



Woodfield Cottages, Measham

 2  1  2

£199,950



Key Features

- Enchanting Two-Bedroom Victorian-Themed Terrace Home
- Showcasing a Blend of Rustic Charm and Modern Industrial Aesthetics
- Lounge + Wood Burning Stove
- Exquisite Bespoke Kitchen/Diner
- Two Double Bedrooms
- Stylish Four-Piece Bathroom featuring a Cast Iron Bathtub
- EPC rating C
- Freehold





Nestled in the heart of Measham, this enchanting two-bedroom terrace home at Woodfield Cottages embodies vintage charm with a touch of modern industrial aesthetics. Perfectly blending rustic allure with contemporary comforts, this unique Victorian-themed abode is a rare gem. The ground floor greets you with travertine-tiled reception areas, a snug lounge featuring a wood-burning stove framed by exposed brick, and timber window shutters that enhance its timeless appeal. The kitchen/diner dazzles with its exposed brick walls, timber beams, and bespoke cabinetry, complete with a freestanding seven-ring oven and a Belfast sink for a touch of culinary elegance.

Ascending to the first floor, two double bedrooms await, both imbued with cosy fireplaces and storage, with bedroom two offering views over the serene rear garden and fields beyond. The four-piece bathroom is a classic delight, featuring a steel bathtub and a separate shower enclosure.

Outside, a gravelled driveway comfortably parks four cars, and the rear garden, replete with raised beds and a paved patio, promises a private escape. With additional brick outbuildings and a fully insulated, electrically fitted workshop, this home isn't just a dwelling—it's a lifestyle. Offered without an upward chain, this character-filled cottage is a catch you won't want to let slip away. Arrange a viewing with today to experience this charming retreat for yourself.

Measham is a charming village located in Leicestershire, offering the perfect blend of rural tranquillity and convenient accessibility. Positioned within the National Forest, the area is surrounded by beautiful countryside, ideal for nature lovers and those who enjoy outdoor activities such as walking and cycling. The village itself boasts a rich history, evident in its architecture and local heritage sites, giving residents a unique sense of place and community.

The transport links in and around Measham make it an attractive proposition for commuters. The village is positioned just off the A42, providing easy access to the M42 and onwards to Birmingham, Nottingham, and Leicester. This connectivity means residents can enjoy the peaceful village lifestyle without sacrificing the demands of modern living, including straightforward commuting routes to major cities and towns.

Measham offers a variety of local amenities that cater to everyday needs. The village hosts a number of independent shops, a supermarket, traditional pubs, and restaurants, providing a friendly and welcoming atmosphere. Additionally, there are local schools within close proximity, making it an appealing location for families. The community spirit in Measham is strong, with numerous local events and activities throughout the year fostering a close-knit environment among residents.

For those who enjoy leisure and recreational activities, the Measham Leisure Centre offers a wide range of facilities including a gym, sports courts, and classes catering to all age groups and interests. Additionally, the nearby Conkers Discovery Centre promises a fun and educational day out for the whole family with its interactive exhibits and adventure activities. The combination of local amenities and nearby attractions makes Measham a delightful place to call home, offering a balanced lifestyle with opportunities for recreation and relaxation.

ACCOMMODATION

ENTRANCE HALLWAY 1.55m x 1.18m (5'1" x 3'11")

LOUNGE 4.84m x 3.5m (15'11" x 11'6")

KITCHEN/DINER 5.82m x 2.52m (19'1" x 8'4")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 5.81m x 2.97m (19'1" x 9'8")

BEDROOM TWO 3.29m x 2.97m (10'10" x 9'8")

FOUR PIECE BATHROOM 2.7m x 2.2m (8'11" x 7'2")

WORKSHOP 5.53m x 3.13m (18'1" x 10'4")

