



17 THE MOUNT, CONGLETON, CW12 4FD

£780,000



STEPHENSON BROWNE

An exceptional six-bedroom executive detached family home, beautifully situated on one of Congleton's most desirable estates — The Mount — renowned for its prestigious properties built by an exclusive local developer. Constructed from classic Cheshire brick with elegant Tudor-style detailing, this home perfectly combines timeless character with contemporary living.

Set on a generous and private plot, the property offers spacious accommodation throughout, with no compromise on size or style. Astbury Mere is just moments away, ideal for scenic lakeside walks, while the location between West Heath and Astbury provides access to excellent primary and secondary schools, everyday amenities at West Heath precinct, and superb commuter links via the nearby bypass.

The current owners have made a number of thoughtful enhancements, including solid oak internal doors throughout, a bespoke oak staircase, a stylish new utility area, improved bathroom suites, new double glazing, and a newly fitted log burning stove.

On entering, you are welcomed into a spacious hallway leading to the generous ground-floor accommodation. The open-plan breakfast kitchen is the heart of the home, offering ample storage and integrated appliances, including a range cooker still under guarantee. This space flows seamlessly into a timber-built conservatory, a bright and inviting room with garden views and direct outdoor access, perfect for relaxing or entertaining.

The utility room, located off the kitchen, provides practical workspace and internal access to the double garage, which is fully insulated and equipped with power and light. This space offers excellent versatility, with potential for conversion to suit your needs.



The lounge is a true highlight, featuring a characterful brick fireplace with a large log burner, creating a warm and inviting atmosphere. The lounge flows effortlessly into the formal dining area, also accessible from the hallway, while a convenient downstairs WC completes the ground floor.

Upstairs, the sense of space continues with six well-proportioned bedrooms. The master bedroom boasts fitted wardrobes and a private en suite shower room. The second bedroom, ideal as a guest suite, also benefits from an en suite and built-in storage. The remaining bedrooms are all generous in size, with bedroom six offering a perfect home office or study. A modern family bathroom serves the other rooms.

Externally, the property occupies a private position at the head of a quiet cul-de-sac, offering ample off-road parking for multiple vehicles, alongside secure parking within the double garage. Mature greenery surrounds the home, providing privacy and a charming outlook, with gated side access available on both sides.

From the utility area, doors lead out to a paved patio bordered by established flowerbeds, an ideal spot for outdoor dining or morning coffee. This flows seamlessly into the main garden, immaculately maintained and featuring a lawn framed by mature planting. A block-paved section provides additional space for outdoor seating or dining, while a further paved patio houses a wooden shed, perfect for garden storage or a dedicated BBQ/entertaining area. Offering both privacy and charm, the garden is a wonderful space to enjoy with family and friends during the warmer months.

This outstanding home effortlessly combines space, style, and a prime location, ideal for modern family living. Properties on The Mount are rarely available and in high demand, so an early viewing is strongly recommended to fully appreciate all that this impressive home has to offer.

Entrance Hall

External front access door. Tiled flooring. Dado rail. Coving to the ceiling. Single panel central heating radiator with thermostat control. Power points. Staircase leading to the first-floor landing. Doors giving access to further ground floor accommodation. Ceiling light fitting.



Lounge

19'9" x 13'3"
Feature brick Inglenook fireplace housing an inset log-burning stove. Coving to the ceiling. Dado rail. Two double panel central heating radiators. UPVC double glazed window to the front elevation. New Wooden Flooring. Power points. Television aerial socket. Open access into to the dining room. Sliding patio doors opening onto the rear garden. Two ceiling light fittings.



Dining Room

11'11" x 10'6"
UPVC double glazed window to the rear elevation. Ceiling light fitting. New Wooden Flooring. Dado rail. Coving to the ceiling. Single panel central heating radiator. Power points. Door providing access to the hallway.



