



Connells

Newton Hurst Cottage
Newton Hurst Lane
Newton Hurst Rugeley



Property Description

CONNELS ARE PLEASED TO PRESENT A DETACHED FAMILY HOME SET IN A RURAL LOCATION SURROUNDED BY BEAUTIFUL COUNTRYSIDE VIEWS AND FULL OF CHARACTER AND CHARM

Entered via a double gate with courtyard parking a delightful Cottage style property awaits you full of original features including a log burner upon the impressive entrance hall. Through to the lounge there is access to the dining room, kitchen and a further living room again with log burner installed. A utility off the dining room leads to the study giving the new owners three reception rooms and a study. A conservatory gives great views over the countryside, and the rear garden is accessed via a small porch/boot room with guest w/c off.

The property is set over two floors and with the wealth of living space downstairs you will find four bedrooms to the first floor along with a family bathroom and separate shower room. The gardens wrap around the property and are landscaped to include a wonderful pond and plenty of different entertaining spaces.

Gated Parking With Courtyard

Entrance Hall With Log Burner

12' 9" x 12' 4" (3.89m x 3.76m)

Lounge

12' 3" x 9' 7" (3.73m x 2.92m)

Dining Room

10' 6" x 9' 8" (3.20m x 2.95m)

Reception Room Three

21' 6" x 11' 7" MAX (6.55m x 3.53m MAX)

Conservatory

19' 1" x 9' 6" (5.82m x 2.90m)

Breakfast Kitchen

12' 1" x 11' 6" (3.68m x 3.51m)

Study

10' 5" x 9' (3.17m x 2.74m)

Utility

10' 5" x 6' 3" (3.17m x 1.91m)

Rear Porch/Boot Room

Guest W/C

First Floor Landing

Bedroom One

14' 5" x 11' 7" (4.39m x 3.53m)

Bedroom Two

13' 5" MAX x 8' 6" (4.09m MAX x 2.59m)

Bedroom Three

9' 7" x 9' MAX (2.92m x 2.74m MAX)

Bedroom Four

8' 8" x 7' 6" (2.64m x 2.29m)

Family Bathroom

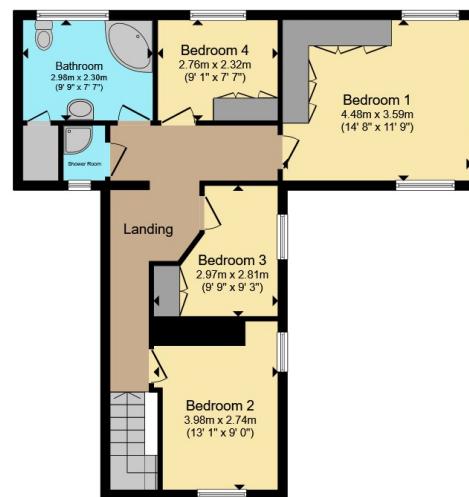
Shower Room

Wrap Around Mature Gardens









Total floor area 184.0 m² (1,981 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01543 262 376
E lichfield@connells.co.uk

11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: F Council Tax
 Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311085



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LFD311085 - 0009