COUNCIL TAX BAND:-

The property is believed to be in council tax band: A

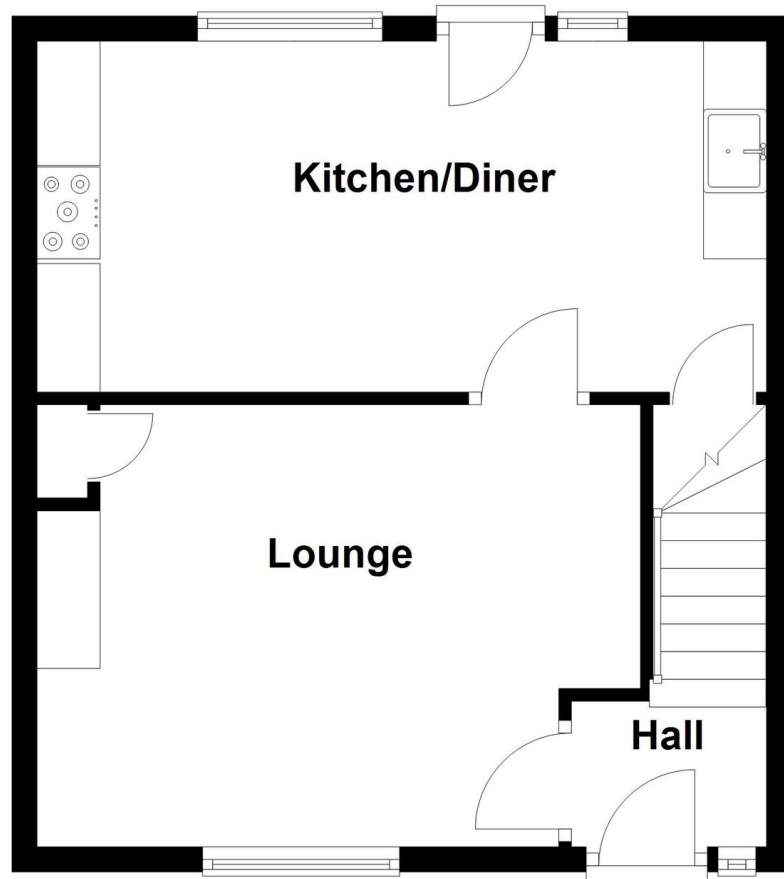
HOW TO GET THERE:-

Postcode for sat navs: DE12 7JQ

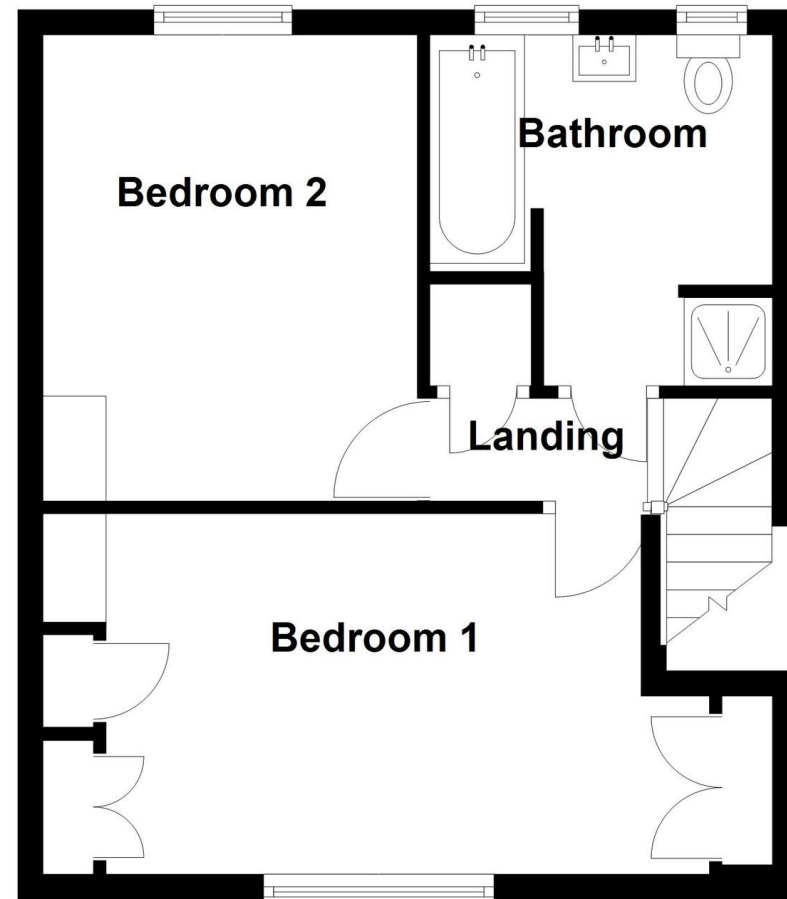