Breakfast Kitchen

24'5" x 14'2"
'U' shape kitchen area comprising wall and base units with new kitchen cabinet doors complemented with a granite work surface. Integrated Breakfast bar space. Enamel single drainer sink with mixer ap. New range cooker with extractor above. Integrated fridge freezer and dishwasher. Ample Power Points. Ceiling Spotlights. Tiled flooring throughout. Central heating radiator. Space for a dining table. Ceiling light fitting over dining area. Open access into the Conservatory. Two UPVC double glazed windows. Door access into the Utility



Conservatory

12'7" x 10'6"
Timber built conservatory. Brick lower level with double glazed windows and French doors to the outside, Under a double glazed roof. Tiled flooring. Power points. Light fitting.

Utility

10'4" x 6'2"
New fitted wall and base units in keeping with the style of the kitchen. Tiled Splashback. Inset sink with single drainer and mixer tap. External door leading out into the garden. Tiled Flooring. Ceiling light fitting. Power points. Direct access into the garage.



WC

5'11" x 6'7"
Coving to the ceiling. Opaque double glazed window to the front elevation. Fitted with a white suite comprising a pedestal wash hand basin and low flush W.C. Half-height tiled walls and tiled flooring. Central heating radiator. Ceiling Light Fitting.



Double Garage

18'2" x 16'6"

Electric remote control double access door. Power and Light. Window to side elevation. Central heating radiator.

Landing

Providing access to all first floor accommodation. Built in Airing Cupboard. Loft Access. Power Point. UPVC double glazed window to the front elevation.

Bedroom One

18'4" x 15'7"

UPVC double glazed window to the front elevation. Ceiling light fitting. Carpet flooring. Built in wardrobes. Central heating radiator. Power Points. Direct access into the En Suite.



En Suite

7'4" x 5'10"

Three piece white suite comprising low level WC. Hand wash basin with mixer tap and storage underneath. Wall mounted mirrored cabinet. Shower with rainfall shower head and removable shower head. Tiled walls and flooring throughout. Chrome Heated Towel Rail. Ceiling Spotlights. Extractor Fan. UPVC frosted window to the rear elevation.

Bedroom Two

14'9" x 14'1"

UPVC double glazed window to the rear elevation. Ceiling light fitting. Dado rail. Wood effect flooring. Central heating radiator. Power points. Built in storage cupboard. Access into En Suite.



En Suite for Bed Two

7'1" x 5'3"

Three piece suite comprising low level WC. Hand wash basin with pillar taps. Wall mounted mirror with lighting. Low level bath with mixer tap and fitted shower above. Tiled walls and flooring throughout. Heated towel rail. Extractor fan. UPVC double glazed frosted window to the rear elevation.

Bedroom Three

11'10" x 10'7"

UPVC double glazed window to the rear elevation. Central heating radiator. Dado rail. Ceiling light fitting. Wood effect flooring. Power points.



Bedroom Four

13'3" x 9'3"

UPVC double glazed window to the rear elevation. Ceiling light fitting. Dado rail. Central heating radiator. Wood effect flooring. Power points.



Bedroom Five

9'10" x 8'6"

UPVC double glazed window to the front elevation. Ceiling light fitting. Dado rail. Wood effect flooring. Central heating radiator. Power Points.



Bedroom Six/Study

11'11" x 6'9"

UPVC double glazed window to the front elevation. Central heating radiator with radiator cover. Ceiling light fitting. Wood effect flooring. Fitted Shelving. Power points.



Family Bathroom

5'9" x 12'0"

Three piece white suite. Low level WC. Hand wash basin with mixer tap and storage underneath. Wall mounted mirrored cabinet. Low level bath with mixer tap and shower head attachment. Walk in shower with rainfall shower head and removable shower head. Tiled walls and flooring throughout. Extractor Fan. Chrome Towel Rail. Central heating radiator. UPVC double glazed frosted window to the rear elevation. Ceiling spotlights.



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?

