



Birchwood House

NEW TOWN CLOSE, KIBWORTH BEAUCHAMP, LEICESTERSHIRE

JAMES
SELICKS



Situated in the heart of the sought-after south east Leicestershire village of Kibworth Beauchamp, this elegant Georgian-inspired detached family home occupies a generous plot of approximately one third of an acre and accommodation just under 3,000 ft².

Prime central Kibworth Village location on approximately 0.34 of an acre • Offered to market for the first time since 2004 • Occupies the largest plot within this exclusive and sought-after development • Versatile ground floor layout with family room, study (with lift), and elegant sitting room • Impressive open-plan living kitchen with high-spec Neff appliances and garden access • Utility room with oak-fronted units and dedicated laundry spaces • Five double bedrooms, including two with en-suites and quality fitted furniture • Contemporary four-piece family bathroom; lift provides first-floor accessibility • Ample off-road parking, double garage with electric door, and landscaped rear gardens •

Accommodation

Brought to the market for the first time since its construction in 2004, this exceptional home presents a rare opportunity to acquire the largest plot within this exclusive development.

The accommodation is spacious and thoughtfully laid out, comprising a canopy porch with stone pillars, a welcoming reception hall with oak flooring, and a sweeping staircase that rises to a striking galleried landing. The ground floor also features a WC, a bay-fronted family room, a study (with lift access to the first floor), a beautifully appointed sitting room with a limestone fireplace and double doors to the rear garden, and an impressive open-plan living kitchen. The kitchen is equipped with oak-fronted units, a large island, high-spec Neff appliances, and double doors opening to the garden. A separate utility room provides practical workspace with further oak cabinetry and space for laundry appliances.

Upstairs, the first-floor landing leads to five generously proportioned bedrooms. The principal suite includes built-in wardrobes, fitted furniture, and a stylish en-suite bathroom. Bedroom two also benefits from an en-suite shower room and contains the lift access from the study below. Three further double bedrooms all feature twin built-in wardrobes and are served by a well-appointed four-piece family bathroom.

Outside

Externally, the property boasts a substantial block-paved driveway providing ample off-road parking and access to a double garage with an electrically operated sectional door. To the rear, stunning landscaped gardens extend to approximately one third of an acre, incorporating a generous paved terrace, shaped lawn, garden paths, timber shed, and mature planting—all enclosed by wall and fence boundaries for added privacy.

Location

Kibworth is a hugely popular south Leicestershire village of significant historical interest, situated between Leicester and Market Harborough. Formed by two separate parishes: Harcourt and Beauchamp, it offers a wide range of facilities catering for all day-to-day needs including shopping, a health centre, restaurants and public houses as well as convenient access to popular schooling in both the state and private sectors. Sporting amenities include an 18-hole golf course, cricket ground, tennis courts and a bowling green. Both Leicester and Market Harborough provide mainline access to London, the latter in just under an hour.









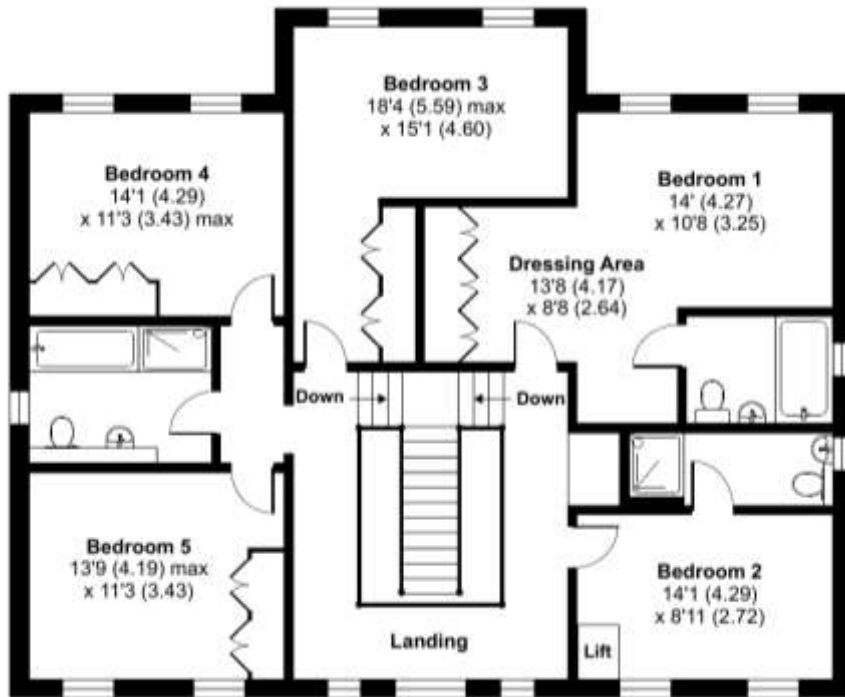
Newtown Close, Kibworth, Leicestershire, LE8

