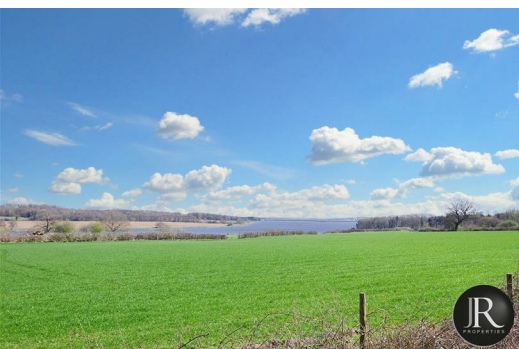


# Your local property experts



Wyndleat Manor Lane, Newton, WS15 3PE

Guide Price £799,950



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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
VAT No: 167 4441 94 Company Reg: 7673595



**\*\*VIRTUAL TOUR AVAILABLE\*\*** JR Distinctive Homes are pleased to offer for sale this remarkable detached home occupying a plot a little less than an acre with uninterrupted views across Blithfield Reservoir and surrounding countryside. Located in the beautiful rural hamlet of Newton but within easy access to surrounding towns and Villages the property really has to be viewed to be appreciated.

The property has been altered and extended over the years and offers huge potential and scope for modernisation. Briefly; the generous accommodation comprises of four reception rooms, kitchen, utility room, guest wc, five double bedrooms, two bathrooms and further wc.

Externally; the property is approached via a reasonably sized driveway that leads to the double garage. There are extensive front, side and rear gardens with lawns and mature borders that enjoy wonderful views over Blithfield Reservoir and rolling countryside. The overall plot extends to approximately just under an acre.



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(91-91) <b>A</b>		
(81-91) <b>B</b>			(80-90) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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