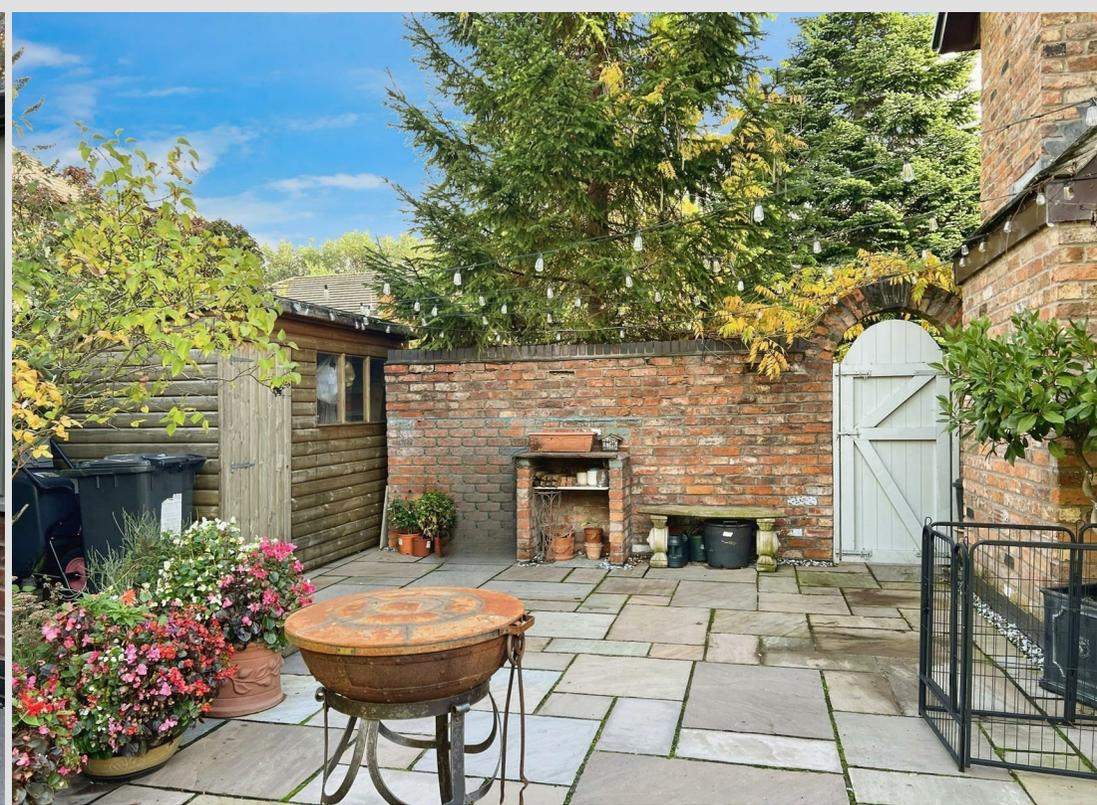
For a FREE valuation please call or e-mail and we will be happy to assist.

