

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**FRONT ENTRANCE :** Bespoke oak framed open storm porch with brick built base, Indian stone coping slabs and Indian stone paved entrance floor. Composite panelled door with double glazed centre panel and opaque full length side panels.

**RECEPTION HALL :** (40' in length) 4 x PVCu double glazed windows to front aspect. Low voltage downlighters inset. Natural oak skirting boards and architraves. Porcelain floor tiles with underfloor heating. Double oak doors to cloaks cupboard. Double oak doors to boiler cupboard with electric pressurised hot water cylinder.

**BEDROOM 1 14' 4" x 9' 7" (4.37m x 2.92m) :** PVCu double glazed window to rear aspect. 13 Amp power points. Underfloor heating. Walk in wardrobes 4' 10" x 4' 1" (1.47m x 1.24m) with access to roof space.

**EN-SUITE 7' 7" x 4' 9" (2.31m x 1.45m) :** PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: Low level W.C. and ceramic wash hand basin with chrome mixer tap and cupboard below. Large walk in shower cubicle with chrome thermostatically controlled mains fed shower and fixed glass screen. Slate effect floor tiles with underfloor heating.

**BEDROOM 2 11' 9" x 10' 5" (3.58m x 3.17m) plus door recess :** PVCu double glazed window to rear aspect. 13 Amp power points. Underfloor heating. Built in wardrobes with double oak doors.

**BEDROOM 3 12' 5" x 10' 0" (3.78m x 3.05m) :** PVCu double glazed window to rear aspect. 13 Amp power points. Underfloor heating.

**LOUNGE / BEDROOM 4 14' 4" x 11' 4" (4.37m x 3.45m) :** PVCu double glazed window to rear aspect. 13 Amp power points. Underfloor heating.

**BATHROOM 7' 8" x 7' 0" (2.34m x 2.13m) :** PVCu double glazed window to front aspect. Low voltage downlighters inset. Modern white suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with glass screen, with chrome mixer tap and chrome thermostatically controlled mains fed shower with rainfall shower head and shower attachment. Textured slate effect wall tiles. Matching floor tiles with underfloor heating.

**OPEN PLAN LIVING DINING KITCHEN 20' 11" x 18' 8" (6.37m x 5.69m) :** Full height vaulted ceiling with exposed natural oak beams and impressive handmade king truss. Dual aspect high performance double glazed window set within chunky natural oak frames, with Indian stone sills. Extensive range of custom painted natural wood fronted eye level and base units in 'Dove Grey' with natural quartz preparation surfaces over. Built in Bosch double electric oven. Built in induction hob with extractor hood over. Integrated fridge and freezer. Central island with quartz preparation surface with preformed drainer, and stainless steel 1.5 bowl sink unit inset, with integrated dishwasher and wine chiller. Porcelain floor tiles with underfloor heating. Aluminium double glazed bi-fold doors to rear terrace.

**UTILITY 13' 5" x 5' 0" (4.09m x 1.52m) :** PVCu double glazed window to front aspect. Low voltage downlighters inset. Base units with quartz preparation surfaces over with stainless steel sink unit inset. Space and plumbing for washing machine and tumble dryer. Porcelain floor tiles with underfloor heating. Composite entrance door.

**OUTSIDE :** 5 bar farm style gate with oak gate posts opening onto the extensive tarmac paved driveway providing parking for numerous vehicles. Concrete base with potential for oak framed car port. Indian stone perimeter pathways and lawn to the front. The side opens onto an extensive Indian stone paved terrace with attractive brick built retaining wall having lawned gardens with a large corner Indian stone terrace dining/seating area. To the rear are Indian stone perimeter pathways with lawns extending the full width of the property and abutting farmland.

**SERVICES :** Mains water. Mains electricity. Air source heat pump. Drainage via a private water treatment plant for 3 properties.

