

Outside :

FRONT : External lighting. Fully landscaped. Double length block paviour driveway for two cars.

REAR : Stepping outside from the property is an expanse of composite decking ideal for alfresco dining, beyond which are artificial lawns with a raised decked terrace, perfect to while away those summer evenings. All enclosed with timber fencing. Gated access to rear.

TENURE : Freehold. Service charge £300 per annum.

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

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3ET

Energy performance certificate (EPC)			
13, Windsor Place CONGLETON CW12 3ET	Energy rating B	Valid until: 26 April 2028	Certificate number: 2638-2041-7344-5978-7964

Property type	Mid-terrace house
Total floor area	145 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 B. It has the potential to be A.

See [how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a
brown
www.timothyabrown.co.uk

Timothy a
brown



13 Windsor Place,
Congleton, Cheshire CW12 3ET

Selling Price: £385,000

- STUNNING THREE DOUBLE BEDROOM RESIDENCE
- EXCEPTIONAL BOUTIQUE-STYLE INTERIOR
- SPECTACULAR 35FT OPEN PLAN LIVING SPACE
- CONTEMPORARY KITCHEN WITH QUARTZ WORKTOPS
- IMPRESSIVE PRINCIPAL SUITE WITH DRESSING AREA & EN-SUITE
- SOUTH-FACING LANDSCAPED REAR GARDEN
- DOUBLE-LENGTH DRIVEWAY FOR TWO CARS
- SOUGHT-AFTER LOCATION CLOSE TO RAILWAY STATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

QUITE SIMPLY, ONE OF THE MOST STYLISH HOMES WE’VE HAD THE PLEASURE OF MARKETING – A SPECTACULAR THREE BEDROOM HOME WITH AN INTERIOR THAT WOULDN’T LOOK OUT OF PLACE IN A LUXURY BOUTIQUE HOTEL.

There are stylish homes...and then there are homes like this.

Immaculately presented, beautifully considered and finished with an exceptional eye for contemporary design, this stunning three bedroom, townhouse residence occupies a prime position within the exclusive **Windsor Place**, originally known as Park Pavilion.

One of only twelve individually designed three and four bedroom homes constructed within this secluded development, the property enjoys an enviable setting within the Park Lane Conservation Area, with views towards the iconic ‘Bosley Cloud’ and just moments from the many amenities of highly regarded Mossley.

The property already possessed impressive credentials, but its current owners have taken it to another level. Their flair for interior design is evident throughout, creating a sophisticated yet wonderfully welcoming family home where carefully chosen finishes, feature panelling, contemporary flooring and stylish décor combine to superb effect.

The centrepiece is undoubtedly the **spectacular open-plan ground floor living space**, extending to approximately 35ft from front to rear and cleverly arranged into distinct lounge, dining, kitchen and orangery areas.

The lounge and dining area provides a wonderfully sociable setting, flowing seamlessly into the contemporary kitchen. Here, sleek handleless matt-white cabinetry is complemented by natural quartz work surfaces, integrated appliances and a substantial central island incorporating a NEFF induction hob and breakfast bar seating.

Beyond lies the fabulous orangery – a light-filled extension of the living space with its striking anthracite picture window, glazed roof and French doors opening directly onto the landscaped south-facing rear garden. With underfloor heating extending

throughout the principal ground floor accommodation, this is a home designed to be enjoyed throughout the seasons.

Practicality certainly hasn't been sacrificed for style, with a useful utility room, ground-floor cloakroom and excellent storage completing the ground floor.

The upper floors continue to impress.

The first floor provides **two generous double bedrooms**, one benefitting from extensive fitted wardrobes, together with a beautifully appointed family bathroom featuring quality Villeroy & Boch sanitaryware.

Rise again to the second floor and you'll discover the superb principal bedroom suite. Extending to over 20ft, the bedroom is enhanced by a dramatic peaked window, feature wall panelling and its own dedicated dressing area illuminated by a Velux roof light. A stylish en-suite shower room, again fitted with Villeroy & Boch sanitaryware, completes this impressive private retreat.

Externally, the property is every bit as considered. To the front is a landscaped approach and block-paved double-length driveway providing off-road parking for two vehicles. To the rear is a **south-facing landscaped garden**, designed for maximum enjoyment with minimum maintenance, incorporating composite decking, artificial lawn and a further terrace – perfect for morning coffee, summer dining or evening drinks.

And then there is the location.

Windsor Place sits just off **Park Lane**, one of Congleton's most established and sought-after residential addresses, with the convenience of Mossley quite literally on the doorstep. Within an easy walk are Congleton Railway Station, local shops, convenience stores, pharmacy, bakery, Post Office, hairdressers, barbers and popular local establishments including The Wonky Pear.

Families are particularly well catered for, with the highly regarded Mossley C of E Primary School, nursery and before-and-after-school facilities all readily accessible.

Congleton town centre is equally convenient, offering an ever-growing selection of independent shops, cafés, bars and restaurants, multi million pound leisure centre, while the beautiful Congleton Park provides extensive green space and children's play facilities.

For commuters, Congleton Railway Station is situated at the top of Park Lane and provides access to the national rail network, including services towards Manchester and London.

Stylish, sophisticated and utterly individual, this is a home where the photographs will undoubtedly capture your attention – but only stepping through the front door will reveal just how special it really is.

Early viewing is strongly recommended.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Substantial sturdy timber door with double glazed panels and matching side panel to:

ENTRANCE VESTIBULE 5' 0" x 4' 4" (1.52m x 1.32m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. Oak effect flooring with underfloor heating. Glazed door to:

HALLWAY 11' 5" x 3' 7" (3.48m x 1.09m) : Low voltage downlighters inset. Oak effect flooring with underfloor heating. Stairs to first floor with carpet runner.

LOUNGE/DINING ROOM/KITCHEN 35' 4" x 11' 5" (10.76m x 3.48m) overall :

Lounge/Dining Area 20' 3" x 11' 5" (6.17m x 3.48m) : PVCu double glazed window to front aspect. Low voltage downlighters inset. 13 Amp power points. Oak effect flooring with underfloor heating.

Kitchen Area 13' 2" x 13' 2" (4.01m x 4.01m) : Low voltage downlighters inset. Contemporary handle-less matt white unit fronts with soft closers to all units and drawers having natural quartz preparation surfaces over with stainless steel single drainer sink unit inset. Integral dishwasher. To one wall is a bank of units with an integrated fridge and freezer, and built in NEFF electric oven /grill. Central island with quartz preparation surface having NEFF 4-ring induction hob inset with deep pan drawers and which forms a breakfast bar with seating for 2-3, and with suspended extractor hood over. Metro tiles to splashbacks. Ceramic

floor tiles with underfloor heating. Sliding pocket door to Utility. Opening to:

ORANGERY 15' 1" x 6' 3" (4.59m x 1.90m) : Anthracite grey full length picture window with glass roof over. Quality tiled floors with underfloor heating. Folding French doors opening to rear garden.

UTILITY 5' 3" x 3' 5" (1.60m x 1.04m) : Low voltage downlighters inset. Fitted shelving and full length store cupboard. Space and plumbing for washing machine and tumble dryer. Quality porcelain floor tiles.

GUEST W.C. : Low voltage downlighters inset. Low level W.C. with concealed cistern. Wall mounted wash hand basin. Under floor heating.

First Floor :

LANDING : Single panel central heating radiator. 13 Amp power points. Carpet runner. Stairs to second floor. Linen cupboard.

BEDROOM 2 15' 1" x 12' 10" (4.59m x 3.91m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 15' 1" x 11' 10" (4.59m x 3.60m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. Extensive fitted wardrobes. Oak effect flooring.

BATHROOM 7' 10" x 7' 10" (2.39m x 2.39m) **max** : Villeroy and Boch white sanitary ware. Chrome complementary brassware. Electric shaver point. Tiled panelled bath with electronic shower over. Half height tiling to bathroom. Porcelain tiled floor. Polished chrome towel radiator.

Second Floor :

BEDROOM 1 20' 8" x 11' 6" (6.29m x 3.50m) : Feature peaked PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Feature panelling to one wall. Single panel central heating radiator. Oak effect flooring. Cupboard housing Glow-worm combi boiler.

DRESSING AREA 8' 3" x 6' 1" (2.51m x 1.85m) : Velux roof light. Single panel central heating radiator. Oak effect flooring.

EN SUITE 9' 8" x 6' 7" (2.94m x 2.01m) : Villeroy and Boch white sanitary ware. Chrome complimentary brassware. Full tiling to shower enclosure with mains fed shower, slim-line shower tray and frameless shower screen. Polished chrome towel radiator.

