

# chris hamriding

lettings & estate agents



**69 Newcastle Road, Congleton, CW12 4HL**

**Price Guide £935,000**

**WATCH THE VIDEO TOUR!** Rare is the opportunity to acquire such a beautiful and discerning residence in such an enviable position! To best enjoy everything this amazing home has to offer, take a few moments to watch our guided video tour and prepare to be amazed! Sit on the outskirts of Congleton and the delightful hamlet of Astbury, 'Birch Trees' is an exclusive property that's undergone a total transformation in recent years with the end result being a home to be enjoyed by families for decades to come. A wealth of beautiful accommodation flows across both floors with the rare benefit of a detached double garage a total of over 3160 square feet of space is sure to satisfy family needs. Having two independent reception rooms accessed from a grand reception hall, there's also a very useful office area and ground floor shower room. However, the main event just has to be the jaw dropping dining kitchen with breakfast area, dining area and huge centre island flanked by masses of stylish storage options. There's also a separate utility room that ensures the kitchen is kept for entertaining and relaxing only! The kitchen leads straight out into the rear patio and garden so the party can continue all year round! Up on the first floor are four double bedrooms and a luxurious bathroom but as you approach the rear of the building you'll enter into an independent master bedroom suite that enjoys a luxurious balcony overlooking the gardens and beyond to Astbury Mere...waking up to this is like stepping out into the heart of the Lake District and is a joy to behold! This master suite is complemented by the most luxurious en suite bathroom that wouldn't look out of place in a 5 star hotel suite!

Outside the property consists of a large front driveway with gated access to the rear drive and garage. The rear gardens are expansive, mature and make the very most of the incredible waterside views at the rear. This home is a masterpiece so call us to book your viewing!

