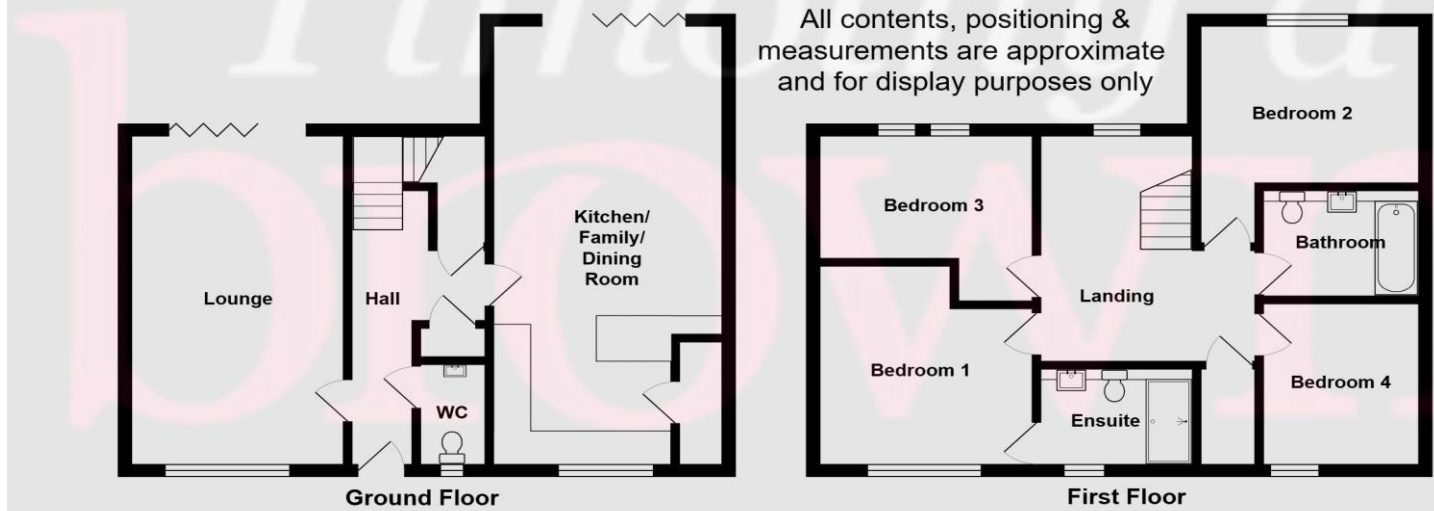
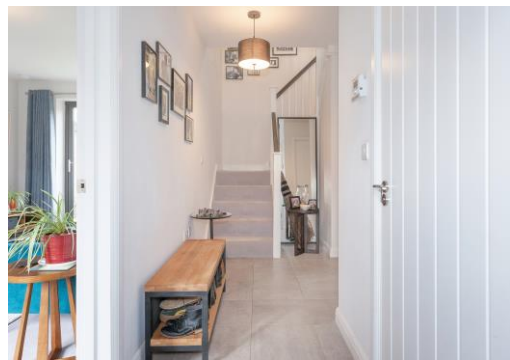


Timothy a brown



Energy performance certificate (EPC)	
1 Cumberbatch Square Congleton CW12 4HQ	16 January 2024 Certificate number: 8168-7674-6038-6032
Property type	End-terrace house
Total floor area	137 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 here and on energy-related estate agent property minimum energy efficiency standards landlords 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 lower the rating and score, the lower your energy bills are likely to be.	Properties get a rating from A (best) to G (worst) and a score. The lower the rating and score, the lower your energy bills are likely to be.
See how to improve this property's energy efficiency	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.



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

Timothy a brown

9 Cumberbatch Square,
Somerford, Congleton,
Cheshire CW12 4HQ

Selling Price: £550,000

- "THE WINDSOR" IS A FOUR-BEDROOM HOME IN A PRESTIGIOUS CHESHIRE ESTATE
- BRIGHT DUAL-ASPECT LOUNGE WITH BI-FOLD DOORS OPENING TO THE PRIVATE REAR GARDEN
- STUNNING LIVING DINING KITCHEN WITH NEFF APPLIANCES & BREAKFAST BAR
- PRINCIPAL BEDROOM WITH ELEGANT EN-SUITE
- THREE FURTHER WELL-PROPORTIONED BEDROOMS
- PRIVATE ENCLOSED REAR GARDEN WITH PATIO, HEDGED BOUNDARIES & DIRECT ACCESS TO PARKING
- SET WITHIN 12.5 ACRES OF LANDSCAPED GROUNDS, ORNAMENTAL PONDS & WOODLAND WALKS
- IDEALLY LOCATED FOR CONGLETON, HOLMES CHAPEL & EXCELLENT TRANSPORT LINKS

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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

www.timothyabrown.co.uk

FOR SALE BY PRIVATE TREATY (Subject to contract)

A Modern Home in a Historic Cheshire Setting

Welcome to a home where timeless architecture, contemporary design and the tranquillity of the Cheshire countryside come together in perfect harmony. Set within the prestigious Somerford Booths Hall Estate — a beautifully restored 17th-century landmark surrounded by 12.5 acres of private grounds — this exceptional five-bedroom residence offers a lifestyle defined by elegance, space and heritage.

