



JAMES PARSONS

POWERED BY
exp UK

☎ 01260 643 593

📠 07769 625 632

✉ james.parsons@exp.uk.com

🌐 jamesparsons.exp.uk.com

Ingledene, Rushton Spencer

£595,000

3 1 3



Ingladene is a spacious family home that was constructed in the 1940's with handsome brick elevations and attractive bay windows. The present owners over the years have enhanced the property for modern living and now has excellent room dimensions and is ready to move into, it is situated in an idyllic countryside location with views to the rear and enjoys a good sized plot.

This particular home has appointed to a high standard with excellent fixture and fittings, yet retains it's charm and character. With the age of the property it offers excellent room dimensions, scenic views and has a bright and airy feel. The house flows wonderfully from the spacious impressive entrance hall which leads to the Lounge which runs from front to back back with a number of windows creating an abundance of natural light. There is a further reception room which could be used a sitting room or dining room which has a feature bay window. The hub of house is the stunning dining family kitchen which has been re configured and has a lovely picture window over looking the gardens and the kitchen area is fitted with an excellent range of units with space for all appliances. In addition there is a utility room and separate WC.

To the first floor the accommodation is equally impressive, with a spacious landing, affording access to three double bedrooms and a spacious bathroom with a four piece suite in white to include a walk in shower cubicle. There is also space for one the bedrooms to house a en-suite shower room.

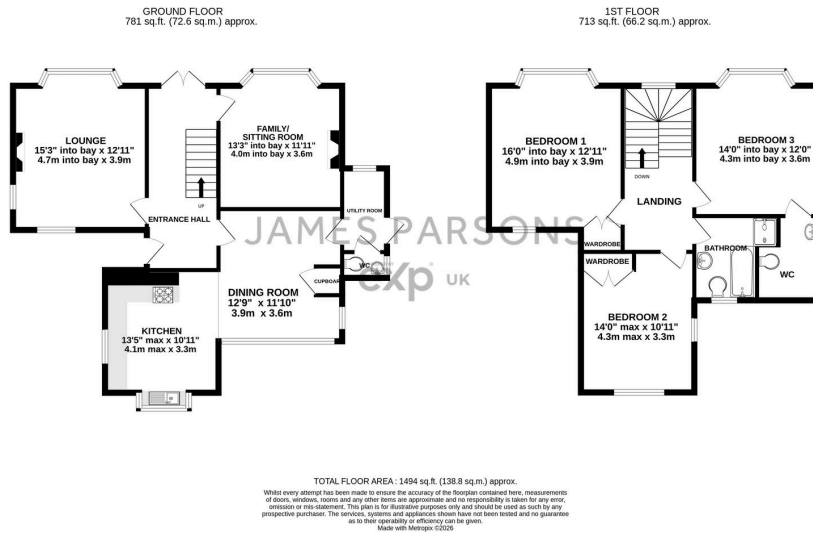
Set back from the road via a sweeping driveway, (which provides plenty of parking). The plot is approximately 1/2 an acre with delightful and pretty formal gardens, the mature gardens are mainly laid to lawn. There is a area for sitting for which is ideal for alfresco dining, socialising with family and friends and to enjoy a glass of wine at the end of a long day. The beautiful gardens enjoy a south facing aspect.

This part of the world is renowned for its outstanding natural beauty. The property features countryside views, backing onto the Rudyard Trail and The Staffordshire Way providing picturesque walking routes with easy access to the Rudyard Reservoir and the National Trusts 'The Cloud'. The village of Rushton Spencer is highly sought after and is within range of shops, and amenities. It has a Primary School, local bakery, and is within walking distance to two public houses in the Knot Inn and The Royal Oak. One of the main attractions of the village is the fact that three town centres are easily accessible in the form of Congleton, Leek and Macclesfield, with the latter providing a comprehensive range of facilities including direct Inter-City rail services to both Manchester and London. The motorway network is also easily accessed.

Drainage is via a septic and it is on Oil fired central heating.

TENURE - FREEHOLD - Council Tax Band 'F'





- Stunning Detached Family Home
- Undergone Modernisation
- Three Reception Rooms including Dining Area
- Superb Dining family Kitchen
- Three Bedrooms
- Modern Bathroom Suite
- Superbly Appointed Large Gardens
- Sweeping Driveway
- Views To The Rear
- Sought After Picturesque Village in Rushton Spencer With Beautiful Rural Walks



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

JAMES PARSONS