



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 beautifully presented Grade II listed home tucked away in the heart of the idyllic Leicestershire village of Keyham. This characterful property perfectly blends historic charm with modern comforts, boasting original features such as exposed beams, lattice windows, and inviting wood burners throughout.

Step into the bright and airy hallway, which leads to two spacious and character-rich reception rooms, each offering lovely views across the exceptional, walled rear garden. To the rear of the home, a sleek, modern kitchen opens into an extended living area, designed to maximise the stunning garden views. A dedicated study and a stylish WC/cloakroom add both convenience and versatility to the ground floor, a rare feature in a home of this period.

Upstairs, you'll find three generously sized bedrooms and a large family bathroom complete with underfloor heating. The standout master suite features its own private balcony, offering sweeping views over the garden and the rolling Leicestershire countryside beyond, a truly peaceful retreat.

The outdoor space is equally impressive. The mature, walled rear garden is mainly laid to lawn, providing a private and tranquil haven with panoramic views of the surrounding landscape.

Set in the charming village of Keyham, this hidden gem of East Leicestershire is surrounded by stunning countryside. Just a short drive from Leicester and Market Harborough, the village maintains a traditional rural feel. With a population of just 124, it offers a strong sense of community and classic village amenities, including the Dog & Gun pub, a village hall, and a historic church. With 11 Grade II listed buildings, Keyham embodies the essence of peaceful country 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

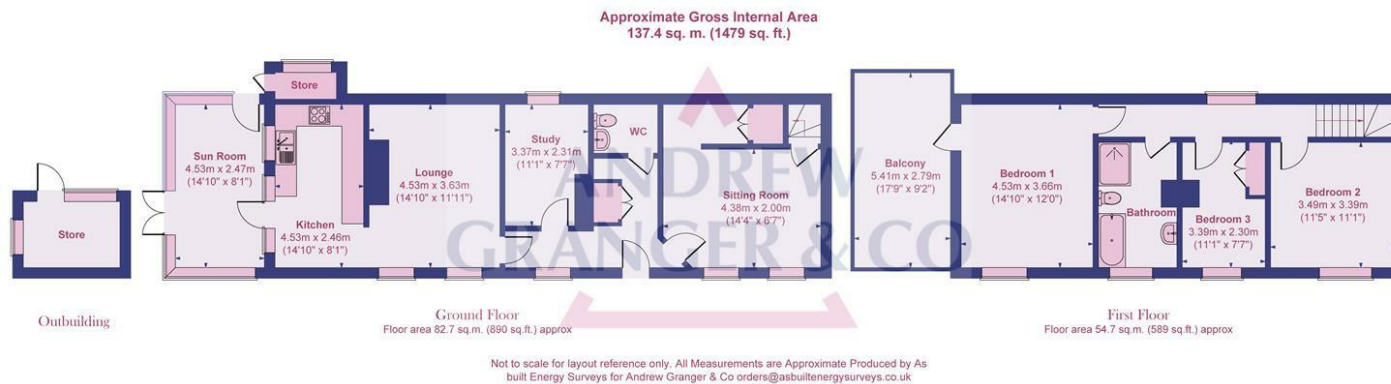
**Offers Over
£500,000**







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