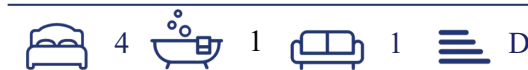




STEPHENSON BROWNE

Newby Court, Congleton

CW12 4JS



Offers Over £380,000

DESCRIPTION

Situated in the highly sought-after West Heath area of Congleton, this impressive four-bedroom detached family home offers spacious open-plan living, a private enclosed rear garden, and four well-proportioned bedrooms, making it an ideal choice for growing families. The property also benefits from approved planning permission for a single-storey extension, presenting a fantastic opportunity to enhance the existing accommodation and create a home perfectly tailored to your needs.

Ideally positioned, the property is within walking distance of beautiful countryside walks, Astbury Mere Country Park, highly regarded primary and secondary schools, and West Heath Precinct, providing a wide range of everyday amenities.

Internally, the accommodation begins with a welcoming entrance hall, offering access to the convenient downstairs cloakroom before leading through to the superb open-plan kitchen, dining and family area. This light-filled space forms the heart of the home and is perfect for both everyday family life and entertaining guests, with sliding patio doors opening onto the rear garden.

To the first floor, the property boasts four generously sized bedrooms, all served by the well-appointed family bathroom.



Externally, the front of the property features an extensive driveway providing ample off-road parking and access to the single garage. Gated side access leads to the private, enclosed rear garden, which is predominantly laid to lawn and bordered by mature shrubs and greenery, creating a peaceful outdoor space. A patio seating area offers the perfect spot for relaxing or dining al fresco, while a timber shed provides useful additional storage.

Offering spacious accommodation, exciting potential to extend, and an enviable location close to excellent amenities and countryside, this wonderful family home is not to be missed. Contact us today to arrange your viewing and discover everything this fantastic property has to offer.



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.

Need to Sell?

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

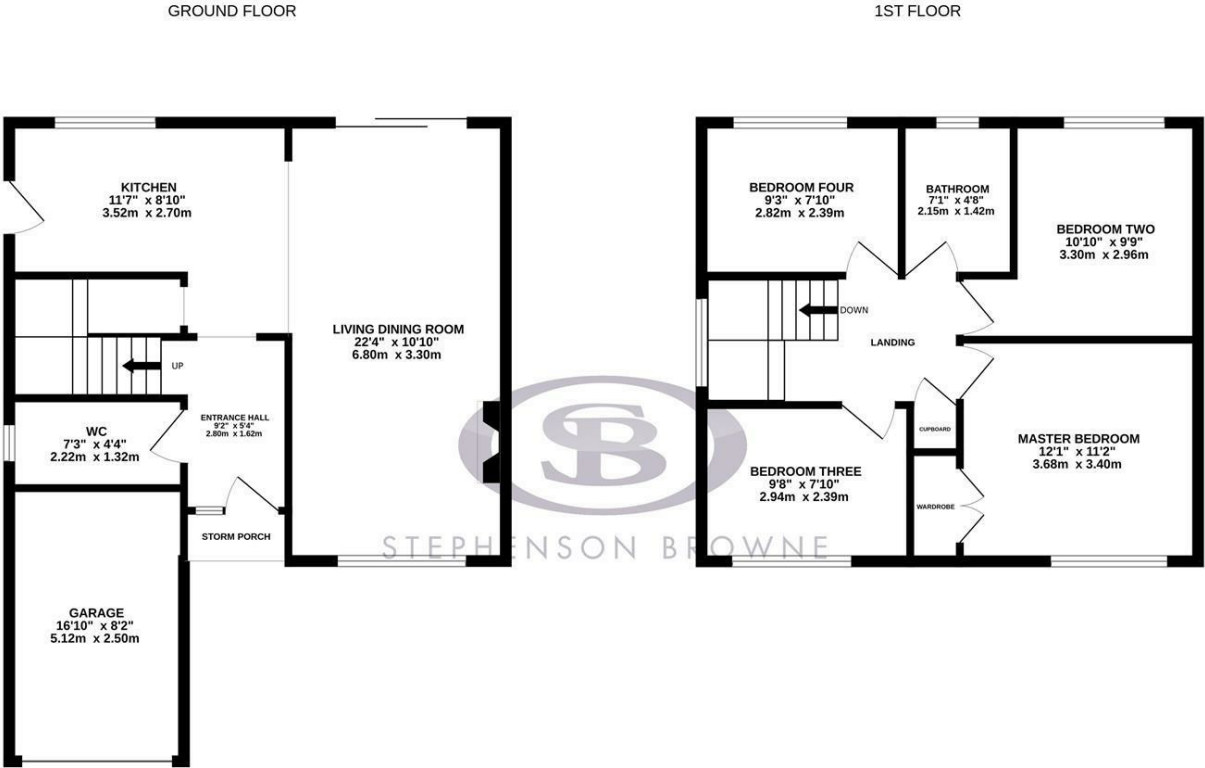
AML Disclosure

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.





Floorplans



01260 545600

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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Viewing

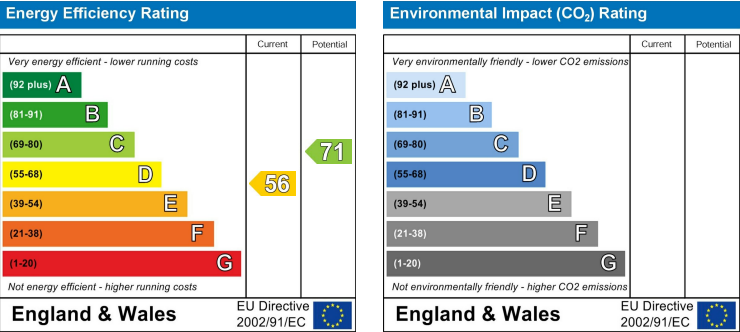
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) 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 theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

Area Map



EPC Rating



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