



Energy performance certificate (EPC)

The Court House Buxton Road Congleton Cheshire CW12 3PE	Energy rating C	Valid until: 9 September 2035
		Certificate number: 0340-3120-6110-2395-8071

Property type: Detached house
Total floor area: 164 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-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

The graph shows this property's current and potential energy rating.

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
the average energy score is 60



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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The Courthouse,
Buxton Road, Congleton,
Cheshire CW12 3PE

Selling Price: £775,000

- LAST REMAINING PLOT IN EXCLUSIVE DEVELOPMENT
- ARCHITECTURALLY DESIGNED HIGH-SPECIFICATION DETACHED HOME
- FOUR DOUBLE BEDROOMS | THREE BATHROOMS | TWO ENSUITES
- STUNNING OPEN-PLAN KITCHEN/DINING WITH FLOOR-TO-CEILING GLAZING
- AIR SOURCE HEAT PUMP & UNDERFLOOR HEATING THROUGHOUT
- PRIVATE GATED DRIVEWAY & EXTENSIVE LANDSCAPED GARDENS
- BREATHTAKING VIEWS TOWARDS BOSLEY CLOUD
- POTENTIAL TO PURCHASE ADJOINING PADDOCK (SUBJECT TO SEPARATE NEGOTIATION)

FOR SALE BY PRIVATE TREATY (Subject to contract)

LAST ONE REMAINING - ARRANGE YOUR PRIVATE VIEWING NOW ARCHITECTURALLY DESIGNED – HIGH SPEC DETACHED FOUR BEDS.

POTENTIAL TO PURCHASE ADJOINING PADDOCK MEASURING APPROX. 1 ACRE (SUBJECT TO SEPARATE NEGOTIATION)

An Exquisite Rural Retreat with Unrivalled Views

Prepare to be captivated by this stunning new build, a true testament to modern luxury nestled within an idyllic rural landscape. This architecturally designed masterpiece offers the perfect fusion of sophisticated style, unparalleled comfort, and the breathtaking natural beauty of the National Trust's "The Cloud."

Step into a world of refined living: This exceptional four-bedroom, three-bathroom home welcomes you with a generous reception hall featuring an elegant oak staircase. The heart of the home is a stylish, open-plan kitchen-dining area, where expansive floor-to-ceiling glass sliding doors seamlessly connect to the sprawling, meticulously landscaped gardens, inviting the outside in. A cosy snug provides a perfect retreat, while four spacious double bedrooms, including two luxurious en-suites, and a beautifully appointed family bathroom offer ample space and comfort.

Designed for sustainable luxury: Embrace modern efficiency with an advanced air source heat pump and underfloor heating throughout, ensuring year-round comfort with a minimized environmental footprint.

Your private sanctuary: Discover ultimate tranquillity behind your own private gated driveway, leading to substantial gardens that promise peaceful relaxation and outdoor enjoyment.

Perfectly positioned: Experience the best of both worlds – a serene rural setting offering direct access to the picturesque Bosley Cloud, yet just moments away from the vibrant amenities of Congleton. This remarkable residence is one of only three high-end properties in a bespoke development, guaranteeing exclusivity and privacy.

This is a rare opportunity to own a truly extraordinary home that offers a lifestyle of unparalleled elegance and natural splendour.

Don't miss the chance to make this dream home yours. Schedule your private viewing today and immerse yourself in its captivating beauty and luxurious appeal.

The accommodation briefly comprises:

(all dimensions are approximate)

Front entrance : Brick dwarf wall topped with coping stones. Pitched oak framed porch with stone paved entrance and composite panelled door to:

HALL 13' 6" x 7' 2" (4.11m x 2.18m) : Low voltage downlighters inset. 13 Amp power points. Oak return staircase to first floor. Porcelain floor tiles. Built in under stairs store cupboard.

CLOAKROOM : White suite comprising: Low level W.C.. Resin wash hand basin with chrome mixer tap, with cupboard below. Porcelain floor tiles.

