



New Leaze, Uttoxeter Road, Abbots Bromley, WS15 3EQ

Once the village's old police station, New Leaze is a historic and beautiful period property situated in the heart of Abbots Bromley's picturesque Conservation Area. Dating back to the 1830s, this three/four bedroom property is brimming with character, with charming features complemented by recent and tasteful upgrades including a refitted kitchen, family bathroom and landscaped garden. Taking its name from the old English term for 'New Meadow' New Leaze sits within a wonderfully secluded garden plot, benefitting from gated parking as well as space to add garaging (subject to relevant permissions). The property balances modern convenience with period charm, and care has been taken to retain original character

features such as oak beams, cupboards, doors and fireplaces.

New Leaze has five rooms to the ground floor – a beamed lounge with mezzanine floor, separate dining room, a good sized study/fourth bedroom, a beautifully appointed refitted kitchen and a conservatory with magnificent garden views. Upstairs, a 22' landing leads to three well proportioned double bedrooms, a luxurious refitted family bathroom and a walk in wardrobe with generous hanging space. An outstanding feature of New Leaze is the beautifully landscaped three-tiered garden, which includes a stunning variety of Japanese maples, cherry trees and other specimen

trees, having a large gated parking area accessed via Harley Lane.

All windows have been replaced with double glazing, with the frames at the front featuring stained glass tops, and bespoke stained glass in the conservatory is another attractive and unique touch. The property is serviced by gas central heating, with upgraded radiators and a high-end Worcester Bosch boiler which is still under guarantee. New Leaze offers a combination of rural tranquillity and modern convenience – the rear garden leads out to open countryside whilst the front is just a stroll away from the village centre, shops, restaurants and pubs.

New Leaze is ideally positioned in the heart of Abbots Bromley, enjoying a prime setting with convenient access to both village amenities, commuter routes and picturesque surrounding countryside. Famed for its annual Horn Dance, Abbots Bromley is set within a Conservation area and is home to an array of shops, a primary school, doctors, traditional pubs, a village hall and a historic church. The village has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times.

The property lies within the catchment area for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleyne's High in Uttoxeter. There are also a range of highly regarded independent schools nearby including Lichfield Cathedral, Denstone College and Repton School.

The location benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.

- **Double Fronted Period Home**
- **Magnificent Garden Plot**
- **Gated Parking for Several Vehicles to Rear**
- **Extensively Refurbished & Wealth of Character Throughout**
- **Two Charming Reception Rooms**
- **Conservatory & Refitted Kitchen**
- **Study/Fourth Bedroom**
- **Three Excellent Double Bedrooms**
- **Refitted Family Bathroom**
- **Stunning & Secluded Landscaped Gardens**
- **Exterior Laundry Room**
- **Garage Potential (STPP)**
- **Original Fish Scale Tiled Roof**
- **Desirable Location within Thriving Village Community**
- **Well Placed for Commuter Routes & Amenities**

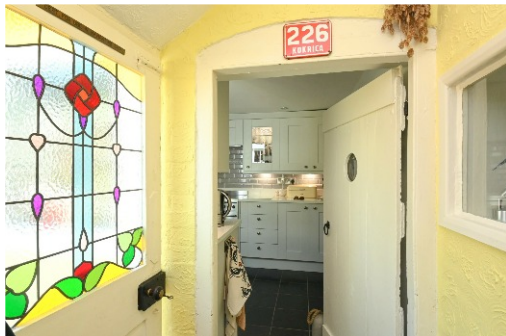


New Lease is one of only a small number of properties in the village to have retained its original iron railings at the front. While many neighbouring properties had railings removed in the 1940s to support the war effort, it is believed that they were left intact due to its status as a police station. The original panelled entrance door remains in place, with a front doorstep reclaimed from Peak District stone, with the doorway subtly lit at night by a welcome light.

To the front aspect are two well presented and characterful reception rooms, each having feature fireplaces and windows to the front with Luxaflex shutters. The **Dining Room** features an impressive inglenook fireplace, with a cast iron, gas fired, coal effect stove set to the **Sitting Room** brickwork fireplace.

The **Study** is set to the rear, having a curved brick hearth with a marble mantelpiece with matching shelving, and the **Kitchen** was refitted in 2024 and features platinum coloured shaker style units with White Arabesque Quartz work surfaces over, housing a Rangemaster sink with mixer tap, spaces for an oven and dishwasher and an integrated Bosch fridge.

