



Yew Tree Lane, Moreton, Congleton, CW12 3GY.
£695,000

Whittaker Est. 1930
& Biggs

Yew Tree Lane, Congleton, CW12 3GY.

A stunning individually designed bespoke four bedroom detached family home with lots to offer. Set within the semi-rural location of Moreton this property benefits from surrounding countryside views and is still only a short drive from Congleton where all local amenities and facilities are available.

On entering this substantial and well designed home you are greeted with a spectacular entrance hallway with feature central staircase which splits off to each side of the first floor galleried landing. To the ground floor you will find a generously sized 25ft living room, separate dining room, study/playroom, cloakroom and a spacious open plan dining kitchen fitted with high quality kitchen with granite worksurfaces.

To the first floor the master bedroom boasts a luxurious en-suite and dressing area with walk in wardrobes. To the other side of the galleried landing you will find three further double bedrooms and family bathroom with luxurious deep spa bath and separate shower.

Externally, the property boasts plenty of curb appeal with its cast iron gates and long sweeping driveway leading to a detached double garage, extensive well maintained surrounding lawned gardens including a charming garden pond with waterfall feature.

This truly magnificent residence has to be viewed to fully appreciate the space and high standard of accommodation that this property has to offer its prospective new owner.



Front Entrance

Having a double glazed UPVC leaded light bevelled front entrance door with matching panels to each side leading through to;

Entrance Hallway 24' 3" x 14' 0" (7.39m max x 4.27m max)

Spectacular entrance hallway with feature central split staircase with oak handrail leading up to first floor galleried landings. Having two double glazed UPVC windows to the front elevation, inset spotlighting, natural oak flooring and oak glazed panel doors leading through to;

Lounge 15' 3" x 13' 0" (4.65m x 3.96m max)

Having UPVC double glazed windows to both the front and rear elevations feature fireplace alcove housing electric fire with two further UPVC double glazed windows, oak flooring, inset spot lighting and a radiator.

Dining Room 15' 3" x 13' 0" (4.65m max x 3.96m max)

Having double glazed UPVC windows to the front elevation, natural oak flooring and a radiator.

Dining Kitchen 20' 8" x 13' 2" (6.3m x 4.01m)

Fitted with a range of solid walnut wall and base mounted units with granite worksurfaces over incorporating a one and a half bowl sink and drainer unit with chrome pull down spray mixer tap over Plus separate additional sink. Matching central island with granite worksurface over and base drawers. Space for range cooker with Rangemaster extractor hood over. Space for American style fridge freezer. Under unit concealed lighting, inset spotlighting, contemporary wall mounded radiator, television aerial point and tiled marbled flooring. Double glazed UPVC window to the rear elevation and double glazed UPVC French doors leading out to the rear garden.

Study 11' 5" x 9' 0" (3.48m x 2.74m)

Having a double glazed UPVC window to the rear elevation, natural oak flooring, television aerial point, telephone point and a radiator.

Ground Floor Cloakroom

Fitted with a white suite comprising low level WC and wash hand basin with chrome mixer tap over. natural oak flooring, radiator and extractor fan.

First Floor Landing

The first floor landing splits into two landing areas, one leading to the master bedroom with the other leading off to the other three bedrooms. Double glazed UPVC window to the front elevation.

Master Bedroom 17' 9" x 14' 1" (5.41m x 4.29m)

Having a double glazed UPVC window to the front elevation with far reaching views, radiator, television aerial point and doors leading through to;

Dressing Room 6' 10" x 3' 9" (2.08m x 1.14m)

Having a UPVC window to the rear elevation, two doors leading to two large walk in wardrobes both fitted with hanging rails and lighting and a radiator.

En-Suite 13' 2" x 5' 0" (4.01m x 1.52m)

Fitted with a white suite comprising low level WC, bidet and ceramic wash hand basin with chrome mixer tap over set upon a walnut effect vanity unit. Double shower cubicle with two mains fed thermostatically controlled showers, one with a rainhead shower. Feature tiling to walls and flooring with underfloor heating, inset spotlighting, chrome heated towel rail, shaver point and an extractor fan. Double glazed Velux roof window.

Bedroom Two 13' 1" x 13' 1" (3.99m x 3.99m)

Having a double glazed UPVC window to the front elevation and a radiator.



Bedroom Three 11' 5" x 11' 1" (3.48m x 3.38m)
Having a double glazed UPVC window to the rear elevation and a radiator.

Bedroom Four 13' 4" x 8' 6" (4.06m x 2.59m)
Having a double glazed UPVC window to the rear elevation, loft hatch providing access to the roof space, television aerial point and a radiator. Currently being used as a sitting room.

Family Bathroom 9' 10" x 7' 6" (3m x 2.29m)
Fitted with a white suite comprising low level WC, bidet, wash hand basin with chrome mixer tap over and

chrome towel rail below and deep spa bath with chrome shower mixer tap over. Tiled shower cubicle with glazed door housing mains fed shower. Chrome heated towel rail, light oak effect flooring and two double glazed Velux roof windows.

Externally

The front of the property is enclosed by a brick built wall with feature pillars and wrought iron railings, double wrought iron gates opening onto a sweeping gravel driveway leading to the left hand side of the property towards the detached double garage. The front garden is laid mainly to lawn with mature hedge

boundaries. To the left hand side there is a seating area, feature waterfall pond and a mature weeping willow tree. To the rear of the property there is a block paved patio area overlooking the extensive lawns. To the far right corner there is a raised decked area ideal for enjoying sun in the warmer months. To the rear of the garage there are some apple trees and the oil tank.

Detached Double Garage

Brick built detached garage with remote controlled door, fitted with power and lighting and a Worcester gas central heating boiler. Double glazed UPVC obscured door to rear elevation.









IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

16 High Street
Congleton
CW12 1BD
T: 01260 273241
E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**