

The Woodlands

Manor Lane, Newton, Rugeley, WS15 3PD

John
German





The Woodlands

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£750,000

A charming and exceptionally spacious country property occupying a truly delightful, extensive plot of 2.65 acres in total, comprising gardens and grounds of approximately 1.4 acres and opposite the house, a field and orchard of approximately 1.25 acres.

The impressive reception hall leads to an elegant and well-proportioned sitting room with a marble fireplace and patio doors opening to the terrace. The ground floor continues with a study, second reception room featuring an inglenook fireplace and a third reception room/snug, all with beamed ceilings. The breakfast kitchen has an extensive range of units, feature beams and leads to a generous utility room and rear porch.

For guests or offering flexible living space, the property includes a ground floor double bedroom with a bay window and a Jack and Jill ensuite with a shower, wash basin and w.c.

The first floor landing area gives access to four further bedrooms and family bathroom. The principal bedroom is ensuite and has a bath, w.c, wash basin and bidet. The family bathroom comprises bath with electric shower over, wash basin, w.c and bidet.

The house stands within a spacious and established plot which extends to approximately 1.4 acres and comprises gardens, a delightful, wooded area, paddock and a gated drive capable of parking numerous vehicles. There is a garage, stable and garden store. On the opposite side of the lane there is a 1.25-acre field and orchard.

Newton is a lovely quiet hamlet, surrounded by some beautiful Staffordshire countryside, close to Blithfield reservoir and the village of Abbots Bromley. For commuters, there are excellent railway services at Rugeley Trent Valley – with direct links to London, Euston – the county town of Stafford to the west with a mainline intercity railway service and M6 junctions and the cathedral city of Lichfield to the south.

Agents notes:

There is no mains gas.

Drainage is to a septic tank which we are aware does not comply with the latest environmental agency regulations.

There is oil fired central heating.

The garage and stables may contain asbestos.

The property is Grade II Listed and the sale forms part of a deceased estate. Alterations have been made over the years, including the installation of some UPVC windows, which may contravene Listed Building regulations.

First registration with HM Land Registry is currently underway. Please note, in accordance with the plan submitted, part of the boundary to the west and rear lies approximately 1m in from the farm fence, as marked by stakes.

The executors have limited knowledge of the property and therefore are unable to fully complete

our Property Information Questionnaire.

Grant of Probate has been issued.

There is planning consent for a Solar Farm off Lea Lane. For further information please visit East Staffs Planning portal.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Timber framed construction to the original parts and traditional brick to extensions

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/ coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07092026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Ground Floor Building 1

