



17a Forge Lane, Congleton, CW12 4HF

Offers Over £450,000

- Bespoke, Independently Built Four Bedroom Detached Family Home
- Opportunity to Personalise the Kitchen with a Choice of Finishes (Upgrade Options Available)
- Principal Bedroom & Guest Bedroom with Luxury En-Suite Facilities
- Landscaped Gardens, Decking Area, Integral Garage & Ample Private Parking
- Over Three Floors of Beautifully Designed, Flexible Living Accommodation
- High-Quality Integrated Kitchen Appliances Included
- Energy-Efficient In-Roof Solar PV System Helping to Reduce Running Costs
- Stunning Open-Plan Kitchen, Dining & Family Room with Bi-Fold Doors to the Garden
- Separate Snug, Dedicated Home Office & Utility Room
- 10-Year New Build Warranty for Complete Peace of Mind

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AN IMPRESSIVE INDEPENDENTLY BUILT NEW RESIDENCE ON FORGE LANE, CONGLETON

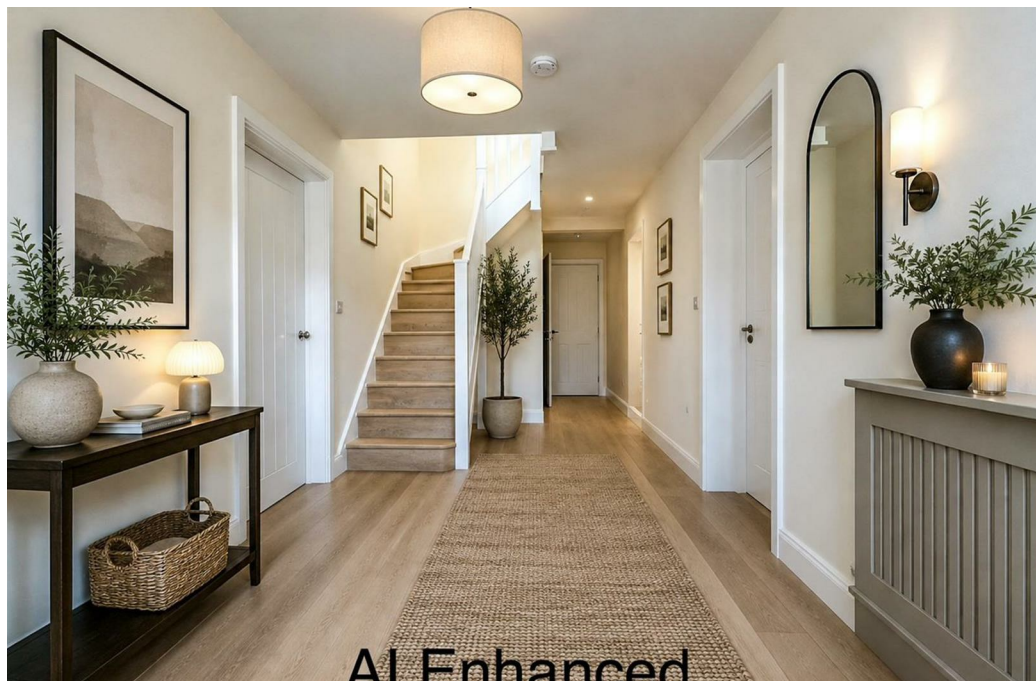
Introducing an exceptional opportunity to acquire a beautifully crafted four-bedroom detached home in one of Congleton's most sought-after residential locations.

Occupying a prime position on Forge Lane, this architect-designed residence by Tom Withers Architecture Ltd offers over three floors of thoughtfully designed accommodation, combining striking contemporary architecture with the practicality, quality and energy efficiency demanded by modern family living.

Unlike many new-build homes, this individually designed residence offers the character and quality of a bespoke build together with the reassurance of a 10-year new build warranty and the opportunity for purchasers to personalise the kitchen before completion.



Council Tax Band: New Build



Designed with sustainability and everyday convenience in mind, the home benefits from an integrated in-roof solar PV system, helping to reduce energy costs while providing a more environmentally conscious way of living. An EV charging point is already installed, making the property ready for the future, while an electrically operated garage door adds further convenience.

The heart of the home is the stunning open-plan kitchen, dining and family space, where large bi-fold doors seamlessly connect the interior with the gardens, creating a bright, spacious and sociable environment that is perfect for both everyday family life and entertaining.

