



**TUPPENHURST LANE, HANDSACRE, WS15**  
£2,250 per month\*

**Carter Jonas**



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# ASHTON HAYES BARN, TUPPENHURST LANE, HANDSACRE, RUGELEY, STAFFORDSHIRE, WS15 4HN

A four bedroom detached property situated within  
the market town of Rugeley.

- Unfurnished
- Barn Conversion
- Four Bedrooms
- Four Bath/Shower Rooms
- Galleried Sitting Room
- Kitchen/Dining Room
- Garage, Parking
- Gardens

## THE PROPERTY

Accommodation comprising:- Open plan kitchen/dining, utility, two bedrooms, both with ensuite shower rooms and downstairs cloakroom. To the first floor is a Galleried Sitting Room/family room, two further bedrooms both with ensuite shower/bathrooms. Externally there is a double garage, driveway and gardens to the side and rear.

Available unfurnished for a 12 month tenancy unfurnished from Late October 2024

Pets considered.

EPC - C/Council Tax Band G - please see Staffordshire County Council for current costs.

Mains electricity and water are connected to the property Drainage and sewerage is via a septic tank. Oil central heating.

Internet & Mobile. Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)





Flood Zone 1 - Low Risk

At a rent of £2250 per calendar month.

Holding deposit of 1 weeks rent £519

Security deposit of 5 weeks rent £2596

**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band G







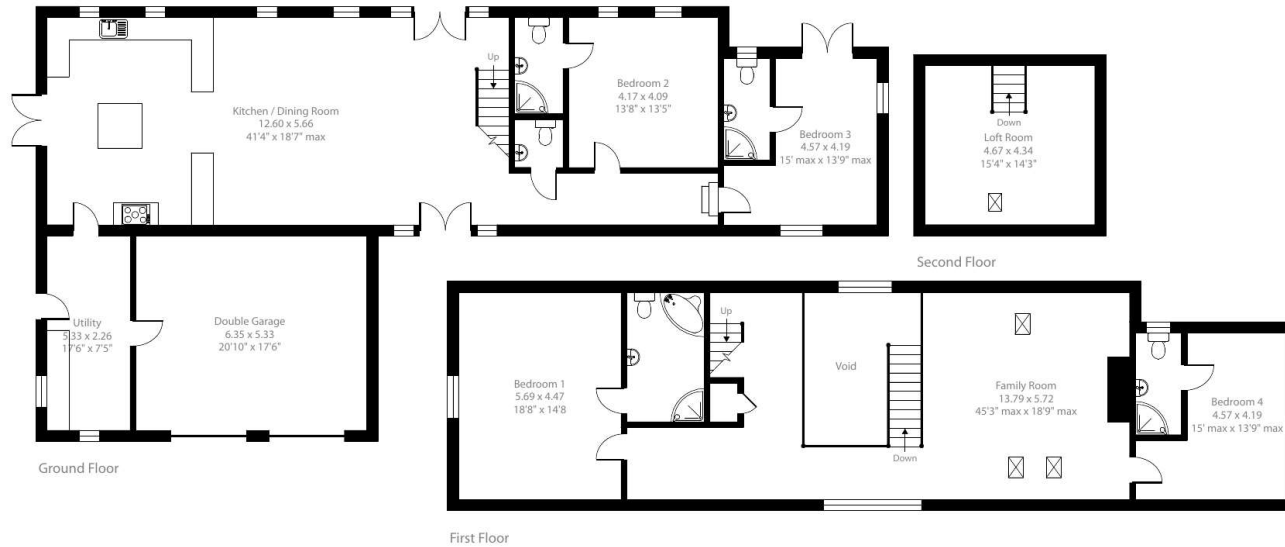
## Tuppenhurst Lane, Rugeley, WS15

Approximate Area = 2928 sq ft / 272 sq m (excludes void)

Garage = 364 sq ft / 33.8 sq m

Total = 3292 sq ft / 305.8 sq m

For identification only - Not to scale



### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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Classification L2 - Business Data