**Reception hall**

**Lounge**

**Sitting room**

**Study/boot room**

**Rear entrance**

**Shower room/WC**

**Stunning living/dining kitchen**

**Utility room**

**Stairs and landing**

**Master bedroom suite plus balcony**

**Luxury en suite**

**Bedroom two**

**Bedroom three**

**Bedroom four**

**Bedroom five**

**Stylish family bathroom**

**Detached double garage with WC**

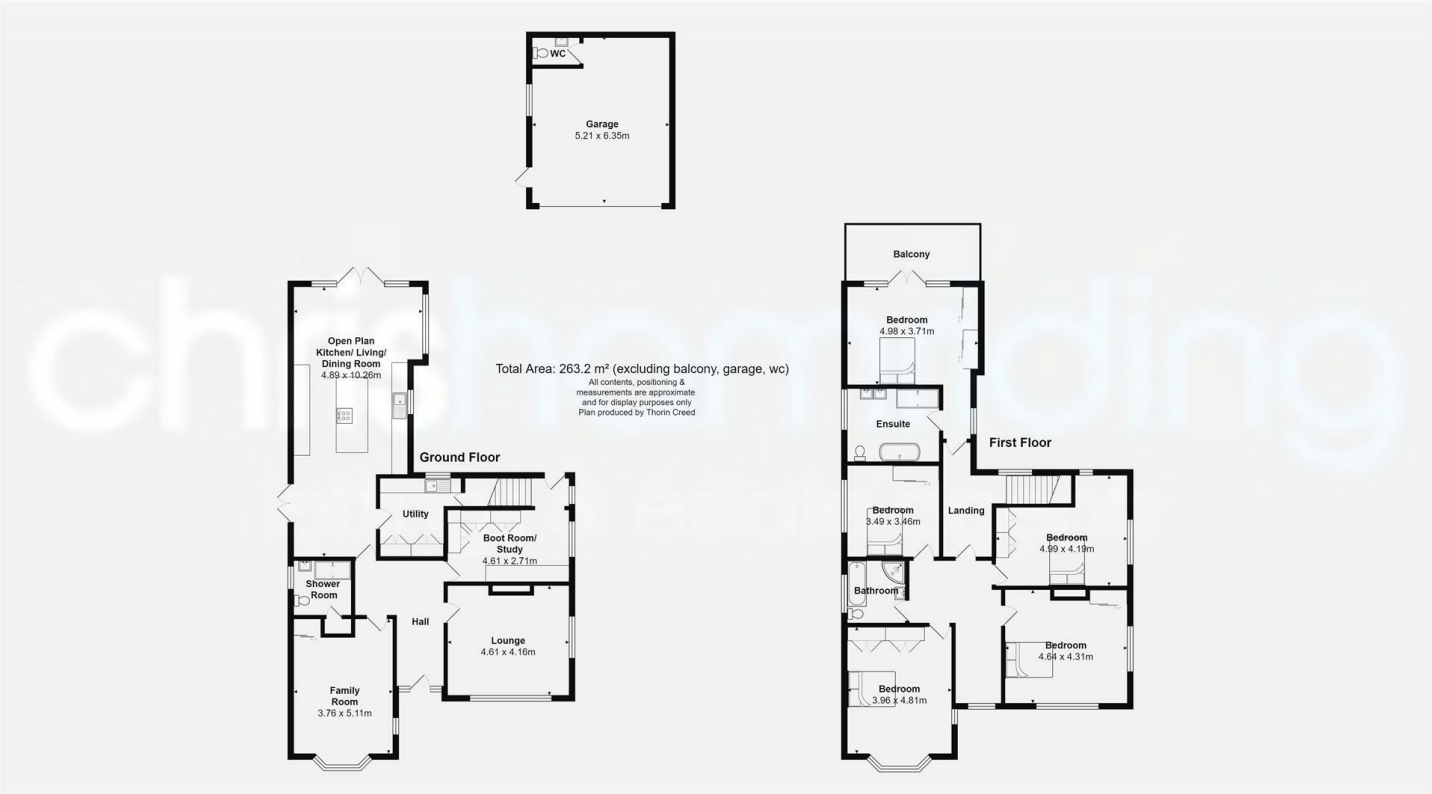
**Deep patio area to rear**

**Extensive gardens overlooking mere**

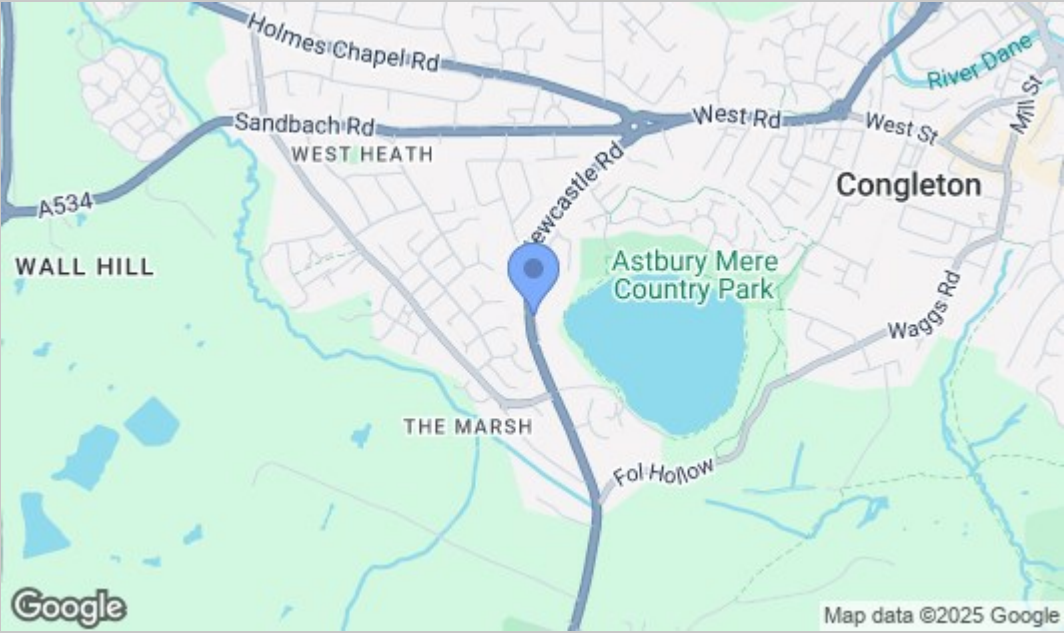
**Driveway to front and side**



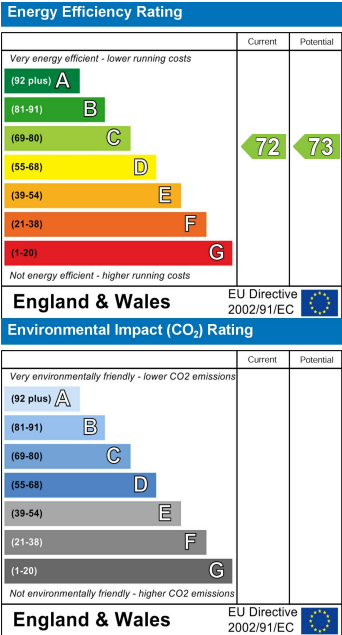
Floor Plan



Area Map



Energy Efficiency Graph



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