



STEPHENSON BROWNE

Mere View, Newcastle Road, Congleton

CW12 4XW



Offers Over £680,000

DESCRIPTION

Positioned within a sought-after development overlooking Astbury Mere, this exceptional four-bedroom detached executive home offers luxurious and versatile three-storey living. Originally the ex-show home and completed in 2021, the property enjoys a prime setting and showcases high-specification finishes throughout. The current owners have further enhanced the interior cosmetically and beautifully re-landscaped the garden, creating a truly move-in ready home ideal for family living or those seeking a peaceful waterside setting.

A generous entrance hall welcomes you into the home, leading to a bright and spacious lounge and an impressive open-plan kitchen, family and dining area. This superb entertaining space features a range of high-quality integrated appliances and striking bi-fold doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. The ground floor also benefits from a separate utility with adjoining store room, a study/cloakroom and a convenient downstairs WC.

To the first floor are three excellent bedrooms. Bedroom two is a superb suite with its own en-suite shower room and built-in wardrobes. Bedrooms three and four are both comfortable doubles, with bedroom four also benefitting from fitted wardrobes and shelving. A stylish and spacious three-piece family bathroom



serves these rooms.

Occupying the entire second floor is the magnificent principal suite. This stunning retreat boasts a spectacular triangular picture window overlooking the Mere, along with bi-fold doors opening onto a private balcony, the perfect place to enjoy the tranquil views. The suite also features a walk-in wardrobe/dressing room and a generous five-piece en-suite bathroom, creating a truly luxurious master bedroom experience.

Externally, the property offers off-road parking for two vehicles at the front, along with built-in storage and gated side access to the rear. The landscaped garden has been thoughtfully designed for low maintenance, with artificial lawn and elegant porcelain-paved patio areas arranged across lower and raised tiers. This inviting outdoor space provides ample room for seating and entertaining, making it an ideal setting for relaxing or hosting family and friends during the warmer months.



Location:

Astbury, on the edge of Congleton, is a highly desirable semi-rural location that perfectly balances countryside living with everyday convenience. Situated around Astbury Mere Country Park, the area offers beautiful lakeside walks, open green space and waterside activities right on the doorstep, with scenic circular routes and links into the wider Cheshire countryside and even towards the Peak District. Just a short distance from Congleton town centre, residents benefit from a wide range of amenities including supermarkets, independent shops, leisure facilities and a railway station providing links to Manchester and beyond. The area is also well regarded for families, with a selection of highly rated primary and secondary schools nearby, including those in West Heath and Congleton itself. Excellent road connections via the A34 and the nearby M6, along with local bus routes, make commuting straightforward, while the surrounding network of footpaths, canals and countryside trails make Astbury particularly appealing for walkers, cyclists and those seeking an active outdoor lifestyle.

GROUND FLOOR

Entrance Hall

Composite front entrance door, ceiling spotlights, marble effect tiled flooring with underfloor heating, power points, providing access into all ground floor accommodation and solid oak banister staircase with black wrought iron spindles giving access to the first floor accommodation with under stair storage.

Living Room

18'7" x 10'7"
UPVC double glazed picture window to the front elevation with white shutters, plush carpet flooring, ceiling spotlights, central ceiling light fitting, under floor heating, ample power points.

Open Plan Dining/Kitchen/Family Room

25'1" x 21'2"
High spec fitted kitchen comprising white gloss wall and base units with granite quartz work surface over matching with the same splash back, inset sink with single drainer and mixer tap, eye level double combination oven with microwave, two large integrated fridge freezers, ample appliance space and power points, central island comprising of the same white gloss base units with granite quartz work surface over, integrated wine cooler, five ring induction hob, ample cupboard space and inset to use as a breakfast bar. Throughout the room you have ceiling spotlights, marble effect tiled flooring, under floor heating, three skylights, bi-folding doors to the rear, ample power points, offering plenty of space to house a large dining table and additional seating to create a family area.



Utility

6'5" x 5'2"

White gloss wall and base units with work surface surface over, inset sink with single drainer and mixer tap, integrated dishwasher, washer/dryer, ceiling spotlights, extractor fan, marble effect tiled flooring, under floor heating, access into the storage cupboard.

