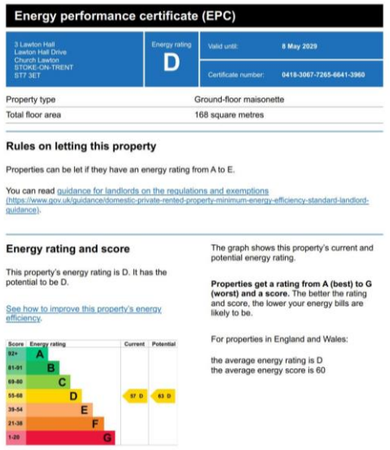


All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Energy performance certificate (EPC)

3 Lawton Hall Lawton Hall Drive Church Lawton STOKE-ON-TRENT ST7 3ET	Energy rating D	Valid until:	8 May 2029
		Certificate number:	0418-3067-7265-6641-3960

Property type	Ground-floor maisonette
Total floor area	168 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be D.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: 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

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BRITISH PROPERTY AWARDS 2024 - 2025 GOLD WINNER LETTING AGENT IN CONGLETON

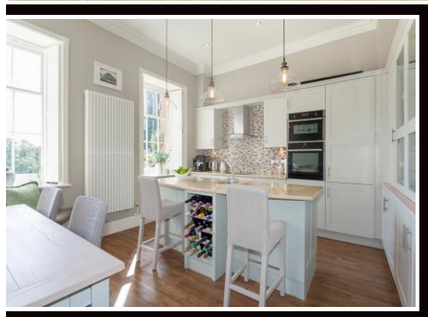
BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN CONGLETON

BEST ESTATE AGENT GUIDE AWARDS 2026 WINNER LETTINGS AWARDED FOR MARKETING | SERVICE | RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 EXCELLENT SALES AWARDED FOR MARKETING | SERVICE | RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 TOP 500 LETTINGS AWARDED FOR MARKETING | SERVICE | RESULTS









3 Lawton Hall Drive,

Church Lawton, Cheshire ST7 3ET

Selling Price: £475,000

- PRESTIGIOUS GRADE II LISTED RESIDENCE WITHIN THE EXCLUSIVE LAWTON HALL ESTATE
- STUNNING LAKESIDE SETTING SURROUNDED BY ACRES OF PRIVATE PARKLAND & WOODLAND
- SECURE GATED DEVELOPMENT OF JUST NINE LUXURY HOMES
- ELEGANTLY REFURBISHED THROUGHOUT TO AN EXCEPTIONAL SPECIFICATION
- BESPOKE DINING KITCHEN WITH PREMIUM INTEGRATED APPLIANCES & CENTRAL ISLAND
- LUXURIOUS PRINCIPAL SUITE WITH WALK-IN DRESSING ROOM & HIGH-END EN-SUITE
- PRIVATE TERRACE ENJOYING BEAUTIFUL LAKE & COUNTRYSIDE VIEWS
- EXCELLENT COMMUTER LOCATION, JUST 2 MILES FROM THE M6 AND 40 MINUTES FROM MANCHESTER AIRPORT

Exquisite Lakeside Living Within a Historic Cheshire Estate

Occupying a privileged position within the prestigious grounds of the historic Lawton Hall Estate, this exceptional Grade II Listed residence offers a rare opportunity to acquire a beautifully appointed home in one of Cheshire's most exclusive private settings.

Originally forming part of the magnificent Lawton Hall, a distinguished Georgian mansion dating back to the reign of George II, the estate was sympathetically transformed by award-winning Gleeson Homes in 2002 into just nine luxury residences. This elegant two-storey mews home has since been meticulously enhanced by the current owners, creating a refined and sophisticated interior that seamlessly blends period character with contemporary luxury.

Approached through secure automated gates and nestled amongst acres of professionally maintained parkland, ancient woodland and an impressive lake, the property enjoys an unrivalled sense of peace, privacy and exclusivity. The estate's idyllic surroundings create a truly "country house" atmosphere, whilst remaining exceptionally well connected for modern living.

The accommodation extends to generously proportioned and beautifully presented living space throughout. A welcoming reception hall leads to an elegant lounge with feature fireplace and adjoining study area, whilst the bespoke dining kitchen has been thoughtfully designed with handcrafted cabinetry, premium integrated appliances, Jerusalem stone worktops and a central island, all enjoying delightful views towards the lake.

The first floor is equally impressive, centred around a charming galleried landing. The principal bedroom suite offers a luxurious retreat, complete with a substantial walk-in dressing room and an exquisitely appointed Villeroy & Boch en-suite shower room. A second generous double bedroom enjoys picturesque lake views, complemented by a sumptuous family bathroom featuring a sunken cast iron bath, underfloor heating and integrated Bluetooth speaker system.

Particular attention has been paid to the quality of fixtures and finishes throughout, including bespoke fitted furniture, premium sanitaryware, underfloor heating to bathrooms, period-style radiators and elegant Georgian-style sash windows with plantation shutters.

Externally, the property benefits from a private terrace overlooking beautifully landscaped lawns that gently descend towards the estate's extensive lake, providing an ever-changing backdrop of natural beauty throughout the seasons. A substantial double barn garage further enhances the practicality of this outstanding home.