Approximate total area⁽¹⁾

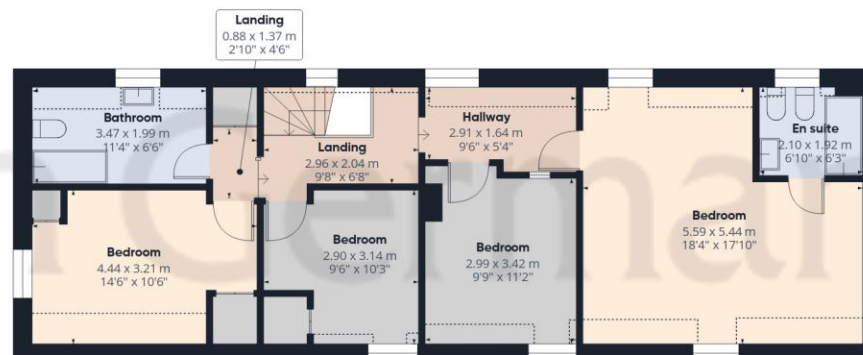
267.7 m²

2881 ft²

Reduced headroom

8.8 m²

94 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

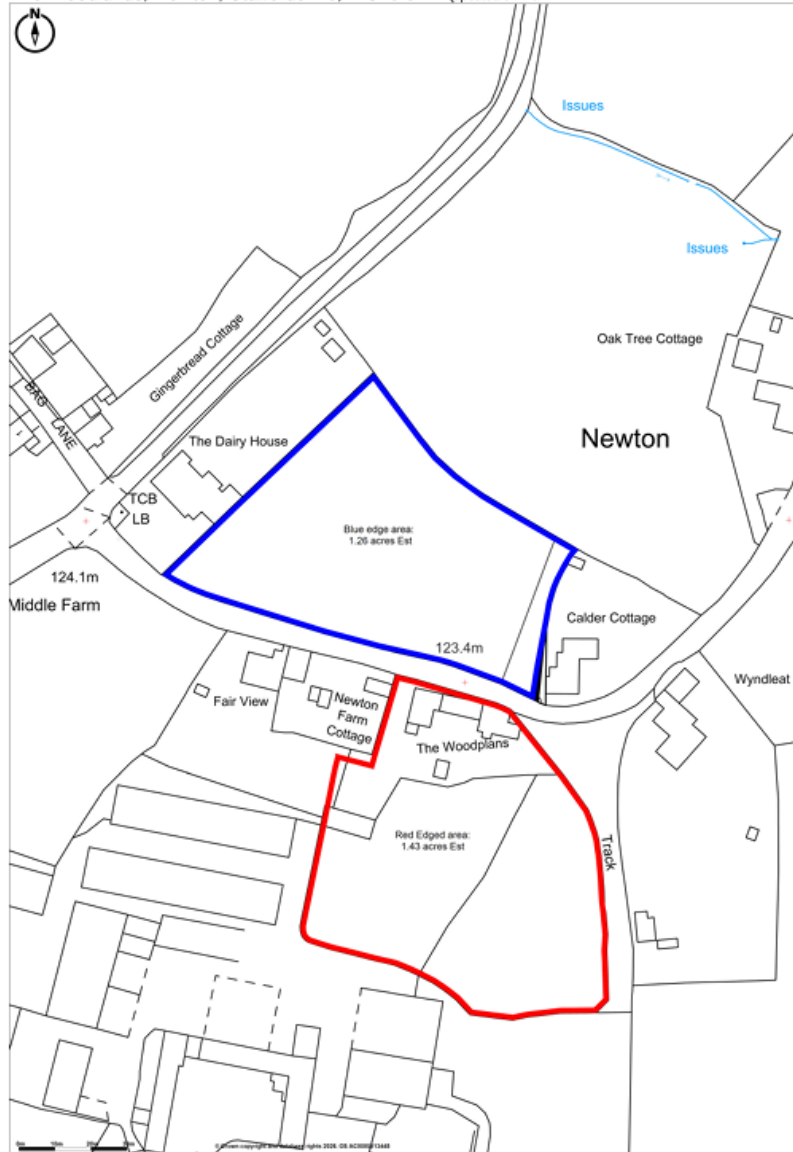
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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LANDMARK INFORMATION

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John German



Agents' Notes

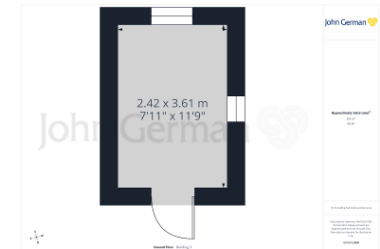
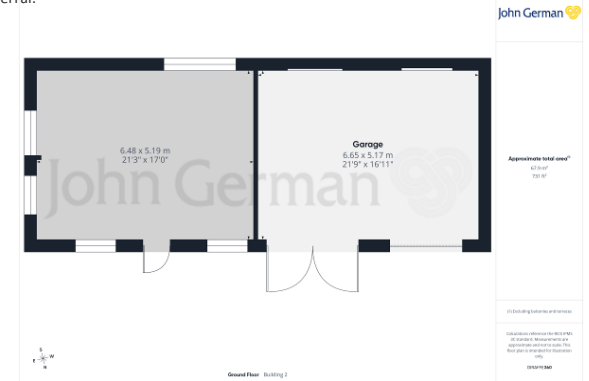
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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