A secluded **Conservatory** is also set to the rear aspect, having anthracite aluminium frames and bifolding doors opening onto the magnificent rear gardens. The porcelain, modular tiled floor was installed in 2024 and the blue-tinted Pilkington glass roof extends to a height which covers and preserves part of the original tiled roof.





The generous first floor **Landing** features a useful walk in storage area with a large fitted wardrobe, having a window to the rear enjoying pleasant garden views.

Three Generous Double Bedrooms are set to the first floor, the front facing ones each having traditional fitted storage, period fireplaces and Luxaflex shutters. The rear facing bedroom has dual

aspect windows overlooking the established rear gardens.

The large **Family Bathroom** was refitted in 2023 and boasts a Hans Grohe rainfall shower within an Instinct double width quadrant cubicle, a Traditional freestanding bathtub and a Roper Rhodes vanity wash basin with marble top. The HiB mirrored cabinet with demister and a choice

of external lighting modes is also included in the sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



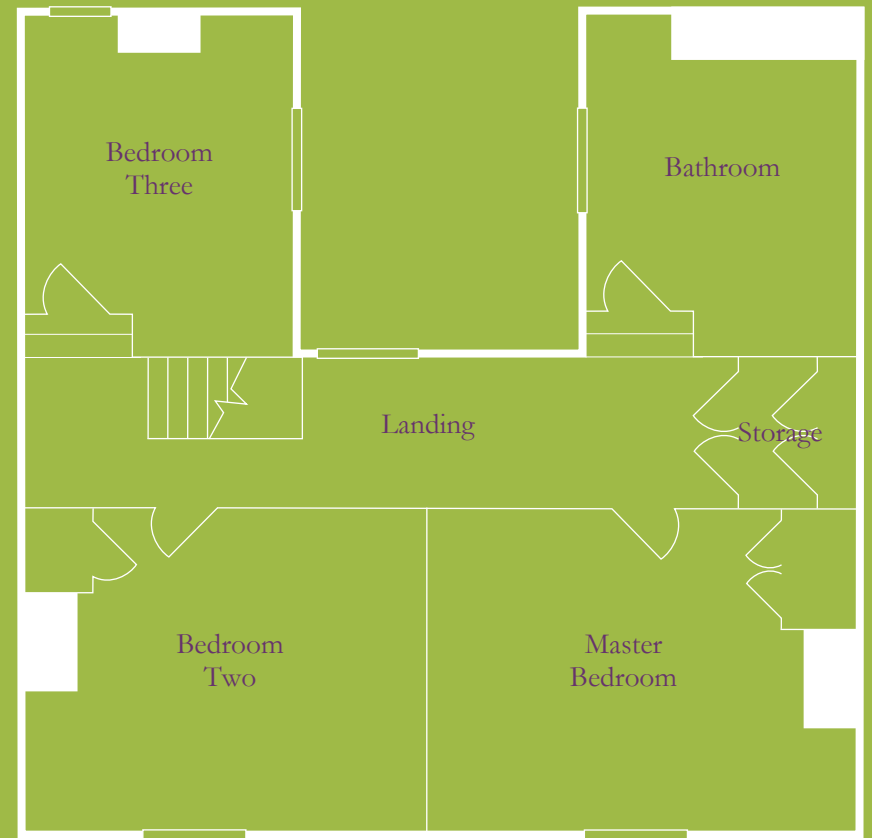
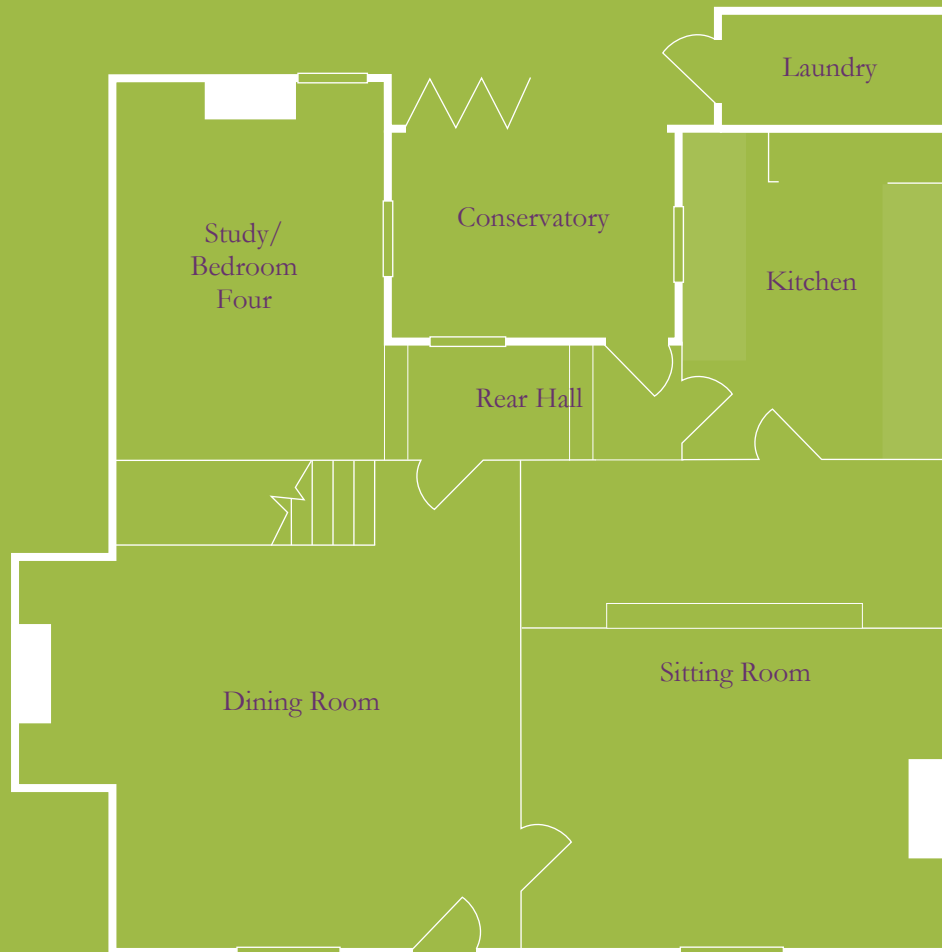