Despite its wonderfully secluded setting, the property is ideally located for commuters, being just two miles from Junction 16 of the M6 motorway, approximately 40 minutes from Manchester International Airport and within easy reach of direct rail services to London. The nearby towns of Alsager, Congleton and Kidsgrove provide an excellent range of shopping, leisure and everyday amenities.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Timber panelled and glazed entrance door to:

L SHAPED RECEPTION HALL 25' 1'' x 14' 8'' (7.64m x 4.47m) max : Walk-in understairs storage with storage units. Double doors opening into Lounge. Door to dining kitchen. Door to:

SEPARATE W.C. : Coving to ceiling. Modern white suite comprising: low level w.c. and vanity wash hand basin. Marble effect glazed tiles to half height. Chrome centrally heated towel radiator. Oak effect Karndean flooring.

LOUNGE 20' 8'' x 15' 10'' (6.29m x 4.82m) : Two timber framed Georgian style windows to front aspect with wooden window shutters, with an aspect over the lawned grounds. Coving to ceiling. Picture rail. Two period style radiators. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Sculptured stone fireplace with surround having living flame electric fire inset. Oak effect Karndean flooring.

SMALL STUDY AREA 8' 3'' x 4' 4'' (2.51m x 1.32m) : Timber framed Georgian style sash window to front aspect with wooden window shutters. Period style radiator. 13 Amp power points. Oak effect Karndean flooring. Cupboard housing 2 Heatrae Sadia electric boilers. Pressurised hot water cylinder.

DINING KITCHEN 15' 5'' x 12' 7'' (4.70m x 3.83m) : Coving to ceiling. Two timber framed Georgian style sash windows to rear aspect with window shutters and padded window seat with storage beneath. Low voltage downlighters inset. Bespoke custom painted solid oak fronted eye level and base units, two eye level units being glass fronted display cabinets. Polished Jerusalem stone preparation surfaces with bull nosed edging having NEFF 4 ring ceramic hob with stainless steel and glass extractor canopy over. Glass mosaic tiles to splashbacks. Built in NEFF fan assisted electric oven and grill with matching combination microwave oven above. Integrated Bosch larder fridge and freezer. Central island with polished Jerusalem stone preparation surface with bull nosed edging having preformed drainer and stainless steel one and a half bowl sink unit inset with chrome filter tap. The island provides a breakfast bar with seating for two having an integrated wine rack. Integrated NEFF dishwasher. Integrated Bosch washing machine. Chrome 13 Amp power points. Oak effect Karndean flooring. Wall mounted period style radiator.

First Floor : Turned and spindled balustrade with mahogany hand rail with a return at the half landing.

GALLERIED LANDING : Original coving to ceiling. Picture rail. Deep skirting. Chrome 13 Amp power points. Built in double wardrobes.

BEDROOM 1 FRONT 16' 0'' x 13' 3'' (4.87m x 4.04m) : Two timber framed Georgian style sash windows to front aspect with wooden window shutters, with an aspect over the lawned grounds. Coving to ceiling. Two period style radiators. Chrome 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Arched recess with doorway to:

Walk in wardrobe / dressing room 8' 3'' x 6' 10'' (2.51m x 2.08m) : Coving to ceiling. Vast arrangement of open fronted hanging rails, shelves and drawers.

EN SUITE 12' 1'' x 6' 2'' (3.68m x 1.88m) : Timber framed Georgian style sash window to front aspect with wooden window shutters, with an aspect over the lawned grounds. Low voltage downlighters inset. Luxurious suite of Villeroy and Boch low level w.c. with concealed cistern, moulded resin sink arrangement with chrome Monobloc tap with cupboards below and further bedroom cabinets. Walk in shower with glass screen and door housing thermostatically controlled Hansgrohe mains fed shower with rainhead shower and shower attachment. Textured grey ceramic wall tiles with box seat and recessed shelves. Chrome centrally heated towel radiator. Textured grey ceramic wall and floor tiles with underfloor heating.

BEDROOM 2 REAR 15' 10'' x 13' 1'' (4.82m x 3.98m) : Two timber framed Georgian style sash windows to rear aspect with wooden window shutters with far reaching views overlooking the lake. Coving to ceiling. Two period style radiators. Chrome 13 Amp power points. Television aerial point.

BATHROOM 15' 4'' x 5' 11'' (4.67m x 1.80m) : Timber framed Georgian style sash window to rear aspect with shutters, with far reaching views overlooking lake. Luxurious fitted suite comprising: resin wash hand basin with chrome Hansgrohe mixer tap with store cupboards below. Matching wall mounted bathroom cabinets. Villeroy and Boch low level w.c. with Geberit flushing system. Sunken cast iron bath with Geberit tap and mains fed shower over with rainhead and shower attachment with discreet lighting and bluetooth controlled Kaldewei speaker system. Contemporary wall mounted radiator. Stone effect ceramic wall and floor tiles with electric underfloor heating.

Outside :

FRONT : Paved terrace with box hedge with views over sloping lawns down to the lake.

DOUBLE BARN GARAGE : A secure gate leads to the communal garages with this particular property having an open fronted 2 bay garage measuring 17ft 3in x 17ft 4 in. Power and light.

TENURE : Leasehold. 980 years remaining on the lease. Current ground rent: £250 per annum. Current service charge: £260 per calendar month. Service charge includes - grounds maintenance, block buildings insurance, external window cleaning, communal external electricity, general external maintenance and communal decoration to The Hall.

SERVICES : Mains electric, water and drainage are connected (although not tested).

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

TAX BAND: F

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: ST7 3ET