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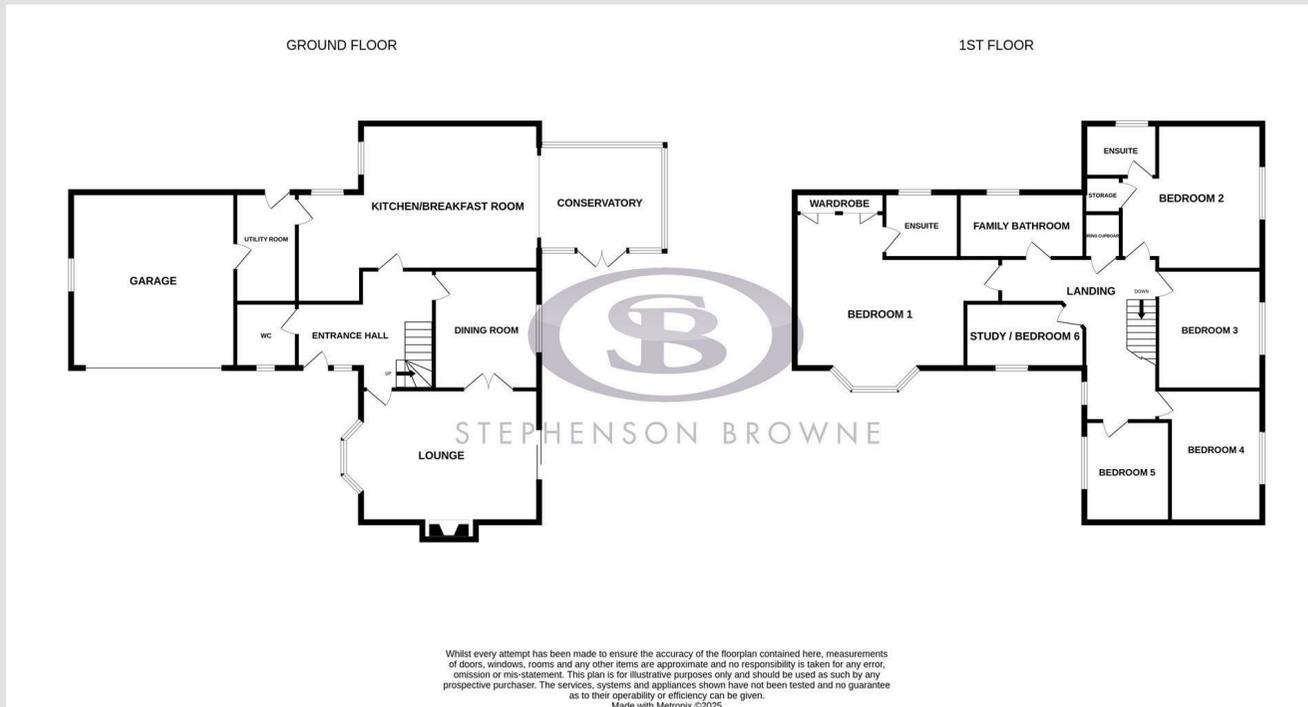




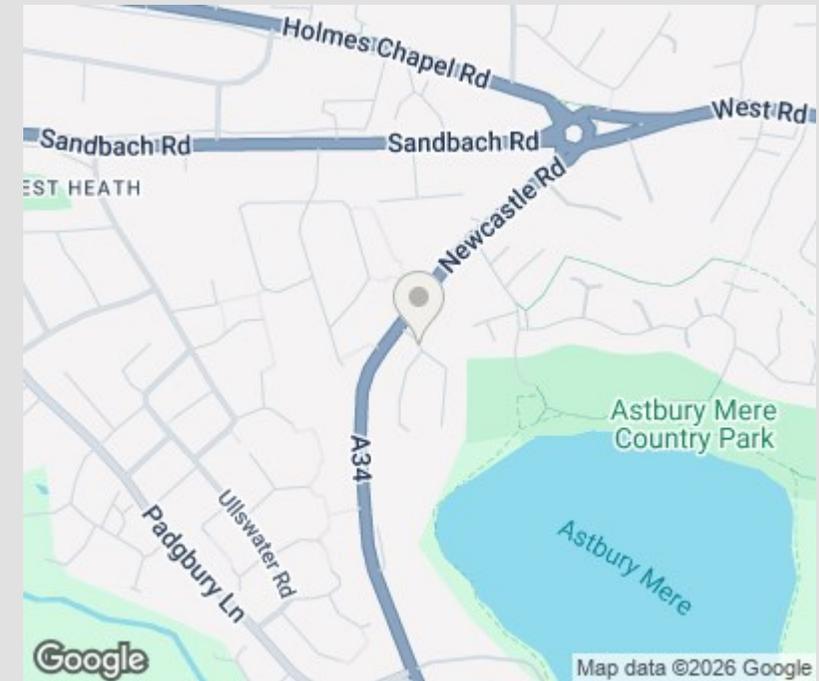




Floor Plan



Area Map



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 70 | 77 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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