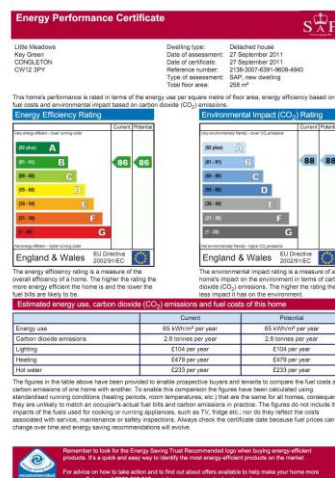




Total Area: 263.9 m² (excluding garage)
All contents, positioning & measurements are approximate and for display purposes only.



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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Little Meadows

Key Green, Congleton, Cheshire CW12 3PY

Guide Price £1,000,000

- STUNNING ARCHITECT DESIGNED 'ECO HOUSE'
- 5 BEDROOMS, 4 BATHROOMS, 4 RECEPTION ROOMS
- GROUNDS OF 0.3 ACRES PLUS PADDOCK OF 2.5 ACRES, APPROX
- DOUBLE DETACHED GARAGE
- LAWNS TO ALL SIDES
- PARKING FOR UP TO 6 VEHICLES
- DISCREET POSITION
- RURAL LOCALITY OF KEY GREEN, CLOSE TO CONGLETON

FOR SALE BY PRIVATE TREATY (Subject to contract)

'Grand Designs, Location Location Location, A Place In The Country!' This striking architect designed 'eco house' would certainly be the feature property on any of these well known TV shows and this is your chance to take the rare opportunity of owning such a special home!

Located within the highly desirable rural hamlet of 'Key Green' in Timbersbrook, stunning local countryside views are enjoyed from every single aspect whilst the ample grounds of approx 0.3 acres comprise plentiful parking, stunning gardens, plus a useful paddock of approx 2.5 acres to suit a number of uses as well as the obvious and locally popular equestrian use. The attractive 'Bridestone' bricks used to construct the home were sourced from the nearby quarry and they contrast perfectly with the timber cladding thus giving this building a strikingly pleasant appearance, however, it's inside that the property really starts to impress!

As you enter into the oak framed entrance hall awash with light from the windows and skylights then we're sure you'll be smiling from ear to ear! Being an 'eco house' you can expect efficiency as standard and underfloor heating runs throughout the well proportioned and stylish accommodation. This accommodation could suit a range of buyers whether you're looking to house the busy family or after a quiet country retreat! Completing the whole package is the equally attractive detached double garage. We could talk for hours about this one but an internal viewing of this stunning, unique and practical home is simply paramount to fully witness everything on offer and we implore you to call us for further information and indeed to book your viewing!

Local Area - Timbersbrook is a quiet and picturesque rural village, surrounded by beautiful countryside and situated on the 'Gritstone Trail', a well known local walk. The Macclesfield Canal below Bosley Cloud has a tow path providing a pleasant walking/cycling route and extends to the major canal networks. The market town of Congleton, in the foothills of the Peak District, is a small, thriving old textile town straddling the river Dane and serves a large rural community. It has a comprehensive range of shopping, recreational and commercial facilities and is well placed for access to Macclesfield, Wilmslow and Manchester. Junction 17 on the M6 is about 9 miles away and provides convenient access to The Potteries and to the commercial and industrial centres of the North West. Both



primary and secondary education is catered for in the state and independent sector and all manner of recreational facilities are within easy reach, including Astbury and Congleton Golf Courses, Cloudside shooting club and countless equestrian centres.

Most of the windows and external doors throughout the house are triple glazed. Some (e.g. in the hall and landing, and velux-style windows) are double glazed. Most windows and external doors are constructed from solid timber with an external aluminium cladding (made by Skaala, a Finnish company).

The property benefits from a heat recovery ventilation system. Fresh air is circulated into all rooms, with the heat from the extracted air being used to warm the incoming fresh air. This provides a continual source of fresh air and substantially reduces heat loss.

Heating and hot water is supplied from a ground source heat pump, drawing heat from the ground through a borehole in the garden. Walls to the house are insulated to a high standard, with the internal skin of the wall being constructed from high thermal mass concrete blocks.

CAT5 cabling is installed throughout the house. There are also telephone and television aerial sockets in most rooms.

Note: The vendors have explained that the current patio area between the lounge and kitchen could be made into a conservatory, creating additional living accommodation. The foundation for the external wall is already constructed. Planners advised, when we were constructing the house, that permission was likely to be given.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Oak framed covered porch.

ENTRANCE HALL : Porcelain tiled floor. Feature oak frame with double glazed windows. Stairs to first floor and stairs down to basement.

GUEST W.C. : Triple glazed window. Suite comprising: w.c. with concealed cistern and wall hung wash hand basin. Infinity illuminated mirror. Porcelain tiled floor.

SNUG & OFFICE 16' 8" x 12' 8" (5.08m x 3.86m) : Three triple glazed windows. Partitioned office area. (Note: wall between the snug and office is only a stud wall and could easily be removed to create one larger room.)



LOUNGE 17' 8" x 15' 10" (5.388m x 4.816m) : Triple glazed windows and doors to side, opening onto patio at rear of property. Feature wood burning stove with tiled hearth.

