



Outwoods House
Elm Tree Drive | Burbage | Leicestershire | LE10 2TX

OUTWOODS HOUSE



*An elegant Grade II Listed home, with over 5,000 sq. ft.
of accommodation, including a Leisure Complex and
0.53 acres of secluded gardens.*



KEY FEATURES

Outwoods House is a fine 18th Century home, situated in a quiet cul de sac location on the outskirts of one of south Leicestershire's finest villages. The property has an elegant façade with a sweeping driveway providing ample parking with a double garage. The house itself will warrant some investment, but its generous proportions represent a huge opportunity for a buyer to create a wonderful family home. The property has over 5,000ft² of accommodation, with 6 double bedrooms on the upper two floors, 2 of which have ensuite shower rooms, complimented by a large family bathroom. The house is awash with period features, including stunning fireplaces, oak panelling, exposed timbers, and original doors. The ground floor has three large reception rooms, a morning room, formal dining room and drawing room, together with a useful cellar, kitchen/breakfast room and utility room. At the rear of the house is a large modern leisure complex, perfect for hosting family gatherings, which includes a heated 15m pool, bar, seating area, shower room and WC. A spiral staircase leads to a first-floor gym. Outside the house is surrounded by 0.53 acres of private, south facing gardens and generous parking with a circular gravelled driveway and gated access to further parking and a double garage. Outwoods House is offered for sale with no onward chain, offering a convenient transaction for a proactive buyer.

Ground Floor

Outwoods House has an attractive, original six panel door that leads to the generous entrance hall and the large reception rooms.

The formal dining room has a wide array of period features, with three large sash windows overlooking the grounds and an original fireplace, ceiling cornicing and picture rail.

The hallway leads off to 2 further large reception rooms and a door to the cellar. The morning room is at the front of the property again with three generous windows and a stunning inglenook fireplace with attractive timber panelling. A door leads off to the kitchen, whilst at the rear of the house is the drawing room with a large bay window with central French doors leading to the rear terrace. There is a range of original oak panelling and a fireplace with log burner and hearth. A door from here leads to the kitchen/breakfast room which has a wide variety of bespoke pine units, a range with extractor hood and two windows overlooking the side and enough space for a breakfast table.

At the rear of the house is a small lobby with the utility room that houses the central heating boiler and plenty of storage space. The lobby continues to an impressive leisure complex with a 15-metre heated swimming pool, a variety of PVC double glazed access points to the garden, a bar area, and a large, vaulted ceiling with polycarbonate roof. An archway leads off to the shower room and separate WC and a spiral staircase leads off to the gym, which could also be a convenient work from home office.





















First Floor

The first floor of Outwoods House has an attractive landing with an original staircase, a window that provides plenty of natural morning light and doors that lead off to 4 bedrooms, the family bathroom, and a separate WC.

The principal bedroom benefits from a dual aspect with windows overlooking the gardens and frontage, a range of built-in wardrobes and access to an ensuite shower room, whilst across the landing is bedroom two, a split-level room with two windows overlooking the frontage and a door that leads to the ensuite shower room. At the rear of the house, bedroom three has a dual aspect and an original fireplace, as does bedroom four with a corner window and a window to the side, and an original cast iron fireplace and built-in closet. There is a generous family bathroom with corner clawfoot bath, twin sinks and a shower cubicle, while across the landing is a separate WC.

Second Floor

The second floor plays host to 2 generous double bedrooms. The landing has a conservation window in the roof and doors leading to the bedrooms, both have a range of exposed ceiling timbers with one overlooking the attractive gardens and the other providing views over the rooftops and fields.











Outside

Gardens & Parking

Outwoods House is situated in a quiet cul-de-sac location, in just over half an acre of grounds surrounded by mature trees providing a private, secluded environment. There is ample parking on a gravel circular driveway and gates that lead to the garage where there is a blocked paved driveway that provides access to a double garage with two up and over doors. The gardens to the side are mostly south facing with a blocked paved patio just off the sitting room and some attractive shaped lawns surrounded by trees for extra privacy.





LOCATION

Burbage is a large village in Leicestershire, England, lying just to the south-east of Hinckley and close to the Warwickshire border. It blends the feel of a traditional English village with the convenience of being well-connected to larger towns and cities. Historically, it's mentioned in the Domesday Book and retains a sense of heritage, with some older buildings and a long-established parish community. Over the years, Burbage has grown into a popular residential area, known for its good schools, local shops, pubs, and active community groups. Green spaces, such as Burbage Common and Woods, offer opportunities for walking, cycling, and wildlife spotting, while the village's location near the M69 makes it an attractive spot for commuters heading towards Leicester, Coventry, or Birmingham. Its mix of historic charm, modern amenities, and easy access to the countryside has helped it maintain a strong appeal for families and professionals alike.

Community life in Burbage has a warm, village-centred feel, even though it's grown large enough to offer a variety of amenities. The heart of the village is still its local pubs, cafés, and independent shops, where familiar faces are a daily sight. There's an active parish council that organises events such as the Burbage Carnival, Christmas lights switch-on, and local markets, all of which draw big turnouts and help keep the village identity strong. Sports clubs, from cricket to football to running, provide opportunities for people of all ages to get involved, and groups like the Scouts, WI, and gardening clubs maintain a lively social calendar.

The property market in Burbage reflects its popularity. You'll find a mix of character homes, mid-century properties, and newer developments, which together cater to a range of buyers from first-time homeowners to those looking for larger family residences. Demand is strong due to the combination of good schools, low crime rates, and commuter-friendly transport links, so homes here often sell quickly. Its proximity to open countryside also makes it appealing to people wanting a balance between rural peace and urban convenience. Over recent years, steady price growth has mirrored the wider Leicestershire trend, though Burbage's desirability has meant it often outperforms neighbouring areas.



INFORMATION



Services, Utilities & Property Information

Tenure – Freehold.
EPC Rating – E.
Council Tax Band – G.
Local Authority – Hinckley & Bosworth.
Property Construction – Traditional Period Non – Cavity Brickwork and Tile.
Electricity Supply – Mains.
Water Supply – Mains.
Drainage & Sewerage – Mains.
Heating – Gas Central Heating.
Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.
Parking – Double garage and ample off road parking.

Special Notes – Grade II listed. There are trees on the property with a Tree Preservation Order (TPO). There are restrictive covenants on the title. Please speak to the agent for more information.

Directions – Postcode LE10 2TX

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313.

Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours:

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|------------------|---------------------|
| Monday to Friday | 9.00 am–5.30 pm |
| Saturday | 9.00 am–4.30 pm |
| Sunday | By appointment only |





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FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE HERITAGE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY
FOUNDATION

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