A unique advantage of purchasing at this stage is the opportunity to personalise the kitchen. Within the generous kitchen allowance, purchasers can choose from a range of contemporary colours and finishes to suit their own style, creating a space that truly feels like home. Those wishing to further enhance the specification can upgrade at their own cost. The finished kitchen will include a range of high-quality integrated appliances, combining sleek design with everyday practicality.

The spacious open-plan living area is complemented by a separate snug, offering a versatile second reception room ideal as a cosy lounge, media room or playroom. A dedicated study provides the perfect environment for home working, while a separate utility room, ground floor cloakroom and integral garage with internal access ensure the home is as practical as it is stylish.

The principal bedroom occupies a private position with attractive views over the gardens and neighbouring woodland and benefits from a luxurious en-suite shower room, creating a peaceful retreat. A second bedroom also enjoys its own en-suite, making it ideal for guests, older children or multi-generational living. Two further generously proportioned bedrooms are served by a beautifully appointed family bathroom.

Every aspect of this home has been carefully considered to provide flexible, future-proof accommodation that will adapt effortlessly to changing family needs, while the landscaped gardens and generous outdoor space offer the perfect setting for relaxing and entertaining throughout the year.

Situated on Forge Lane, the property enjoys a peaceful setting whilst remaining within easy reach of Congleton's excellent range of shops, restaurants, leisure facilities and retail park. Families are well served by highly regarded primary and secondary schools, while outdoor enthusiasts will appreciate the abundance of nearby countryside walks, Astbury Mere Country Park, Congleton Park and the picturesque Cheshire countryside.

Congleton's thriving town centre offers an excellent selection of independent boutiques, cafés, restaurants, supermarkets and everyday amenities, combining market town charm with everything needed for modern living. The town also benefits from a vibrant community, excellent leisure facilities and access to some of Cheshire's most beautiful countryside.

For commuters, the location offers excellent connectivity, with easy access to the A34, Congleton Link Road and the M6 motorway network. Regular rail services from Congleton and nearby Crewe provide direct links to Manchester, Stoke-on-Trent, Birmingham and London, while Manchester Airport is within convenient travelling distance.

Combining striking contemporary architecture with energy-efficient design, this exceptional bespoke home offers the perfect blend of luxury, practicality and sustainability. With its integrated in-roof solar PV system, EV charging point, high-quality integrated kitchen appliances, electrically operated garage door, 10-year new build warranty and the opportunity for purchasers to personalise the kitchen finish, this is a rare opportunity to own a distinctive new home in one of Congleton's most desirable locations.

Entrance Hallway

Having a UPVC composite front entrance door with access into the entrance hallway. Having a UPVC double glazed window to the front aspect.
Access to the garage.

Bedroom Four / Sitting Room/ Games Room

15'5" x 10'1"
Having a UPVC double glazed window to the front aspect. Radiator
Access to the en-suite

En-Suite

Double shower cubicle with rainfall showerhead over. WC. Countertop basin sat on a vanity unit with storage underneath. Wood effect vinyl flooring. Recessed downlights. Extractor fan.

Downstairs WC

WC & countertop basin sat on a vanity with storage underneath.

Utility

8'3" x 4'9"
Having space and plumbing for washing machine. Recess downlights. Extractor fan.

Garage

22'4" x 9'10"

Stairs to first floor accommodation-

First Floor Landing

Having access to the first floor accommodation and stairs to the second floor. Double radiator.

Open Plan Dining/ Kitchen/ Living

30'1" x 22'2"
Having UPVC double glazed windows to the front and rear aspect, with double glazed bifold doors -access to the decking area, gardens and woodland to the rear.
Kitchen choice will be from the Vito range with colour options to choose from in either matt or gloss- also with the option to upgrade kitchen/ worktops if desired.

Snug / Family Room

10'1" x 11'6"
Having a UPVC double glazed window to the front aspect

Study

8'3" x 6'7"

Having a UPVC double glazed window to the front aspect.

Stairs to second floor landing

Having access to the bedrooms and family bathroom

Master suite

10'3" x 22'0" into the eaves

Having a UPVC double glazed window to the rear aspect. Double radiator.

Access to the en-suite -

En- Suite Shower Room

Having a UPVC double glazed window to the side aspect. Comprising of a corner shower cubicle and countertop basin sat on a vanity unit with storage. Recessed downlights. Extractor fan.

Bedroom Two

11'7" x 11'5"

Having a UPVC double glazed window to the rear aspect. Access to the loft. Double radiator.

