

STEPHENSON BROWNE

Beechwood Drive, Eaton, Congleton

CW12 2NQ

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Offers Over £525,000

DESCRIPTION

*** A Beautifully Renovated Detached Dormer Residence with Exceptional Countryside Views ***

Occupying a wonderful position within one of Eaton's most desirable residential locations, this exceptional detached dormer residence has been comprehensively renovated throughout to create a stylish and beautifully presented home ready for immediate occupation.

Offered with no onward chain, the property provides a rare opportunity to acquire a turn-key home in a location where properties rarely come to market. Combining contemporary interiors, generous living accommodation, landscaped gardens and far-reaching countryside views, this is a home perfectly suited to those seeking a quieter pace of life without compromising on convenience.

The current owners have undertaken an extensive programme of improvements, including a full rewire, partial replumbing, replastering throughout, installation of a contemporary fitted kitchen and bathrooms, new flooring and complete landscaping of the rear garden. As a result, the property is presented in immaculate condition and is ready for a new owner to move straight in and enjoy.

A welcoming entrance hall forms the heart of the home and provides access to the principal ground floor accommodation. The spacious lounge offers an excellent family living space and opens through to a bright conservatory where the garden and surrounding countryside provide an attractive













backdrop throughout the year.

The newly fitted kitchen has been thoughtfully designed with a range of contemporary units, integrated appliances and useful pantry storage. Positioned to take full advantage of the property's setting, the kitchen enjoys delightful views over the rear garden and open fields beyond.

A rear hallway leads through to the utility area and a generous guest bedroom complete with its own modern en-suite shower room. Also located on the ground floor is a further versatile room currently utilised as a fourth bedroom but equally well suited as a home office, family room, playroom or snug.

To the first floor are two well-proportioned bedrooms, both benefiting from useful eaves storage. The principal bedroom enjoys the privacy of its own en-suite bathroom, whilst a well-appointed family bathroom serves the remaining accommodation.

Externally, the property enjoys equally impressive surroundings. The front garden is laid mainly to lawn and complemented by established planting, whilst a substantial gated driveway provides ample off-road parking.

To the rear, the landscaped garden has been carefully designed to create distinct spaces for relaxation and entertaining. The garden features attractive Indian stone patios ideal for outdoor dining, summer gatherings and enjoying the peaceful outlook. There is ample space for the addition of a garden studio, summer house or large shed, allowing purchasers to tailor the outdoor space to their own requirements.

The true highlight, however, is the setting. Beyond the garden boundary, uninterrupted views stretch across open countryside and farmland, creating a wonderful sense of space and privacy. Whether enjoyed from the patio, conservatory or kitchen window, the outlook offers an ever-changing rural backdrop and a lifestyle that is increasingly difficult to find.













Location:
Eaton remains one of the most sought-after semi-rural locations on the edge of Congleton, prized for its countryside surroundings, charming community atmosphere and excellent accessibility. Residents enjoy the benefit of rural living whilst remaining only a short distance from the extensive amenities of Congleton town centre.

The highly regarded Plough Inn is within walking distance, providing a popular local destination for dining and socialising, whilst a network of public footpaths and countryside walks can be accessed directly from the doorstep.

The area is well placed for a selection of respected primary and secondary schools, including Eaton Bank Academy, whilst Congleton town centre offers a range of supermarkets, independent retailers, leisure facilities and everyday conveniences.

For commuters, the location provides straightforward access to the A34, A54 and wider motorway network, while Congleton Railway Station offers regular services to Manchester and Stoke-on-Trent.

A beautifully renovated home, spectacular views, exceptional gardens and a location that rarely becomes available combine to create a truly special opportunity in one of the area's most desirable settings.

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

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.

Disclaimer:
Please note that selected photographs have been virtually staged using AI-generated CGI imagery to illustrate how the vacant rooms may look when furnished. The furniture and décor shown are for illustrative purposes only and are not included in the sale.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.













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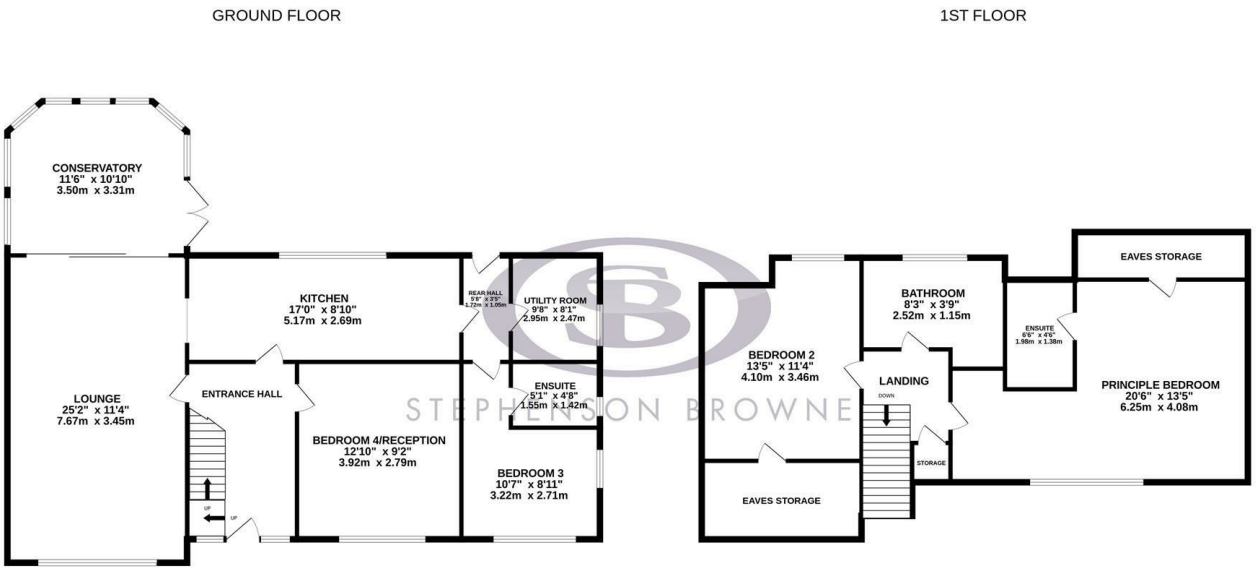


Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.



Floorplans

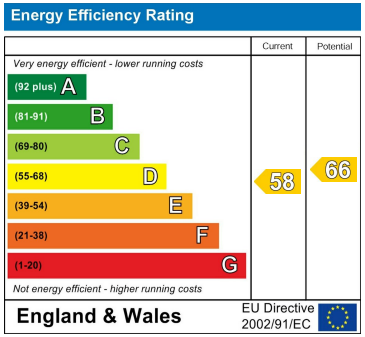


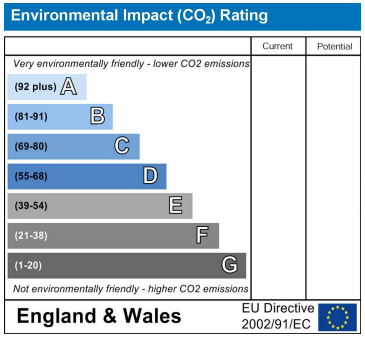
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating





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