Study

9'2" x 6'3"

Bespoke Hammonds built in storage cupboards offering cloak storage for coats and shoes, fitted office desk, UPVC double glazed window to the front elevation with white shutters, plush carpet flooring, ceiling spotlights, underfloor heating, ample power points.

WC

5'10" x 5'5"

Modern two piece white suite comprising wall hung low level WC, vanity unit hand wash basin with mixer tap and draw storage underneath, wall mounted mirror, under floor heating, UPVC frosted window to the side elevation, ceiling spotlights, extractor fan, marble effect tiled flooring and walls throughout.

FIRST FLOOR

Landing

Providing access to all first floor accommodation, plush carpet flooring, central heating radiator, power points, ceiling spotlights, solid oak banister with black wrought iron spindles leading to the second floor accommodation with stair lighting.

Bedroom Two

22'11" x 11'1"

Generous second bedroom suite with UPVC double glazed picture windows to the front elevation with white shutters, fitted bespoke Hammond's wardrobes, plush carpet flooring, central heating radiator, ample power points, ceiling spotlights, direct access into the en suite.

En Suite

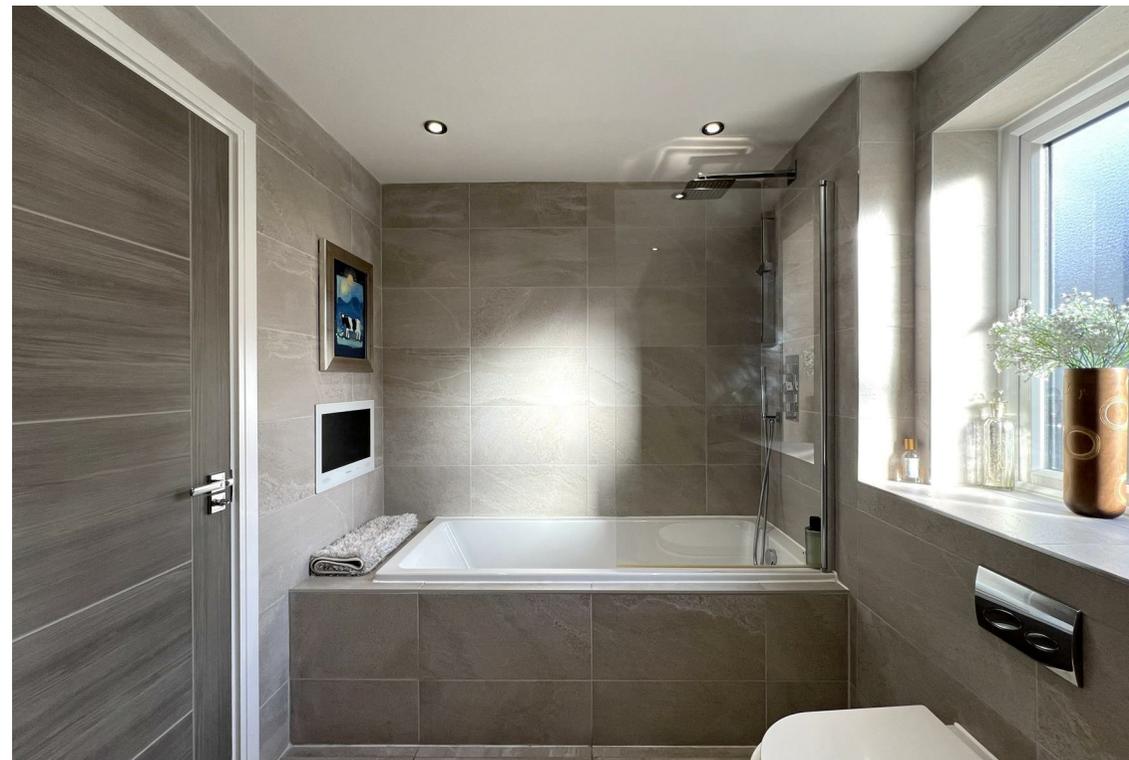
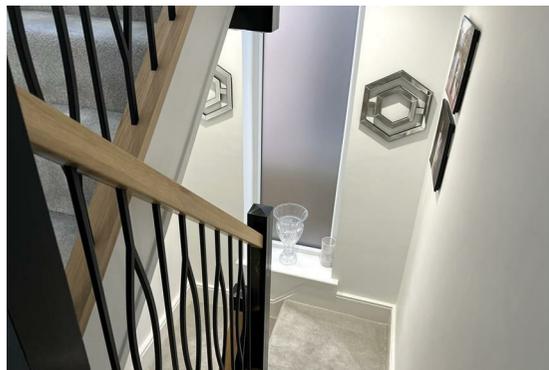
5'6" x 3'7"