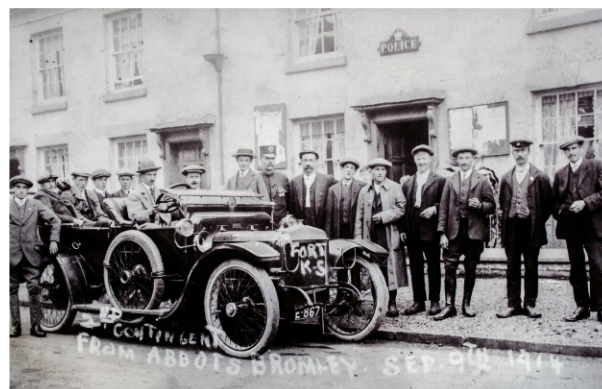
Ground Floor

Dining Room 3.9 x 3.71m (approx. 12'9 x 12'1)
Sitting Room 4.83 x 4.11m (approx. 15'9 x 13'5)
Kitchen 3.7 x 2.66m (approx. 12'2 x 8'8)
Rear Hall 2.4 x 1.18m (approx. 7'10 x 3'10)
Conservatory 2.6 x 2.36m (approx. 8'6 x 7'8)
Study 3.3 x 2.7m (approx. 10'10 x 8'10)

First Floor

Landing 6.9 x 1.52m (approx. 22'7 x 4'11)
Master Bedroom 4.01 x 3.2m (approx. 13'1 x 10'6)
Bedroom Two 4.23 x 3.2m (approx. 13'10 x 10'6)
Bedroom Three 3.78 x 2.84m (approx. 12'4 x 9'3)
Family Bathroom 3.74 x 2.7m (approx. 12'3 x 8'10)





Outside

Situated amongst similar style period property in an area where parking is at a premium, the addition of a large gravelled parking area is a significant acquisition which has been made by the vendors. A right of way from Harley Lane leads to the top of the garden, where gated access opens into a large private drive, and there may be potential to build garaging (subject to relevant permissions). The red cedar summerhouse is not included in the sale.

Extending to a superb size, the garden enjoys exceptional privacy and has been landscaped to an excellent degree, highlighting reclaimed features and providing various places to sit and enjoy the peaceful surroundings. An Indian stone patio provides a pleasant, sheltered seating area, with a nearby outbuilding serving as a useful laundry room. It houses the Bosch Worcester boiler and has spaces for appliances including a washing machine, a tumble dryer, a fridge and a freezer. A shed adjacent to the laundry room has electric lighting and a window overlooking the garden. There are also two outdoor taps for hot and cold water.

The garden is bordered by fencing installed in 2024, with lawns edged with attractive brick walls, steps, an ancient hedgerow border and other attractive shrubs and trees, including a Nepalese silver birch and a colourful variety of mature acers. A pathway leads to the top of the garden where the upper and lower lawns are linked by Forest fencing and a gate leading in turn to the parking area.

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.