walk, making it especially convenient for commuters, while a wide selection of everyday shops and services are close at hand, including a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office. The increasingly popular Wonky Pear micro bar also adds to the lifestyle appeal of the area, offering a relaxed and welcoming setting for coffee, cake or an evening drink.

For families, Mossley C of E Primary School is easily reached and is a strong draw to this locality, while before and after school provision and day nursery facilities are also close by.

Congleton itself offers an excellent balance of town and country living, with a vibrant selection of pubs, restaurants and leisure facilities, together with easy access to scenic countryside walks and outdoor pursuits, including the nearby Peak District National Park. The town centre also provides a comprehensive range of amenities including Marks & Spencer Simply Food, Tesco, butchers, florists, newsagents, doctors, dentists and chemists.

An exceptional detached family home in one of Congleton's most desirable locations, offering substantial accommodation, beautiful open views and outstanding convenience for day-to-day family life. Early viewing is strongly recommended.

The accommodation briefly comprises: (all dimensions are approximate)

ENTRANCE : High security composite door with glazed panels to:

RECEPTION HALL 20' 3" x 7' 7" (6.17m x 2.31m) : Ornate coving to ceiling. Single panel central heating radiator. 13 Amp power points. Light oak effect Karndean flooring. Return stairs to first floor. Understairs store.

SNUG/FAMILY ROOM 12' 0" x 10' 3" (3.65m x 3.12m) : PVCu double glazed window to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

GUEST W.C. 6' 0" x 3' 4" (1.83m x 1.02m) : Low voltage downlighters inset. White suite comprising: Low level W.C. and vanity wash hand basin with cupboard below. Centrally heated towel radiator. Tiled to half height. Light oak effect Karndean flooring.

STUDY 9' 0" x 6' 8" (2.74m x 2.03m) : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Light oak effect Karndean flooring.

LOUNGE 15' 9" x 12' 0" (4.80m x 3.65m) : Ornate coving to ceiling. Double panel central heating radiator. 13 Amp power. Cast iron solid fuel stove set on tiled hearth with oak surround. PVCu double glazed French doors to:

GARDEN ROOM 19' 9" x 8' 10" (6.02m x 2.69m) extending to 13' 5" (4.09m) : Brick built base with PVCu double glazed windows to rear aspect. Two Velux roof lights. 13 Amp power points. Tiled floor with electric underfloor heating. PVCu double glazed French doors to kitchen and to outside.

KITCHEN 21' 5" x 9' 2" (6.52m x 2.79m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern hi-gloss eye level and base units having natural granite preparation surface over with black composite 1.5 bowl sink unit inset. Built in 5-ring gas hob with 2 electric fan assisted ovens below with integrated extractor hood over. Integrated dishwasher, larger fridge and freezer. Glazed metro tiles to splashbacks. Chrome power points. The preparation surface extends creating a breakfast bar with seating for 4. Contemporary style radiator. Light oak effect Karndean flooring.

UTILITY 9' 10" x 4' 10" (2.99m x 1.47m) : Hi-gloss eye level and base units having granite preparation surface over with stainless steel sink unit inset. Space and plumbing for washing machine and tumble dryer. Integrated fridge and freezer. Contemporary style radiator. Oak effect Karndean flooring.

First Floor :

LANDING : Galleried landing with turned spindled balustrade. Access to roof space via retractable ladder, partially boarded with light. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Airing cupboard with lagged hot water cylinder.

BEDROOM 1 FRONT 14' 5" x 13' 1" (4.39m x 3.98m) : PVCu double glazed window to front aspect. Double panel central heating radiator. Built in double and single wardrobes.

EN-SUITE 8' 0" x 8' 0" (2.44m x 2.44m) into shower enclosure : PVCu double glazed window to front aspect. Modern white suite comprising: Low level W.C. with concealed cistern, wash hand basin set in granite effect vanity surface with cupboards below and large shower enclosure with glass sliding door and mains fed shower. Contemporary style radiator. Polished tiles to half height. Tiled floor.

BEDROOM 2 REAR 12' 7" x 10' 1" (3.83m x 3.07m) : PVCu double glazed window to rear aspect with views. Single panel central heating radiator. Built in double wardrobe.

BEDROOM 3 FRONT 12' 8" x 9' 1" (3.86m x 2.77m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 12' 8" x 8' 9" (3.86m x 2.66m) : PVCu double glazed window to rear aspect with views. Single panel central heating radiator. 13 Amp power points.

BEDROOM 5 REAR 10' 0" x 8' 0" (3.05m x 2.44m) : PVCu double glazed window to rear aspect with views. Single panel central heating radiator. 13 Amp power points.

BATHROOM 9' 3" x 7' 4" (2.82m x 2.23m) : PVCu double glazed window to side aspect. White suite comprising: Low level W.C. with concealed cistern, moulded sink with cupboards below and separate corner shower cubicle housing an electric shower. Wall mounted contemporary style radiator. Fully tiled walls. Oak effect floor.