DINING ROOM 15' 10" x 11' 4" (4.82m x 3.45m) : Triple glazed bi-fold doors to front patio. Triple glazed window to side aspect.

BREAKFAST KITCHEN 16' 6" x 14' 2" (5.03m x 4.31m) : Range of base and wall mounted units by Pronorm matte grey with white Silestone working surfaces. One and a half bowl inset sink unit with flexi hose mixer tap. Separate hot water tap for instant boiling water. Integrated appliances including: Miele ovens, combination microwave and NEFF dishwasher. Space for American style fridge/freezer with plumbing for water supply. Centre island with base units and Silestone working surfaces with NEFF hobs (induction and ceramic) and Elica extractor hood over. Triple glazed windows overlooking gardens and Bosley Cloud. Two Sky lights. Triple glazed doors to patio. Porcelain tiled floor.

UTILITY ROOM 6' 5" x 4' 4" (1.95m x 1.32m) : Base units and storage cupboard. Space and plumbing for washing machine and tumble dryer.

Basement :

GAMES/FAMILY ROOM 20' 4" x 12' 0" (6.195m x 3.647m) : Radiator. Ideal for use as games room, home cinema or home office.

PLANT ROOM / BOOT ROOM : Housing ground source heat pump and hot water tank. Storage cupboard.

Stairs to First floor :

LANDING : Feature oak windows to landing. Blinds to roof windows. Feature lighting.

MASTER BEDROOM 18' 5" x 12' 6" (5.61m x 3.81m) : Double glazed windows and sky lights, with integral blinds, looking onto the Bosley Cloud. Triple glazed windows to front. Access to fully boarded roof space.

MASTER EN SUITE BATHROOM 9' 4" x 5' 5" (2.84m x 1.65m) : Triple glazed window. Suite comprising: w.. with concealed cistern and wash hand basin integrated into range of cupboards with mirror, corner bath with shower mixer and separate shower cubicle housing a thermostatically controlled mains fed shower. Marble tiling to walls and floor.

BEDROOM 2 15' 10" x 11' 11" (4.826m x 3.627m) : Triple glazed window. Built in wardrobes.

EN SUITE WET ROOM 7' 9" x 4' 10" (2.36m x 1.47m) : Suite comprising: w.c. with concealed cistern, wall hung wash hand basin and walk in shower with glass screen housing a thermostatically controlled mains fed shower. Triple glazed window. Travertine tiling to walls and floor.

BEDROOM 3 11' 4" x 11' 7" (3.45m x 3.53m) plus recess : Triple glazed window. Built in understairs storage cupboard. Feature curved wall.

EN SUITE 7' 6" x 3' 6" (2.28m x 1.07m) : Suite comprising: w.c. with concealed cistern, wall hung wash hand basin and shower cubicle with glass sliding door and



mains fed shower. Triple glazed window. Illuminated mirror. Travertine tiling to walls and floor.

Stairs to Second Floor :

LANDING : Built in storage cupboard. Sky light with blind.

BEDROOM 4 15' 10" x 11' 3" (4.82m x 3.43m) : Triple glazed window. Sky light with blind.

BEDROOM 5/OFFICE 11' 6" x 8' 8" (3.50m x 2.64m) extending to 15ft 9in : Triple glazed window. Sky light with blind.

BATHROOM 6' 7" x 5' 7" (2.01m x 1.70m) : Suite comprising: concealed cistern w.c., wash hand basin and P shaped bath with mains fed shower over and fitted screen. Mirror. tiling to walls and floor.

Outside : Approximately 2.5 acres of separate land in addition to house curtilage of approximately 0.3 acres.

FRONT : Lawned to all sides. Off road parking for up to 6 vehicles.

DOUBLE DETACHED GARAGE 18' 6" x 17' 5" (5.63m x 5.30m) : Two vehicular doors. Sink and storage units with hot water heater. Ladder to boarded roof space. Pedestrian door to side.

REAR : Lawn. Fruit trees. External power points. Rainwater harvesting unit.

PADDOCK : Grounds of approx 0.3 acres with a paddock of approx 2.5 acres with large timber shed. The meadow also includes 2 ponds and a wooded copse, attracting a variety of birds. The second pond was recently constructed by Cheshire Wildlife Trust to encourage local wildlife. They have also planted several species of wildflowers in the meadow. The timber shed, subject to planning permission, could be replaced with a loose-box / stable. The vendors have informed us that in addition to access from the garden, there is a legal right of way into the paddock along the track from Pedley Lane.

SERVICES : Heating via a ground source heat pump. Bore hole hot water base heating and underfloor heating throughout. Cat 5 cabling throughout. Electricity, mains water supply. Drainage via Kingspan digester.

TENURE : Freehold (subject to solicitors' verification).

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

TAX BAND: G LOCAL AUTHORITY: Cheshire East

DIRECTIONS: From our offices proceed along West Street turning right into Antrobus Street and then left onto Mill Street. At the roundabout take the third exit onto Mountbatten Way and continue through the traffic lights to the next roundabout taking the first turn left. Continue for approximately a mile passing the Church House public house on your right and proceed over the canal bridge and take a right turn onto Middle Lane signposted Timbersbrook. Proceed along Middle Lane taking the first turn on the left and continue along whereupon the property will be found on the left hand side, just before Key Green Methodist Chapel.

