

Energy performance certificate (EPC)		
2 Oakmont Close CONGLETON CW12 3GU	Energy rating C	Valid until: 2 April 2036
		Certificate number: 0300-2952-9640-2806-8015

Property type	Detached house
Total floor area	199 square metres

Rules on letting this property

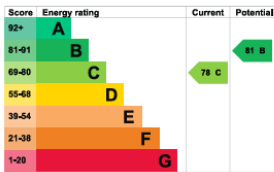
Properties can be let if they have an energy rating from A to E.

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 B.

[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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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- A SUBSTANTIAL FIVE-BEDROOM EXECUTIVE DETACHED HOME IN A PRIME MOSSLEY CUL-DE-SAC
- WALKING DISTANCE TO CONGLETON GOLF CLUB, HIGHTOWN AMENITIES & RAILWAY STATION
- IMPRESSIVE OPEN-PLAN FAMILY DINING KITCHEN WITH SIEMATIC UNITS, HIGH-SPEC NEFF APPLIANCES & BREAKFAST BAR
- SPACIOUS AND FLEXIBLE LIVING INCLUDING LOUNGE, STUDY & A SEPARATE SNUG / FAMILY ROOM
- PRINCIPAL SUITE WITH EXTENSIVE FITTED STORAGE (THREE DOUBLE WARDROBES) & EN-SUITE
- SECOND BEDROOM WITH FITTED WARDROBES AND EN-SUITE – IDEAL FOR GUESTS OR FAMILY
- HIGH-QUALITY PORCELANOSA TILING TO KITCHEN, CLOAKROOM & BATHROOMS
- PRIVATE, TREE-LINED REAR GARDEN — NOT OVERLOOKED & IDEAL FOR ENTERTAINING
- GENEROUS DRIVEWAY, DOUBLE GARAGE & EV CHARGING POINT

2 Oakmont Close,
Congleton, Cheshire CW12 3GU

£675,000

FOR SALE BY PRIVATE TREATY (Subject to contract)

A substantial five-bedroom executive residence occupying one of Mossley's most desirable cul-de-sac positions, combining exceptional privacy with convenient access to Congleton Golf Club, the railway station and the amenities of Hightown.

Built by Seddon Homes in 2009, this impressive detached family home offers generous and well-balanced accommodation extending to five bedrooms, three reception rooms, two en-suite bathrooms and a double integral garage. The property has been carefully maintained and enhanced by the current owners and benefits from a number of high-quality finishes including a Siematic kitchen, integrated NEFF appliances, Porcelanosa tiling and an electric vehicle charging point.

The property enjoys an attractive open aspect to the front, with a substantial driveway providing parking for several vehicles and access to the double garage.

The welcoming reception hall immediately conveys the sense of space that runs throughout the house. The ground floor has been thoughtfully designed to accommodate both family life and entertaining, with a dedicated study, a separate family room and a spacious principal lounge overlooking the rear garden.

At the heart of the home is the open-plan dining kitchen, fitted with premium Siematic cabinetry and integrated NEFF appliances. A breakfast bar provides informal dining space, while the adjoining dining area offers ample room for family gatherings and entertaining. A separate utility room provides additional practicality and direct external access.

The first floor offers five well-proportioned bedrooms arranged around a central landing. The principal bedroom suite benefits from extensive fitted storage, a dressing area and a generous en-suite bathroom. Bedroom two also enjoys fitted wardrobes and a private en-suite, making it ideal for guests, older children or multi-generational living.



The remaining bedrooms are served by a well-appointed family bathroom.

One of the standout features of the property is the rear garden. Bordered by mature trees and enjoying a high degree of privacy, it provides an attractive and peaceful setting rarely found so close to the town centre. A full-width patio extends across the rear of the property, creating an ideal space for outdoor dining and entertaining, while the lawn and established borders provide year-round enjoyment.

The location is particularly appealing. Congleton Golf Club, Congleton Railway Station and the shops, cafés and amenities of Hightown are all within walking distance. For buyers seeking a family home that offers both privacy and convenience, Oakmont Close represents a rare opportunity.

Key Features: • Five-bedroom detached executive home • Built by Seddon Homes in 2009 • Three reception rooms • Two en-suite bathrooms • Siematic kitchen with integrated NEFF appliances • Porcelanosa tiling to kitchen and bathroom areas • Double integral garage • Multi-vehicle driveway • Electric vehicle charging point • Private rear garden with mature tree boundaries • Walking distance to Congleton Golf Club • Walking distance to Congleton Railway Station • Convenient access to Hightown and town centre amenities.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite front door to:

'T'-SHAPED HALL : Coving to ceiling. Radiator. Stairs to first floor. Understairs cupboard. Doors to principal rooms. Internal door to double garage.