Approximate Area = 2911 sq ft / 270.4 sq m

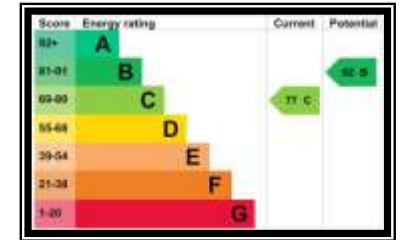
Garage = 312 sq ft / 29 sq m

Total = 3223 sq ft / 299.4 sq m

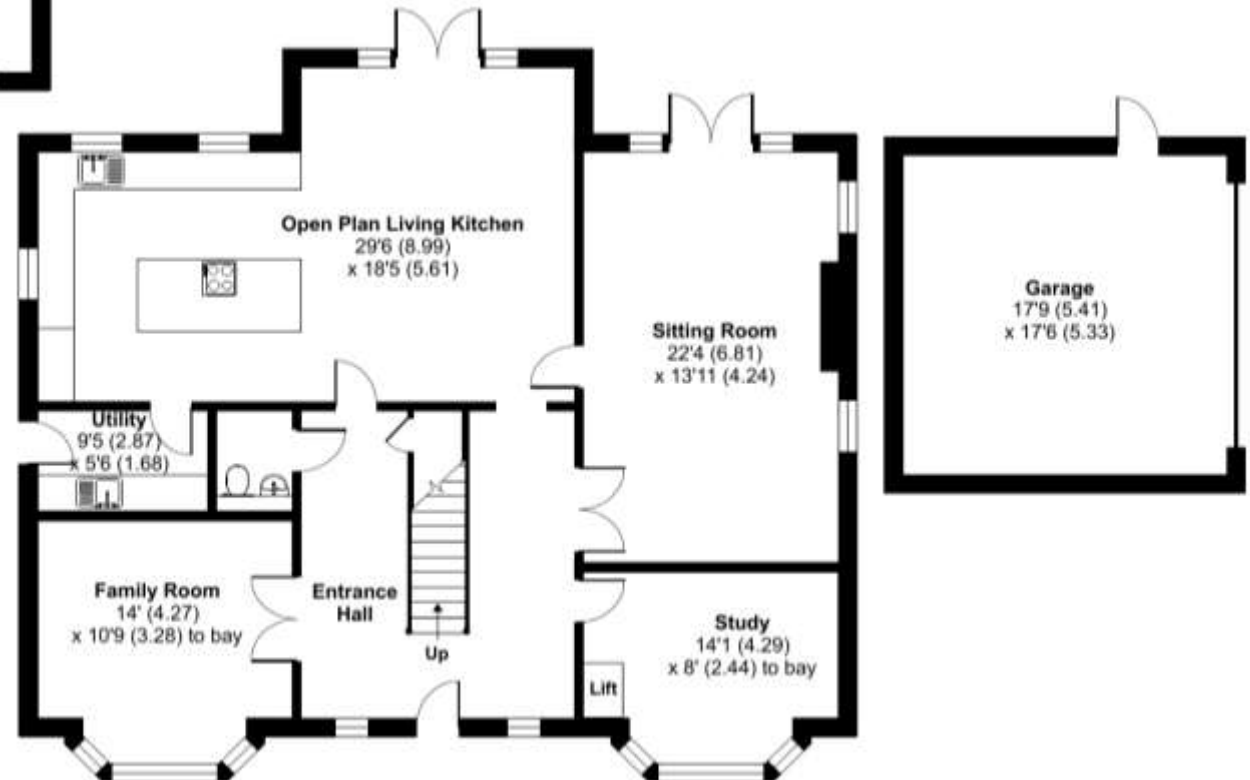
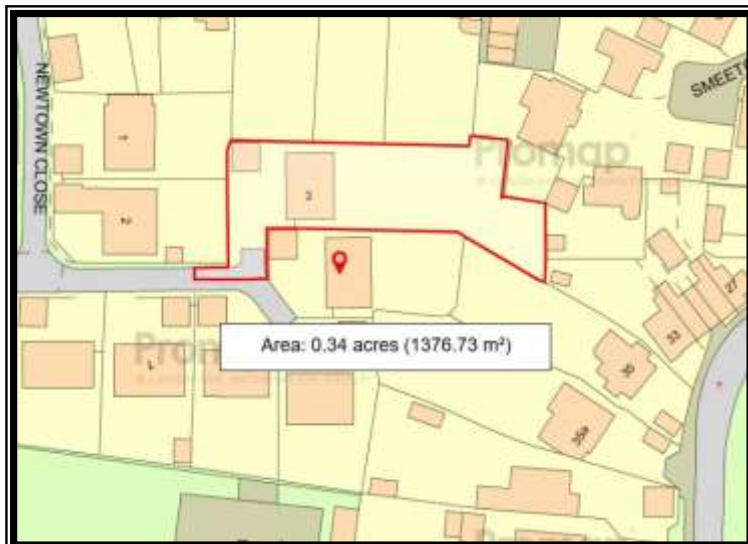
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for James Sellicks Estate Agents. REF: 1302887



GROUND FLOOR

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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