Bedroom Three

14'0" x 10'4"

Having a UPVC double glazed obscure window to the side aspect. Double radiator.

Family Bathroom

Having a UPVC double glazed obscure window to the rear aspect

Comprising of a panel bath, WC, countertop basin sat on a vanity unit with storage underneath Ladder style radiator.

Wood effect vinyl flooring. Recessed downlights. Extractor fan.

Externally

To the front of the property there is a newly laid tarmac driveway and additional gravelled driveway to the side.

Access to the garage.

Steps via the side of the property to the rear garden.

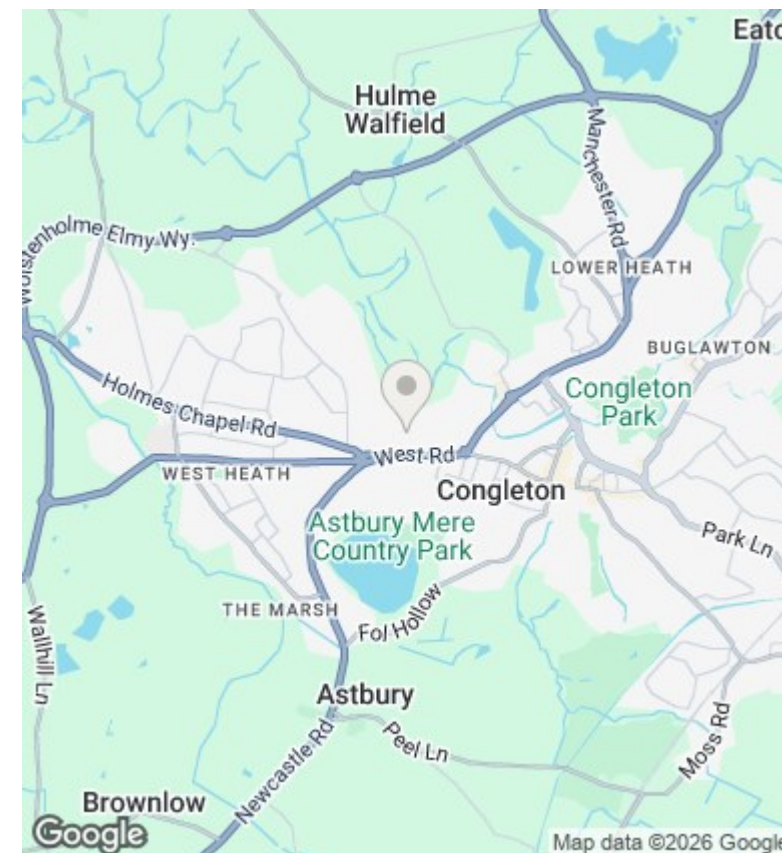
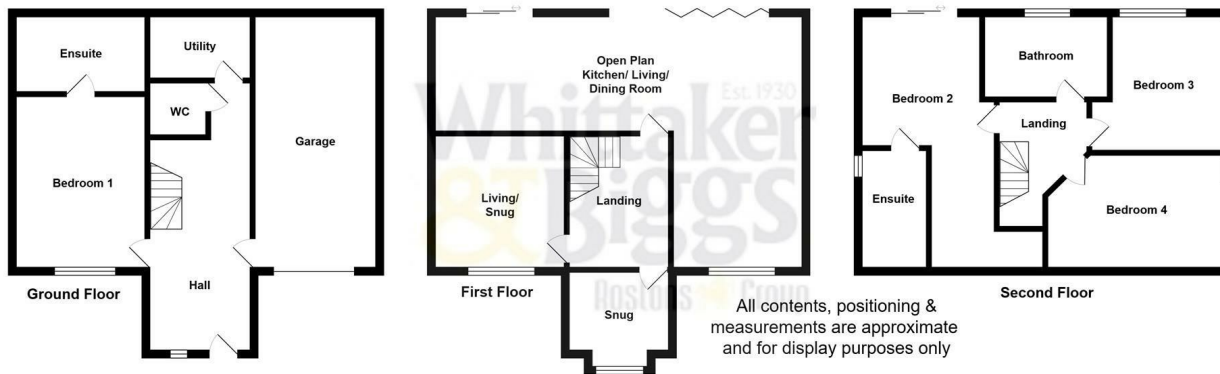
To the rear of the property there is a spacious decking area and landscaped lawned gardens, with woodland views to the rear.

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

New Build

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		
England & Wales		EU Directive 2002/91/EC 