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

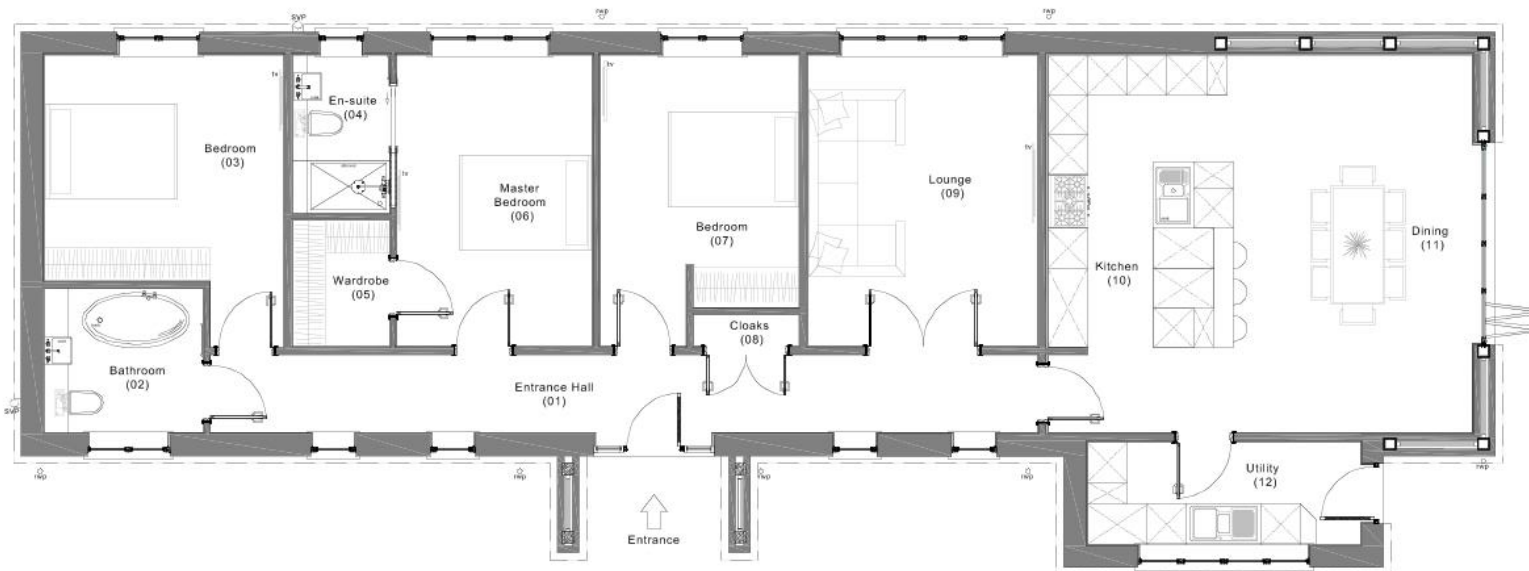
**WARRANTY :** Build zone 10 year structural warranty.

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

**TAX BAND :** TBC

**LOCAL AUTHORITY :** Cheshire East

**DIRECTIONS :** SATNAV CW12 3PE



**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.



- ARCHITECTURALLY DESIGNED BRAND NEW "SUPER BUNGALOW"
- 3 - 4 DOUBLE BEDROOMS
- LUXURY BATHROOM. EN-SUITE TO MASTER BEDROOM
- STUNNING OPEN PLAN LIVING DINING KITCHEN
- BURSTING WITH HIGH END FITTINGS
- FABULOUS 40' RECEPTION HALL
- SUBSTANTIAL PLOT WITH LARGE GARDENS
- PRIVATE GATED DRIVEWAY ACCESS
- SEMI RURAL LOCALITY WITH SPECTACULAR VIEWS OF "THE CLOUD"
- POTENTIAL TO PURCHASE ADJOINING PADDOCK SUBJECT TO SEPARATE NEGOTIATION
- BUILD COMPLETION SPRING 2024

**Sherwood, Buxton Road,**  
Congleton, Cheshire CW12 3PE

**Selling Price: £900,000**

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# FOR SALE BY PRIVATE TREATY (Subject to contract)

\*\*\*REGISTER YOUR INTEREST TODAY!!!!\*\*\*

APPROX 1700 SQ FT OF ARCHITECTURALLY DESIGNED BRAND NEW "SUPER BUNGALOW"! 3/4 BEDROOMS AND 2 BATHROOMS. BURSTING WITH HIGH END FITTINGS. SUBSTANTIAL PLOT WITH LARGE GARDENS, PRIVATE GATED DRIVEWAY ACCESS. POSITIONED IN SEMI RURAL LOCALITY WITH SPECTACULAR VIEWS OF THE NATIONAL TRUSTS "THE CLOUD". ADJOINING 2 ACRE PADDOCK AVAILABLE TO PURCHASE SEPARATELY – IDEAL FOR THE BUDDING EQUESTRIAN.