A Development of Distinction

Inspired by the grandeur of the original Grade II* listed hall, the property's double-fronted façade, classic red-brick elevations and arched windows create an immediate sense of presence. Positioned within an exclusive courtyard and overlooking open countryside, the home enjoys a rare blend of privacy, serenity and architectural beauty.

Inside, balanced proportions, abundant natural light and refined finishes set the tone for modern country living at its finest

Key Features

- Stunning four-bedroom residence echoing the charm of the Grade II* listed Somerford Booths Hall
- Bright dual-aspect lounge with bi-fold doors to the rear garden
- Impressive open-plan living dining kitchen with NEFF appliances and breakfast bar
- Principal bedroom with stylish en-suite and underfloor heating
- Three further bedrooms
- Contemporary family bathroom with bath, shower and underfloor heating



- Private rear garden with patio, hedged boundaries and rear access to residents' parking and car port
- Set within a historic estate featuring ornamental ponds, walled garden and countryside walks
- Convenient for Congleton, Holmes Chapel and transport links to Manchester

The Best of Both Worlds

This is countryside living without compromise. Enjoy the tranquillity of rural Cheshire while remaining within easy reach of Congleton, Holmes Chapel and major transport links to Manchester and the wider region.

Whether you're taking a morning stroll through the estate, hosting friends in your garden or unwinding with views over rolling fields, this home offers a lifestyle of balance, beauty and lasting comfort.

A Rare Opportunity

A residence of this calibre — combining architectural elegance, modern design and an extraordinary historic setting — is seldom available. This is more than a home; it is a place to live, breathe and experience the very best of Cheshire country living.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Front door to:

HALL : Radiator. 13 Amp power points. Doors to lounge and cloakroom W.C. Door to understairs cupboard. Meter cupboard.

CLOAKROOM W.C. 3' 6" x 6' 0" (1.07m x 1.83m) : PVCu double glazed opaque window. White suite comprising: Low level W.C., and wash hand basin set in vanity unit. Radiator. Half tiled walls. Tiled floor.



LOUNGE 11' 6" x 19' 8" (3.50m x 5.99m) : Full length PVCu double glazed window to front aspect and PVCu double glazed bi-folding doors to rear. Feature fireplace. Radiator. 13 Amp power points.

LIVING DINING KITCHEN 12' 3" x 26' 5" (3.73m x 8.05m) : PVCu double glazed windows to front aspect. PVCu double glazed bi-folding doors to rear. Quality hi-gloss fitted eye level and base units having 1.5 bowl sink unit inset with mixer tap. NEFF appliances comprising induction hob, oven, extractor canopy, microwave, fridge freezer and dishwasher. Kitchen extends to provide a breakfast bar. Radiator. 13 Amp power points. Part tiled, part carpeted floor. Door to:

UTILITY 7' 2" x 2' 2" (2.18m x 0.66m) : Wall mounted cupboard. Worktops with space and plumbing below for washing machine and tumble dryer. Wall mounted Vaillant central heating boiler. Tiled floor.

First Floor :

LANDING 12' 2" x 7' 5" (3.71m x 2.26m) : Feature double glazed bullseye window to rear aspect. Area suitable for seating. Doors to all rooms. Door to walk in cylinder cupboard with linen shelves.

BEDROOM 1 FRONT 11' 11" x 11' 5" (3.63m x 3.48m) max : PVCu double glazed window to front aspect with blinds and curtains. Radiator. 13 Amp power points. Door to:

EN-SUITE 5' 7" x 8' 3" (1.70m x 2.51m) : Feature double glazed bullseye window. White suite comprising: Low level W.C., wash hand basin set in vanity unit and double sized shower enclosure. Chrome heated towel radiator. Fully tiled walls. Tiled floor with underfloor heating.

BEDROOM 2 REAR 11' 4" x 9' 8" (3.45m x 2.94m) max : Two PVCu double glazed windows. Radiator. 13 Amp power points.

BEDROOM 3 REAR 12' 3" x 9' 7" (3.73m x 2.92m) : PVCu double glazed window. Radiator. 13 Amp power points.

BEDROOM 4 FRONT 7' 3" x 9' 7" (2.21m x 2.92m) including wardrobe space : PVCu double glazed window to front aspect. Radiator. 13 Amp power points.



BATHROOM 8' 6" x 6' 4" (2.59m x 1.93m) : White suite comprising Low level W.C., wash hand basin set in vanity unit and panelled bath with shower and glass screen over. Chrome heated towel radiator. Partly tiled walls. Tiled floor with underfloor heating.

Outside :

FRONT : Open plan lawn with path leading to the front door.

REAR : Enclosed by well maintained hedge with side brick wall with patio and path leading down to rear access gate leading onto rear car parking and car port block for residents.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : Mains electricity and water. Drainage by private water treatment plant. Gas via a communal Calor gas tank separately metered per household.

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

SERVICE CHARGE : £130 per month which covers communal gardening and roadway electricity.

TAX BAND: E

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4HQ

