



Energy performance certificate (EPC)		
Brereton House 1A Larch Place Somerford CONGLETON CW12 4ZN	Energy rating B	Valid until: 4 January 2033 Certificate number: 0291-3929-8693-2422-8285
Property type	Detached house	
Total floor area	220 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).		

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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Brereton House, 1a Larch Place,
Somerford, Congleton, Cheshire CW12 4ZN

• **Selling Price: £850,000**

- STUNNING CONTEMPORARY SIX BED DETACHED
- OPEN PLAN LIVING/KITCHEN/DINING AREA
- EN SUITE & 2 BATHROOMS
- SEPARATE LOUNGE
- DETACHED DOUBLE GARAGE
- LANDSCAPED GARDENS & AMPLE DRIVEWAY
- PRIVATE GATED ENTRY
- 10 YEAR BUILD-ZONE WARRANTY
- APPROX 2900 FT²

FOR SALE BY PRIVATE TREATY (Subject to contract)

OVER 2,900 SQ FT OF ARCHITECTURALLY DESIGNED BRAND NEW "SUPER HOUSE"!! 6 BEDROOMS AND 3 BATHROOMS. BURSTING WITH HIGH END FITTINGS. SUBSTANTIAL PLOT WITH LARGE GARDENS, PRIVATE SECURE GATED DRIVEWAY ACCESS. DETACHED DOUBLE GARAGE. POSITIONED IN A HIGH CLASS, UPMARKET LEAFY SUBURB ON THE OUTER FRINGES OF CONGLETON.

****Fabulous reception hall with oak staircase ** Large lounge with traditional brick built fireplace featuring a stone mantelpiece and hearth having wood burning stove inset ** Fashionable open plan family dining kitchen with a bank of folding sliding doors opening to the generous rear gardens ** Snug /dining area **Large Utility/Cloakroom with a separate downstairs toilet and shower ** SIX DOUBLE BEDROOMS (master with ensuite shower room) ** Luxury family bathroom and further shower room ** LARGE DETACHED DOUBLE GARAGE ** Deep frontage and extensive driveway ** Generous OPEN PLAN rear lawned gardens abutting a nature reserve ****

A distinctive residence, in one of the most desirable addresses to be had within Congleton. Off Blackfirs Lane, which itself is a wide avenue, flanked with mature leafy trees, with most properties discreetly positioned and well set back from the road behind lawned gardens. It is beautifully situated on the fringe of Congleton, bordering on open countryside and is excellently sited on the western border providing convenient access to excellent schools such as Congleton High School, Blackfirs and Quinta Primary Schools as is the West Heath shopping centre. This property's position allows virtually immediate access on to the main arterial route to the M6 motorway which lies 6 miles to the west and Manchester Airport is approximately 17 miles north and again easily accessed by road.

The area has been further enhanced with the completion of the new Congleton link road, which opened in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town). 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!!!

The exterior detail is beautiful with a good choice of reclaimed Cheshire brick, stone sills and equally attractive elevations and roof lines, with first floor cantilevered bay and attractive mock beams. The property has mains gas central heating with the ground floor complemented with under floor heating and the first floor with conventional radiators.



*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 :

- Immediate 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, and will incorporate the new HS2 line, providing London links in 55 minutes.
- Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

The accommodation briefly comprises
(all dimensions are approximate)

Front entrance : Bespoke chunky oak framed porch with pitched tiled roof. Indian stone paved porch. Oak door with glazed centre panel.

HALL 8' 9" x 7' 9" (2.66m x 2.36m) : Low voltage downlighters inset. 13 Amp power points. Natural oak skirting boards and architraves, Natural oak staircase to first floor. Porcelain floor tiles with under floor heating. Under stairs store cupboard.

LOUNGE 17' 3" x 13' 9" (5.25m x 4.19m) : PVCu double glazed window to front aspect. Under floor heating. Recessed brick built Inglenook fireplace with floating natural 'buff' stone mantle with Indian stone paved hearth with cast iron log burner inset.

LIVING DINING KITCHEN 24' 3" x 20' 9" (7.39m x 6.32m) - L-shaped : PVCu double glazed window to front aspect. Low voltage downlighters inset. Extensive range of period style wood grain effect eye level and base units in sage green with white Quartz preparation surfaces over with Bosch 5 ring induction hob with Bosch extractor hood over. Built in Bosch double electric fan assisted oven & grill.