\*\*Fabulous 40' reception hall with porcelain floor tiles  
\*\*Stunning lofty open plan living dining kitchen with vaulted ceiling and exposed oak beams and trusses with a bank of folding sliding doors to outside terrace  
\*\*Large Utility/Cloakroom  
\*\* 3/4 DOUBLE BEDROOMS (master with ensuite shower room)  
\*\* Luxury bathroom  
\*\* Deep frontage and extensive driveway  
\*\* Generous OPEN PLAN rear lawned gardens abutting farmland  
\*\* POTENTIAL TO PURCHASE ADJOINING PADDOCK MEASURING APPROX 2.3 ACRES, SUBJECT TO SEPARATE NEGOTIATION\*\*

A distinctive, rarely come to market, residence, in one of the most desirable locations to be had on the outskirts of Congleton. It sits on the fringe of the highly desirable rural hamlet of Timbersbrook, close to the base of the iconic Bosley Cloud; a prominent hill situated within Cheshire's Peak District on the border between Cheshire and Staffordshire. It is 343 metres (1,125 ft) in height making it one of the highest hills in the area and one of the best places to see spectacular views of Cheshire. Feel on top of the world after a little hard work walking up hill onto the summit of Bosley Cloud. You can see this outcrop from miles around and from the top you can see across the whole of the Cheshire Plain and along the gritstone ridge of Cheshire's Peak District. The twisting country lanes are interesting to explore and offer enjoyable walks and are suitable for horse riding, as is the well-known walking route of the 'Gritstone Trail' nearby and the Biddulph Valley Way bridle path.

This distinct and luxurious home of quite remarkable stature, will be a dream buy for the successful new owners, so much so that you'll quite literally be pinching yourself....not quite believing it's yours!!!

Practically the towns of Macclesfield and Congleton are within 6 miles and 5 miles respectively, with Manchester Airport some 13 miles away offering flights to worldwide destinations. The main town of Macclesfield, is offered with its mainline railway station (London Euston in approx 1hr 45mins), excellent schools including Beech Hall Preparatory School, Kings School and a range of highly regarded secondary schools. The town offers an array of high street stores, shops, bars and restaurants. Equally the charming market town of Congleton is blessed with a thriving range of facilities, excellent railway networks and enjoys easy access to the M6 Motorway.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurants and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communications links:  
• Access to A34 and the recently completed Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.  
• Congleton is a 10 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities.  
• Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations.  
• The major regional rail hub of Crewe is less than 12 miles by swift main roads.  
• Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

## General

- High performance double glazed PVCu flush casement windows in white with stone cills.
- Composite front door with glazed panel.
- Sage green aluminium bi-folds to living dining.
- Natural oak skirting boards and architraves.
- Living/dining /kitchen, hall, utility. Bathroom & En-suite with porcelain tiles.
- High performance energy efficient double glazing set in chunky oak frames to kitchen area.
- 10 year Build-Zone warranty.

## Safety & Security

- Mains & battery powered smoke detectors.
- Window locks to all windows.
- Alarm system.

## Mechanical & Electrical

- LED downlighters to Kitchen, Utility, W.C., Hall, Landing, Bathrooms and En-suite.
- White switches and sockets
- High performance, energy efficient air source heat pump serving the zoned underfloor heating. Pressurised hot water cylinder. Private water treatment plant for the three properties.

## Decoration

- All walls and ceilings finished in white matte emulsion.
- Internal woodwork in natural oak.
- Internal doors will be oak veneer.

## Kitchen

- Shaker style with handles.
- Quartz worktop.
- Double Oven.
- Tall integrated fridge & freezer.
- Integrated dishwasher.
- Wine cooler.
- Induction hob.
- Extractor hood.
- Feature kitchen island with space for sitting.
- Freestanding multi fuel stove.

## Separate Utility Room

- Shaker style.
- Quartz preparation area.
- Space for washing machine & tumble dryer.

## Bathroom & En-suites

- White sanitary ware.
- All mains fed thermostatic showers.
- Panelled baths.
- Slimline shower trays.
- Frameless shower screen.
- Rainforest style shower heads.
- Towel radiators.

## External

- Tarmac driveway.
- Grey Indian stone perimeter paths.
- Main garden area with turf and grey Indian stone patio.
- Natural borders.
- Private gated entry.