CLOAKROOM W.C. : White suite comprising: Low level W.C. and wash hand basin with mixer tap. Porcelanosa wall tiling to half height. Extractor fan.



LOUNGE 17' 0" x 13' 4" (5.18m x 4.06m) : Coving to ceiling. PVCu double glazed window to include French doors. Two radiators. Feature living-flame fireplace.

DINING ROOM/FAMILY ROOM 12' 2" x 10' 6" (3.71m x 3.20m) : PVCu double glazed window. Radiator. 13 Amp power points.

STUDY 8' 9" x 8' 7" (2.66m x 2.61m) : Coving to ceiling. PVCu double glazed window. Radiator. 13 Amp power points.

FAMILY DINING KITCHEN 20' 4" x 15' 10" (6.19m x 4.82m) max into bay : PVCu double-glazed window and separate bay window with French doors opening onto the patio. Fitted with high-quality Siematic eye-level and base units with under-unit lighting and Porcelanosa tile splashbacks, creating a sleek and contemporary finish. The kitchen features an impressive range of high-spec NEFF integrated appliances, including two ovens, a 5-ring gas hob with extractor canopy, dishwasher, microwave and fridge-freezer. Stainless-steel 1.5 bowl single-drainer sink with mixer tap. Generous preparation surfaces extend to form a sociable breakfast bar, ideal for everyday dining and family use within this open-plan space. Two radiators, 13-amp power points and tiled floor. Door to:

UTILITY 8' 3" x 6' 8" (2.51m x 2.03m) : Fitted with matching base units to the kitchen, incorporating a stainless-steel single-drainer sink with mixer tap. Space and plumbing for both a washing machine and tumble dryer. Radiator, 13-amp power points, and tiled floor. Composite door providing access to the outside.

First Floor :

LANDING : Access to roof space. Coving to ceiling. Radiator, 13 Amp power points. Door to cupboard incorporating high pressure hot water tank. Doors to principal rooms.

BEDROOM 1 FRONT 16' 4" x 13' 6" (4.97m x 4.11m) : Two PVCu double glazed windows. Radiator. three double fitted wardrobes (including dressing area). Arch to dressing area. Door to:

EN-SUITE BATHROOM 9' 2" x 7' 2" (2.79m x 2.18m) : PVCu double-glazed opaque window. Fitted with a white Ideal Standard suite, including a W.C., wash hand basin with mixer tap, panelled bath with mixer tap and hand grips, and a separate shower enclosure. Towel radiator, shaver point and extractor fan. Porcelanosa tiled walls and floor.

BEDROOM 2 REAR 10' 2" x 10' 10" (3.10m x 3.30m) : PVCu double glazed window. Radiator. 13 Amp power points. Two double fitted wardrobes. Door to:



EN-SUITE SHOWER ROOM 8' 4" x 3' 11" (2.54m x 1.19m) : PVCu double glazed opaque window. Fitted with a white Ideal Standard suite, including a W.C., wash hand basin with mixer tap, and a shower enclosure. Towel radiator, shaver point and extractor fan. Porcelanosa wall tiling to half height.

BEDROOM 3 FRONT 14' 7" x 9' 1" (4.44m x 2.77m) : PVCu double glazed window. Radiator. 13 Amp power points.

BEDROOM 4 REAR 12' 10" x 12' 3" (3.91m x 3.73m) : PVCu double glazed window. Radiator. 13 Amp power points.

BEDROOM 5 REAR 10' 0" x 7' 8" (3.05m x 2.34m) : PVCu double glazed window. Radiator. 13 Amp power points.

BATHROOM 8' 4" x 8' 1" (2.54m x 2.46m) : PVCu double glazed opaque window. Fitted with a white Ideal Standard suite, including a W.C., wash hand basin with mixer tap, and a panelled bath with mixer tap and hand grips. Radiator. Porcelanosa wall tiling to half height.

Outside :

DOUBLE INTEGRAL GARAGE 16' 6" x 16' 6" (5.03m x 5.03m) internal measurements : Two up and over vehicle access doors. Power and light. Wall mounted Glow-worm gas central heating boiler. Door to hall. Composite door to outside.

FRONT : The front offers a double-width block-paved driveway, open-plan lawned areas, and pathways with gated access to the front door and both sides of the property.

REAR : The rear garden is fully enclosed with timber fencing and features a generous flagged patio leading onto a slate-finished landscaped area, a lawn, and a pathway down to the storage shed. The space also benefits from outside power and a garden tap.

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: G

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3GU

