







1 Cumberbatch Square

Somerford, Congleton

A recently built, spacious, double-fronted 5-bedroom property, surrounded by the open countryside of the historic Somerford Booths Hall estate, offering superb, well-balanced family accommodation combining traditional architecture with stunning contemporary interiors in a unique courtyard setting.

Council Tax band: F

Tenure: Freehold

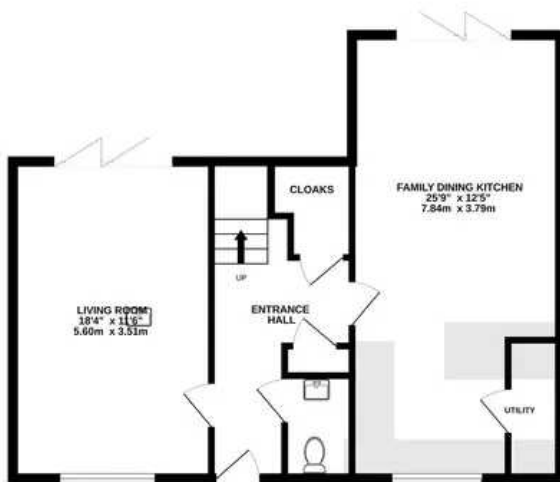
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

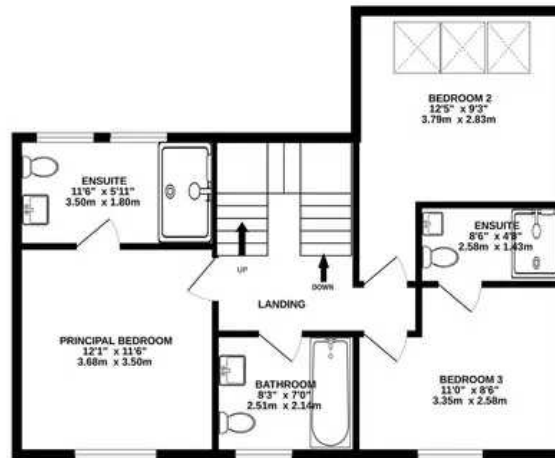
- Recently build by renowned developers PH
- High quality finish with stylish decor throughout
- Five well-proportioned bedrooms and three bathrooms
- floorspace of around 1900 square feet
- Allocated parking space and car barn
- Superb position with a good sized garden and open views



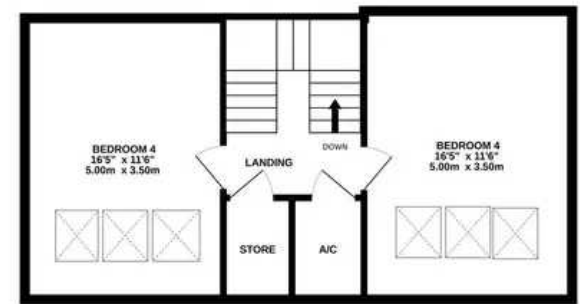
GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



2ND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1940 sq.ft. (180.2 sq.m.) approx.

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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