Integrated larder fridge. Central island with Quartz preparation surface incorporating a breakfast bar with seating for 3. Built in stainless steel 1.5 bowl sink unit with brushed chrome mixer tap. Integrated dishwasher, integrated wine chiller and integrated recycling bins. 13 Amp power points. Porcelain floor tiles with under floor heating. Full width system of folding sliding doors to rear garden.

UTILITY 10' 0" x 6' 1" (3.05m x 1.85m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Period style wood grain effect fitted units in sage green which incorporate pressurised hot water cylinder and manifolds for under floor heating. Full length double store cupboard. Integrated larder freezer. Quartz preparation surface with composite single drainer sink unit inset with chrome mixer tap with cupboard beneath. Space and plumbing for washing machine. Cupboard housing Alpha gas combi boiler. Porcelain floor tiles with under floor heating. PVCu double glazed door to outside rear.

SHOWER ROOM 8' 8" x 3' 3" (2.64m x 0.99m) : PVCu double glazed window to side aspect. White suite comprising: Low level W.C. Vanity wash hand basin with cupboard below. Enclosed shower cubicle housing a mains fed shower with glass screen and door. Grey marble effect tiles to splashbacks. Porcelain floor tiles with under floor heating.

First Floor :

GALLERIED LANDING 10' 4" x 11' 0" (3.15m x 3.35m) : Natural oak staircase with oak handrail. PVCu double glazed window to front aspect. Low voltage downlighters inset. 13 Amp power points. Single panel central heating radiator. Deep recessed under stairs store cupboard. Stairs to second floor.

BEDROOM 1 FRONT 10' 11" extending to 17'0" into recess x 13' 9" (3.32m x 4.19m) : Deep box bay PVCu double glazed window to front aspect with oak sill. Single panel central heating radiator. 13 Amp power points. Built in double wardrobes with oak doors.

EN-SUITE 6' 4" x 5' 7" (1.93m x 1.70m) : PVCu double glazed window to side aspect. White suite comprising: Low level W.C. Ceramic wash hand basin with double cupboard below. Walk in double shower cubicle with fixed glass screen housing a mains fed shower with rainfall shower head and attachment. Anthracite grey centrally heated towel radiator. Grey slate effect wall and floor tiles.

BEDROOM 2 REAR 11' 6" x 10' 4" (3.50m x 3.15m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Two built in double wardrobes with oak doors.

BEDROOM 3 FRONT 12' 8" x 9' 6" (3.86m x 2.89m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 10' 3" x 9' 5" (3.12m x 2.87m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.



BATHROOM 10' 0" x 6' 7" (3.05m x 2.01m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. White suite comprising: Low level W.C. Panelled bath with chrome mixer tap. Pedestal wash hand basin. Corner shower cubicle with glass screen housing a mains fed shower with rainfall shower head and attachment with glass hinged shower door. Chrome centrally heated towel radiator. Grey marble effect wall and floor tiles.

Second Floor :

LANDING :

SHOWER ROOM 7' 9" x 6' 0" (2.36m x 1.83m) some restricted head room : Velux roof light. White suite comprising: Low level W.C.. Ceramic wash hand basin with chrome mixer tap. Walk in shower cubicle with glass screen with mains fed shower with rainfall shower head and attachment. Grey marble effect wall and floor tiles. Anthracite grey centrally heated towel radiator.

BEDROOM 5 15' 7" x 14' 0" (4.75m x 4.26m) Angular ceiling : Two velux roof lights. Single panel central heating radiator. 13 Amp power points.

BEDROOM 6 15' 6" x 12' 10" (4.72m x 3.91m) Angular ceiling. : Two velux roof lights. Single panel central heating radiator. 13 Amp power points. Large walk in wardrobe.

DETACHED GARAGE 16' 4" x 15' 5" (4.97m x 4.70m) Internal measurements : Brick built with cavity. Up and over sectional insulated door. Power and light. Overhead storage.

Outside :

REAR : Easterly facing. Extensive Indian stone paved outside dining terrace. Large lawned garden backing onto nature area. Wide Indian stone laid path to both sides. External power point and lighting. Cold water tap.

FRONT : Extensive tarmacadam driveway for numerous vehicles. Lawned gardens

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

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

TAX BAND: TBC

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: CW12 4ZN