Three piece stylish suite comprising wall hung low level WC, vanity unit hand wash basin with mixer tap and draw storage underneath, wall mounted mirror, walk in mixer shower with rainfall shower head and removable shower head, marble effect tiled walls throughout, wood effect flooring, UPVC double glazed frosted window to the side elevation, extractor fan, heated towel rail, ceiling spotlights.

Bedroom Three

11'1" x 10'2"

UPVC double glazed window to the rear elevation, ceiling light fitting, ceiling spotlights, plush carpet flooring, central heating radiator, ample power points.



Bedroom Four

9'2" x 7'2"

UPVC double glazed window to the rear elevation, bespoke Hammond's fitted wardrobes with fitted draw storage and shelving, plush carpet flooring, ceiling light fitting, ceiling spotlights, central heating radiator, ample power points.

Family Bathroom

9'2" x 7'2"

Spacious family bathroom comprising wall hung WC, vanity unit hand wash basin with mixer tap and draw storage underneath, low level bath with mixer tap and mains shower over with rainfall shower head and removable shower head, to the end of the bath is space to house a TV with the electrics there for one to be easily fitted, heated towel rail, UPVC double glazed frosted window to the rear elevation, marble effect tiled walls and flooring.

SECOND FLOOR

Principle Bedroom

21'9" x 16'3"

Pointed arch picture window to the front elevation with white shutters and external bi-fold door access leading out onto the balcony with fantastic views looking onto the Mere, ceiling light fitting, plush carpet flooring, four skylights with fitted blinds, central heating radiator, ample power points, open access into the walk in wardrobe/dressing room.



Walk In Wardrobe/Dressing Room

10'8" x 10'6"

Fitted wardrobe and draw storage to both sides, ceiling light fitting, plush carpet flooring, vertical central heating radiator, power points, direct access into the En suite.



En Suite

10'8" x 10'4"

Luxury en suite with wall mounted low level WC, two separate vanity unit hand wash basins with mixer tap and pull out draw storage, wall mounted mirror, low level bath with mixer tap, walk in mains shower with rainfall shower head and removable shower head, heated towel rail, marble effect tiled walls and flooring throughout, ceiling light fitting, extractor fan.



Externally

Externally, the front of the property features a widened driveway providing ample space for two vehicles, alongside low-maintenance artificial grass and gated side access to the rear, plus additional side storage. The rear garden has been fully landscaped for ease of upkeep, with porcelain paving and artificial grass, as well as a tiered seating area, ideal for relaxing or entertaining guests.



Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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Floorplans

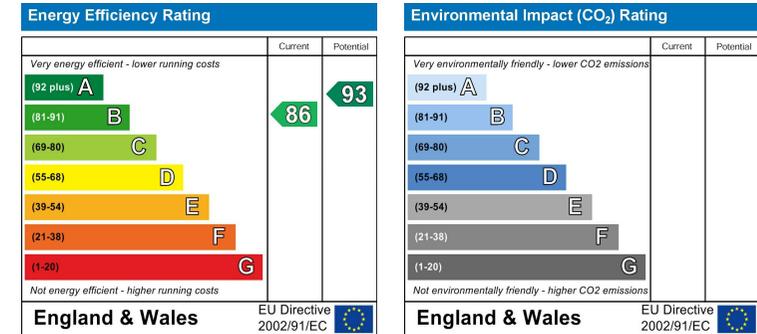


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating



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