



**GASCOIGNE
HALMAN**

59 GIANTSWOOD LANE, CONGLETON

THE AREAS LEADING ESTATE AGENT

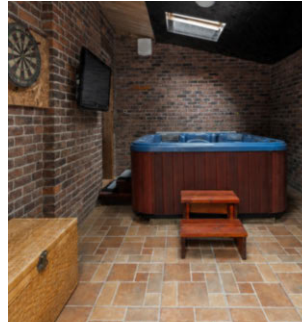


59 GIANTSWOOD LANE, CONGLETON

A magnificent seven bedroom detached home offering a generous 3,300 sq ft of living accommodation. Located at the heart of a private south westerly facing grounds within a sought after location. NO ONWARD CHAIN.

Congleton provides an array of individual shops, including a number of quality delicatessens, butchers and bakers and several public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Junction 18 or 17 of the M6. The rail station is on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors and the leisure centre provides for most sporting activities. A number of private sporting clubs, golf courses and equestrian centres are within a short drive.





DESCRIPTION

A home of remarkable scale, distinction and presence, this magnificent double-fronted detached residence occupies a commanding position within one of the area's most desirable residential settings. Standing proudly within a generous south-westerly facing plot, its elegant proportions and beautifully balanced elevations create an immediate impression of quality, timeless architecture and understated grandeur.

Substantially extended and comprehensively enhanced during the current owners' tenure, the property has almost doubled in size and now offers approximately 3,300 sq ft of impeccably balanced accommodation. Designed to meet the demands of modern family life whilst retaining an abundance of character and refinement, this is a home that effortlessly combines impressive entertaining space with exceptional everyday practicality.

An impressive reception hall provides a fitting introduction, setting the tone for the scale found throughout. To the front of the property, the magnificent drawing room, illuminated by an elegant bay window, offers a sophisticated formal reception room, whilst a second bay-fronted family room provides a wonderfully relaxed retreat.

The formal dining room, centred around an attractive open fireplace, flows seamlessly through double doors into the orangery creating an elegant sequence of reception spaces ideally suited to both entertaining and family gatherings. At the heart of the home lies a dining kitchen, complemented by a practical utility room and downstairs WC. Completing the ground floor is a superb leisure room, currently arranged around a hot tub offering exceptional versatility as a gym, games room or additional entertaining space.

The first floor is equally impressive, comprising five beautifully proportioned bedrooms. The principal suite enjoys an attractive bay window, built in wardrobes and an en-suite shower room. Both the second and third bedrooms benefit from their own en-suite facilities, whilst the remaining bedroom is served by the family bathroom.

The second floor provides two further substantial double bedrooms, offering remarkable flexibility. Whether utilised as additional guest accommodation, private home offices, cinema rooms, creative studios or playrooms, these spaces adapt effortlessly to the evolving needs of modern family life.

In total, the property offers seven generous bedrooms, providing exceptional versatility for growing families, multi-generational living or those who simply appreciate the luxury of space.

Outside the property is securely enclosed behind electronically operated pedestrian and vehicular gates, a substantial driveway provides extensive parking and access to the generous double garage. Mature hedgerow boundaries frame the front gardens, creating an immediate sense of privacy.

The landscaped gardens to the side and rear are a particular highlight. Enjoying a south-westerly orientation, they are perfectly positioned to capture afternoon and evening sunshine throughout the warmer months. Expanses of lawn are complemented by beautifully stocked mature borders, generous entertaining patio and an artificial lawn area, all enclosed by established planting to create an exceptionally private outdoor environment.

Offered to the market with no onward chain rarely does a home combine such impressive proportions, presence and versatility with gardens of this quality and orientation.

DIRECTIONS

SAT NAV: CW12 2HQ

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

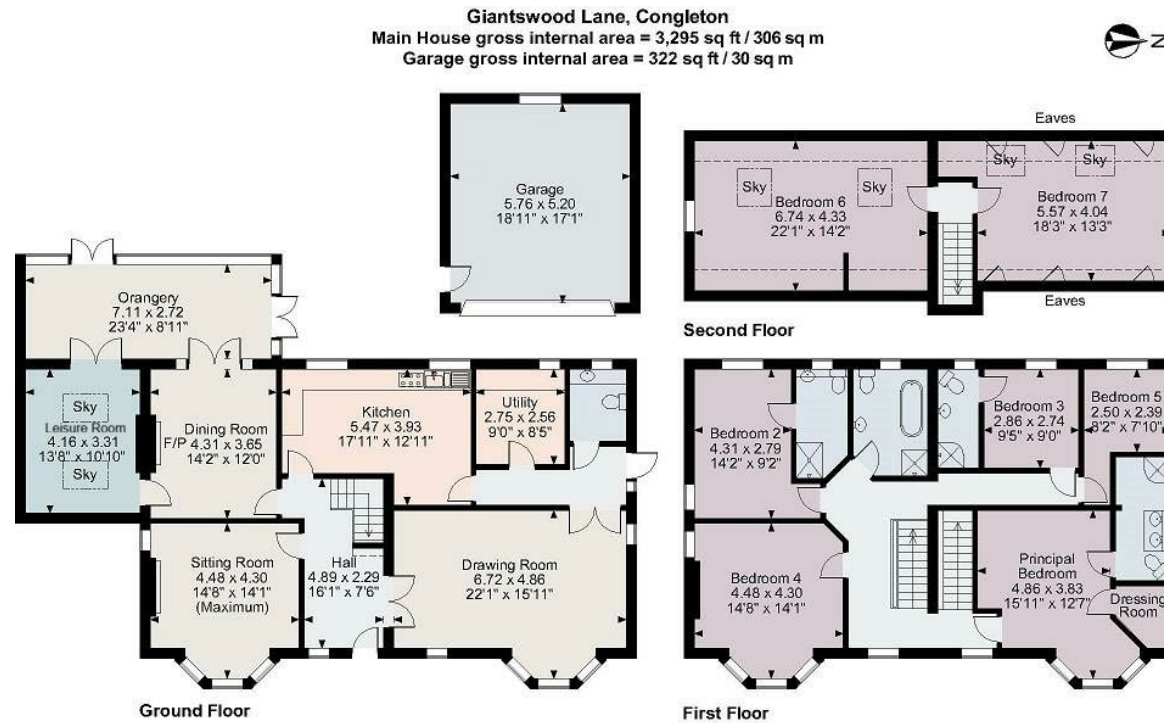
TAX BAND

Band: F

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

ALDERLEY EDGE OFFICE

01625 590373

alderley@gascoignehalman.co.uk

6 London Road, Alderley Edge, Cheshire, SK9 7JS

**GASCOIGNE
HALMAN**