

Your local property experts



Butts Cottage Main Road, Great Haywood, ST18 0TF

Offers In The Region Of £650,000



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Sales : 01889 577 731
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** VIRTUAL TOUR AVAILABLE **** Prestige by JR are pleased to offer this fabulous cottage situated in the sought after village of Great Haywood offering village life with handy amenities on the doorstep. The property provides a versatile accommodation layout with all the character and features one would expect to find in a property of this period. We advise viewing to fully appreciate.

The ground floor consists of: reception hall, bathroom with separate wc, good sized bedroom, breakfast kitchen, utility, generous open plan lounge & formal dining room with multi fuel open fire & an additional sitting room.

There are two staircases that lead to two separate first floors; one from the additional sitting room which leads to a double bedroom and the second from the lounge area leading to the further two bedrooms and shower room.

Externally there are generous beautifully maintained cottage style gardens, with lawn, patio areas, well established shrubs, flowers, "grow your own" area and an Italian inspired garden. There is a detached double garage and off road parking for several vehicles.



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



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