

Timothy a brown



Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

45a Rood Hill, Congleton, Cheshire CW12 1NA	Energy rating: B	Valid until: 22 May 2034
		Certificate number: 1834-1331-4386-0137-8222

Property type: Detached house
Total floor area: 123 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-standards-and/or-audits>).

Energy rating and score
This graph shows this property's current and potential energy rating.
This property's energy rating is B. It has the potential to be A.
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 and the average energy score is 60.

<https://find-energy-certificates.service.gov.uk/energy-certificates/1834-1331-4386-0137-8222?ref=flow>

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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Beechcroft

45a Rood Hill, Congleton, Cheshire CW12 1NA

Selling Price: Offers Over £475,000

- TWO-YEAR-OLD ARCHITECT-DESIGNED 4 BED CONTEMPORARY HOME
- RENDER AND BRICK ELEVATIONS
- STUNNING OPEN-PLAN LIVING SPACE WITH ROOF LANTERN
- BESPOKE KITCHEN WITH QUARTZ TOPS AND NEFF APPLIANCES
- PRINCIPAL SUITE WITH BALCONY AND EN-SUITE
- LANDSCAPED GARDEN WITH TERRACE AND DECKING
- INSULATED GARDEN OFFICE
- PRIVATE PARKING AND HIGH-END FINISHES THROUGHOUT



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
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FOR SALE BY PRIVATE TREATY (Subject to contract)

A striking contemporary self-build offering exceptional design, high-end finishes and beautifully curated living space.

Constructed just two years ago, Beechcroft is an outstanding architect-designed contemporary home, blending bold modern styling with thoughtful, practical family living.

The property presents striking elevations formed from a stylish combination of smooth render and brickwork, creating an attractive, modern façade that sits comfortably within its setting.

Set back behind a shared approach and enjoying a private driveway, this impressive residence immediately sets the tone with its crisp architectural lines, quality materials and carefully considered layout.

The welcoming entrance opens into a stylish vestibule and hallway, finished with oak-effect flooring, discreet lighting and bespoke storage. To the front of the property is a beautifully appointed lounge featuring a bay window and a contemporary media wall with acoustic panelling and illuminated shelving, creating a refined yet comfortable retreat.

The heart of the home is undoubtedly the stunning open-plan living, dining and kitchen space to the rear — a light-filled and sociable environment designed for modern lifestyles. The kitchen is fitted with an extensive range of royal blue and contrasting light grey cabinetry, enhanced by quartz work surfaces, integrated NEFF appliances, a large American-style fridge/freezer space and a striking natural oak island which incorporates an induction hob, deep pan drawers and breakfast seating for four. A flush-mounted ceiling extractor, feature lighting and an abundance of storage elevate the space to a true statement kitchen. The adjoining dining area offers bespoke fitted cupboards, an integrated wine chiller and a recessed bar/display area with antique mirror backing and ambient lighting — ideal for entertaining.

The living area is flooded with natural light from the roof lantern and full-width anthracite sliding doors with integral blinds, opening directly onto the porcelain-paved terrace and garden beyond. A separate utility room and cloakroom complete the ground floor.

To the first floor, a striking staircase with oak handrail and contemporary metal balustrade leads to four thoughtfully designed bedrooms. The principal suite is particularly impressive, featuring vaulted double-height ceilings, remote-controlled roof lights, built-in wardrobes and French doors opening onto a private balcony with glass balustrade — an ideal spot for morning coffee. The en-suite shower room is finished in a sleek, modern style with rainfall shower

and illuminated mirror. Three further bedrooms provide excellent flexibility for family living, guests or home working, including one with a bespoke fitted cabin bed and integrated storage. The family bathroom is equally stylish, incorporating a modern white suite, oak vanity, rainfall shower over bath and quality tiling.

Externally, Beechcroft continues to impress. The front provides private parking for two vehicles, while wide gated side access leads to the rear. The landscaped garden has been designed for both relaxation and entertaining, with an extensive porcelain terrace, lawned garden, and an additional raised timber decked seating area to the rear. A fully insulated garden office with power and lighting offers an ideal home working space, studio or gym, complemented by an attached garden store.

Offering contemporary design, energy-efficient construction and luxury finishes throughout, Beechcroft represents a rare opportunity to acquire a nearly new, architect-designed home in a sought-after Congleton location.

The accommodation briefly comprises: (all dimensions are approximate)

ENTRANCE : Open storm porch with porcelain tiled entrance: Composite panelled door with opaque glazed centre panel and matching side panel.

VESTIBULE 7' 0" x 5' 0" (2.13m x 1.52m) : Low voltage downlighters inset. Built-in double store cupboard fitted with shelves. 13 Amp power points. Overhead store cupboard. Single panel central heating radiator. 13 Amp power points. Oak effect floor.

RECEPTION HALL 10' 4" x 4' 0" (3.15m x 1.22m) : Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. Oak effect floor. Return stairs to first floor.

LOUNGE 13' 6" x 11' 2" (4.11m x 3.40m) : PVCu double glazed bay window to front aspect. Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. Media wall encased with acoustic panelling with space for TV, sound bar and illuminated display shelf.