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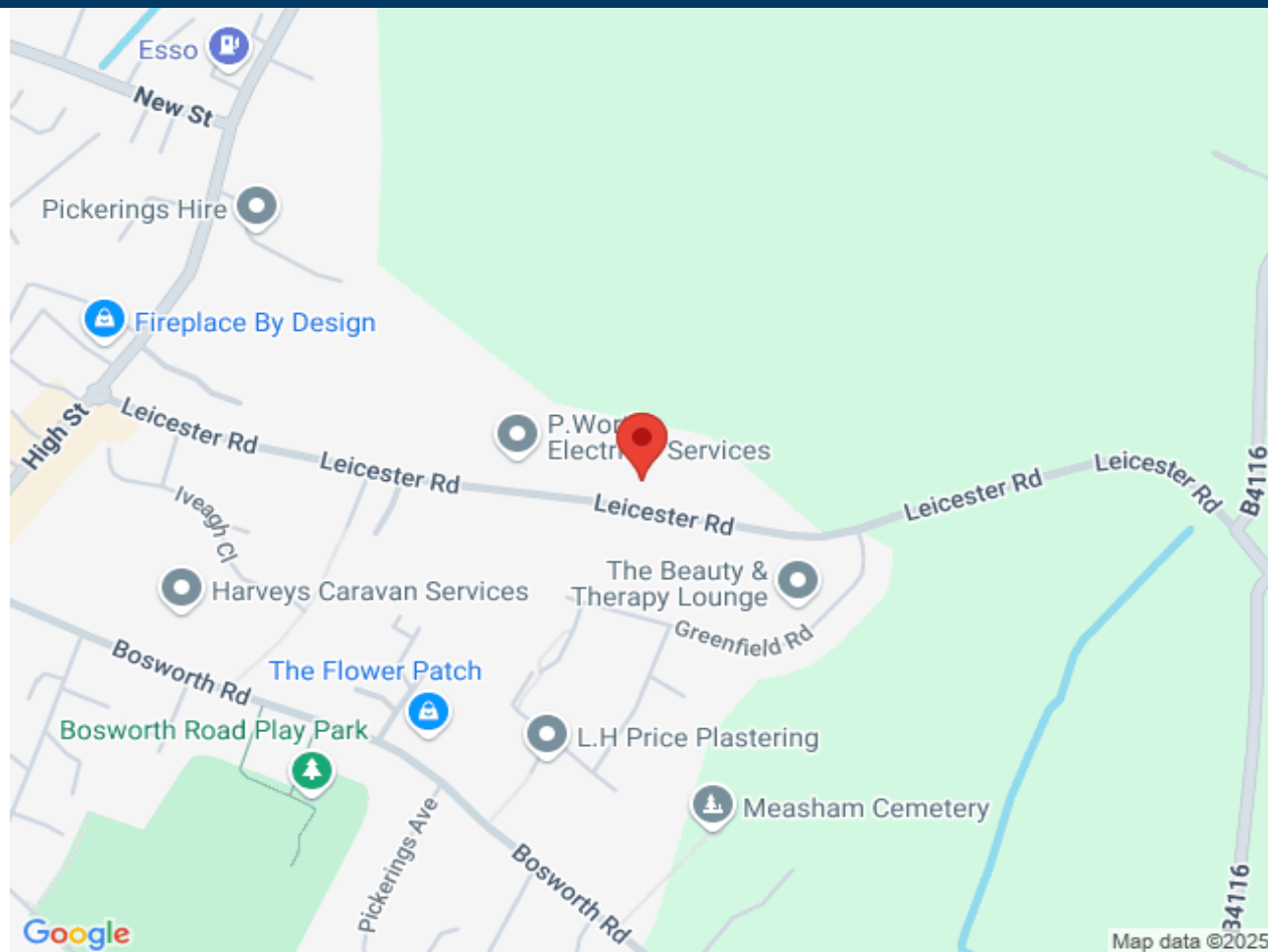
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Ground Floor



First Floor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		