



Main Street, Keyham, Leicestershire, LE7 9JQ

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



Property Description

Welcome to Woodbine Cottage, a stunning Grade II listed property nestled in the heart of the picturesque Leicestershire village of Keyham. This charming home beautifully combines modern living with timeless character, featuring exposed beams, lattice windows, and wood burners throughout.

Upon entering the light-filled and welcoming hallway, you'll find two generously proportioned reception rooms, both brimming with character and offering delightful views over the exceptional, walled rear garden. Towards the rear of the property, a contemporary kitchen seamlessly flows into an extended seating area, providing panoramic views of the garden. Completing the ground floor is an additional study and convenient WC/Cloakroom, a modern touch that adds comfort and practicality, rarely seen in properties of this age and style.

Upstairs, the home boasts three well-sized bedrooms, accompanied by a spacious family bathroom with underfloor heating. The master suite is truly remarkable, featuring a private balcony that offers stunning views over both the garden and the rolling Leicestershire countryside beyond.

Outside, the property truly shines. The mature, walled rear garden is predominantly laid to lawn, creating a peaceful and secluded space to unwind and enjoy the breathtaking views of the surrounding countryside.

Keyham, a charming village in East Leicestershire, is a hidden gem surrounded by stunning countryside. Though just a short distance from Leicester and Market Harborough, it retains its traditional village feel. With only 124 residents, it offers a close-knit community and classic features like the Dog & Gun pub, village hall, and church. Boasting 11 Grade II listed buildings, Keyham is the picture of idyllic rural living.



Key Features

- Charming Grade II listed cottage in a prime village location
- Two cottages merged to create a spacious yet inviting living space
- Character features throughout, including exposed beams and wood-burners
- Master bedroom with private balcony overlooking lush gardens and rolling countryside
- Expansive, mature walled garden
- Set back from the main road behind a private gate
- Highly desirable location in a prestigious Leicestershire village
- Excellent transport links, with convenient access to Leicester and Market Harborough

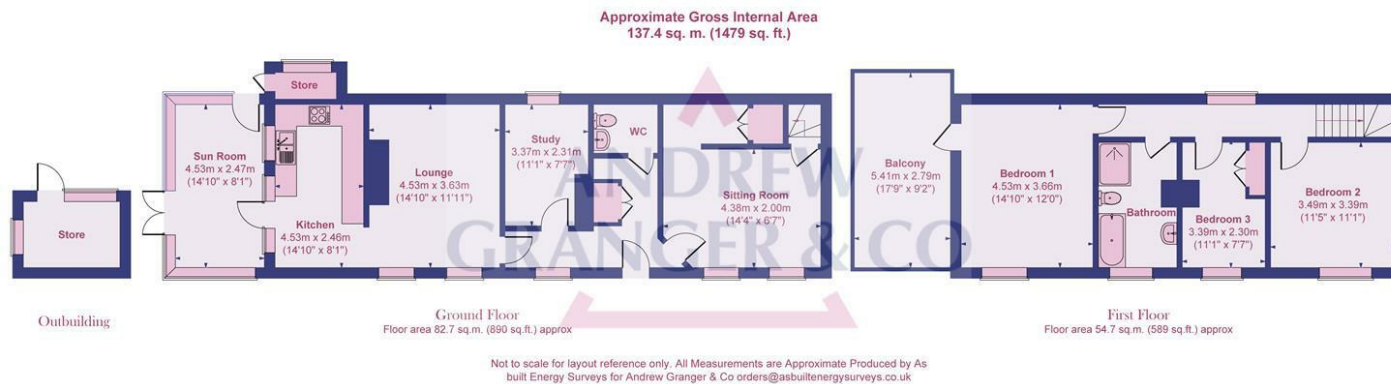
£525,000







Floorplan



EPC Rating - Exempt

Tenure - Freehold

Council Tax Band - E

Local Authority
Harborough

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Oadby (Sales) office on 01162 429922

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS