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



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

# Timothy a brown

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## Victory 5, Ladera Retreat

Eaton, Congleton,  
Cheshire CW12 2NL

**Selling Price: Offers Over  
£80,000**

- LUXURIOUS COUNTRYSIDE LODGE RETREAT
- TWO BEDROOMS WITH FITTED BEDROOM FURNITURE
- FITTED KITCHEN WITH APPLIANCES
- FIREPLACE WITH ELECTRIC FIRE
- CENTRAL HEATING. DOUBLE GLAZING
- DECKING WITH SUNKEN HOT TUB
- DESIGNATED PARKING FOR ONE CAR
- FANTASTIC OPEN VIEWS TOWARDS 'THE CLOUD'

An immaculate property which is fairly priced and having the distinct advantage over others by having a pleasant outlook over an open plan lawn parkland and 'The Cloud' landmark in the distance.

It is located in the centre of the park away from the boundary. This model of lodge is known as the 'Victory West Park'. Its external size is 38' x 12' 6".

Ladera Retreat is set in parkland of approximately 30 acres and as the name suggests, it is the perfect retreat. It is set out on a low density basis, set behind secure gates in a private conservation area. Outside it has exclusive decking area which provides seating and dining area with beautiful outlook and a sunken hot tub. The lodge is also provided with parking to the side.

Within a short driving distance are the towns of Congleton and Macclesfield, the Peak District national park and Manchester International Airport are within 25 minutes drive.

Terms apply - to be eligible for purchase, buyers are required to live in a principal home elsewhere.



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

**ENTRANCE :** Timber steps with glass sides leading to PVCu double glazed door to:

**LOUNGE/DINER/KITCHEN 19' 10" x 12' 2" (6.04m x 3.71m):**

**Lounge Area :** Low voltage downlighters inset. PVCu double glazed sliding patio doors to large decking area with inset hot tub and space for table and chairs. Window to side elevation. Fitted fireplace with cupboards. Radiator. 13 Amp power points. TV point.

**Kitchen/Diner :** Fully fitted matching eye level and base units with granite effect roll edge surfaces. Integrated gas hob with oven below and extractor canopy above, dishwasher, fridge/freezer and microwave. Single drainer 1.5 bowl sink unit inset with mixer tap. 13 Amp power points. Door to corridor with doors to two bedrooms and bathroom.

**BEDROOM 1 REAR 9' 7" x 12' 2" (2.92m x 3.71m):** Low voltage downlighters inset. PVCu double glazed window to side aspect. Fully fitted bedroom suite comprising wardrobes, dressing table, cupboards and shelving. 13 Amp power points. TV point.

**EN-SUITE :** PVCu double glazed opaque window to side aspect. White suite comprising: Low level W.C. and wash hand basin with towel splashback. Radiator.

**BEDROOM 2 MIDDLE 9' 2" x 6' 1" (2.79m x 1.85m):** PVCu double glazed window to side aspect. Fitted wardrobes, cupboards and shelving. Radiator. 13 Amp power points.



**SHOWER ROOM :** PVCu double glazed opaque window to side aspect. White suite comprising: Low level W.C., wash hand basin set in vanity unit with mirror fronted cabinet above and shower enclosure with glass sliding doors. Towel rail radiator. Extractor fan.

**Outside :**

**FRONT :** Beyond the decking area is an open plan lawn parkland with pool having fantastic open views towards 'The Cloud'.

**SIDE :** Designated parking for one car to the side of the property.

**SERVICES :** Mains electricity and water are connected (although not tested). LPG gas. Drainage via private water treatment plant.

**TENURE :** Leasehold (site licence). Annual service charge of £5,187.19 payable in January including VAT to cover grounds maintenance, etc. There will be a portion to pay for the remainder of the year upon completion of sale.

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

**LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** Proceed out of Congleton on the A536 Macclesfield Road. Continue through the village of Eaton, and then after approximately one mile turn left into Cocksross Lane. Turn first left and left again into Back Lane where the gated entry into Ladera Retreat will be found on the left hand side.