CLOAKROOM : PVCu double glazed window to side aspect. Low level W.C. with concealed cistern. Wall hung ceramic wash hand basin with chrome mixer tap. Single panel central heating radiator. Oak effect floor.

UTILITY 8' 0" x 5' 10" (2.44m x 1.78m) : PVCu double glazed window to side aspect. Matt finished eye level and base units with oak effect preparation surfaces over. Integrated space and plumbing for washing machine and tumble dryer. Single panel central heating radiator. Oak effect floor.

OPEN PLAN LIVING/DINING KITCHEN 21' 0" x 19' 2" (6.40m x 5.84m) maximum :

KITCHEN AREA : Low voltage downlighters inset. PVCu double glazed window to side aspect. Extensive range of modern eye and base units in Royal Blue and contrasting light grey with under pelmet LED's and above unit LED's. Quartz sink drainer with stainless steel single drainer sink unit inset with Chef's mixer tap. Built-in NEFF double electric fan assisted oven and grill. Space for American style fridge/freezer. Integrated dishwasher. The huge natural oak peninsular surface combines as a preparation surface and breakfast bar with seating for 4. Incorporated is also the inset 4-ring induction hob, below which are deep pan drawers. Above is a flush ceiling mounted extractor fan.

DINING AREA : Low voltage downlighters inset. Extensive range of fitted cupboards in Royal Blue with built-in wine chiller and recessed display/bar area with antique mirror and lighting. Double panel central heating radiator. 13 Amp power points. PVCu double glazed door to outside.

LIVING AREA : Triple glazed roof lantern. Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. Oak effect floor. Composite panelled door with opaque glazed centre panel to the side. Garden access is through anthracite grey aluminium framed double glazed sliding door with integrated blinds.

First Floor : LANDING : Return stairs to first floor with oak hand rail, newel post and metal rod stringers. PVCu double glazed window at half landing.

MAIN LANDING 11' 5" x 3' 9" (3.48m x 1.14m) : Electrically operated rain sensitive velux roof light. Single panel central heating radiator. Access to roof space via a retractable wooden ladder housing Navien gas combi boiler and roof storage.

BEDROOM 1 FRONT 13' 0" x 11' 7" (3.96m x 3.53m) extending to 15'0" to wardrobes : Double height angular ceilings with low voltage downlighters inset and two electrically operated rain sensitive velux roof lights with blackout blinds. Two PVCu double glazed windows to front aspect. Two single panel central heating radiators. Built-in wardrobes to one wall. PVCu double glazed opaque door to balcony.

BALCONY : Stainless steel balustrade with glass screen and oak effect decked floor. External lighting and power point.

EN SUITE 8' 3" x 4' 2" (2.51m x 1.27m) : PVCu double glazed opaque window to front aspect. Low voltage downlighters inset. Extractor fan. Modern white suite comprising: low level W.C. with concealed cistern, ceramic wash hand basin with chrome mixer tap with cupboards below. Walk-in shower enclosure with fixed glass screen and grey slate effect shower boarding housing a thermostatically controlled mains fed

shower with rainfall shower head and attachment. Single panel central heating radiator. Wall mounted illuminated mirror. Grey oak effect floor.

BEDROOM 2 REAR 11' 4" x 10' 9" (3.45m x 3.27m) to wardrobes : Angular ceilings with low voltage downlighters inset. Electrically operated rain sensitive velux roof light with blackout blind. PVCu double glazed pod window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in triple wardrobe.

BEDROOM 3 REAR 11' 4" x 7' 9" (3.45m x 2.36m) : Low voltage downlighters inset. Velux roof light. PVCu double glazed pod window to rear aspect. Single panel central heating radiator.

BEDROOM 4 SIDE 9' 3" x 6' 1" (2.82m x 1.85m) : Angular ceilings to low voltage downlighters inset. Fixed cabin bed with store cupboard and drawers beneath. Electrically operated rain sensitive velux roof light with blackout blind. Single panel central heating radiator.

BATHROOM 7' 4" x 5' 6" (2.23m x 1.68m) : Angular ceilings with low voltage downlighters inset. Electrically operated rain sensitive velux roof light. Modern white suite with low level W.C. with concealed cistern, ceramic wash hand basin with chrome mixer tap set on natural oak vanity surface with drawers beneath. Contoured panelled bath with glass screen and thermostatically controlled mains fed shower over. Single panel central heating radiator. Illuminated vanity wall mirror. Tiled floor.

Outside : FRONT : Shared tarmac driveway with access to private golden shale driveway for two cars. Steps up to the main entrance.

SIDE : To each side of the property are wide pathways/terrace area with secure gated access. External power point and lights.

REAR : Extending to the rear of the property is an extensive porcelain paved terrace beyond which are steps up to the lawned gardens enclosed with timber lapped fencing. To the rear of the garden is a timber decked terrace ideal for outside dining.

INSULATED GARDEN OFFICE 10' 1" x 7' 0" (3.07m x 2.13m) : Low voltage downlighters inset. Double glazed window to front aspect. PVCu double glazed french doors. Attached garden store with light.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

TAX BAND: E LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV CW12 1NA