LOUNGE 13' 6" x 11' 3" (4.11m x 3.43m) : PVCU double glazed window to side aspect with views of 'The Cloud'. 13 Amp power points.

OPEN PLAN LIVING DINING KITCHEN 29' 1" x 20' 7" (8.86m x 6.27m) overall :

Kitchen Area 12' 6" x 9' 9" (3.81m x 2.97m) : Low voltage downlighters inset. PVCu double glazed window to front aspect. Extensive range of custom painted oak eye level and base units in 'French Grey' having quartz preparation surfaces over. Built in Bosch 5 ring induction hob with matching integrated extractor hood over. Two Bosch built in electric ovens. Quartz surface with preformed drainer having composite sink unit inset with mixer

tap. Integrated Bosch dishwasher and fridge freezer. 13 Amp power points. Porcelain floor tiles. Cupboard housing pressurised hot water cylinder.

Living/Dining Area 20' 7" x 15' 2" (6.27m x 4.62m) : Low voltage downlighters inset. PVCu double glazed window to side aspect. Porcelain floor tiles. Large picture window double glazed sliding patio doors to rear garden.

UTILITY 11' 3" x 5' 1" (3.43m x 1.55m) : PVCu double glazed window to rear aspect, Matching eye level and base units to kitchen having composite sink inset. Space and plumbing for washing machine and tumble dryer. Porcelain floor tiles. Composite door to side.

First Floor :

L-SHAPED LANDING 12' 8" x 9' 7" (3.86m x 2.92m) : Low voltage downlighters inset. 13 Amp power points.

BEDROOM 1 REAR 16' 5" x 9' 3" (5.00m x 2.82m) : PVCu double glazed window to rear aspect. 13 Amp power points.

BEDROOM 1 EN-SUITE 9' 3" x 3' 9" (2.82m x 1.14m) : PVCU double glazed window to side aspect. White suite comprising: Low level W.C., ceramic wash hand basin with double cupboard below and walk-in shower with thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Porcelain floor tiles.

BEDROOM 2 FRONT 12' 11" x 9' 4" (3.93m x 2.84m) : PVCu double glazed window to front aspect. 13 Amp power points.

BEDROOM 2 EN-SUITE 9' 3" x 2' 10" (2.82m x 0.86m) into shower : PVCu double glazed window to side aspect. White suite comprising: Low level W.C., ceramic wash hand basin with double cupboard below and shower enclosure with thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Porcelain floor tiles.

BEDROOM 3 SIDE 14' 10" x 9' 4" (4.52m x 2.84m) : PVCu double glazed window to side aspect. 13 Amp power points. Built in wardrobes.

BEDROOM 4 REAR 11' 3" x 9' 4" (3.43m x 2.84m) : PVCu double glazed window to rear aspect. 13 Amp power points. Built in double wardrobe.

FAMILY BATHROOM 9' 3" x 6' 10" (2.82m x 2.08m) : PVCu double glazed window to side aspect. White suite comprising: Low level W.C., ceramic wash hand basin with double cupboard below, freestanding bath with chrome pillar hot & cold taps & shower attachment, and walk-in shower with thermostatically controlled mains fed shower. Fully tiled walls. Chrome centrally heated towel radiator. Porcelain floor tiles.

Outside :

LAND : AVAILABLE TO PURCHASE SUBJECT TO SEPARATE NEGOTIATION. Adjacent to the rear garden is an adjoining paddock measuring approx. 1 acre.

REAR : Extensive Indian stone paved terrace which wraps around the property creating a huge outside dining area, beyond which are lawned gardens. Wide Indian stone laid path to both sides. External power point and lighting. Cold water tap.

FRONT : Extensive tarmac driveway for numerous vehicles. Wide vehicle access down the side to the rear through a 5 bar farm style gate.

TIMBER CLAD GARAGE 16' 0" x 11' 3" (4.87m x 3.43m) :

SERVICES : Mains water. Mains electricity. Air source heat pump. Private water treatment plant shared with the 3 properties.

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

TAX BAND: TBC

LOCAL AUTHORITY: Cheshire

DIRECTIONS: SATNAV: CW12 3PE

