



The Cottage, Padge Hall, Fosse Way, Ratcliffe On The Wreake



**Bedrooms: 5/6**      **Bathrooms: 3**

A beautifully extended country home offering approximately 3,000 sqft of flexible accommodation, set within a highly private position with land, outbuildings and annexe potential. The Cottage, Padge Hall, combines luxurious family living with excellent work-from-home facilities, all within easy reach of Leicester, major transport links and Ratcliffe College.

- Approx. 3,000 sqft of accommodation
- Private driveway approach
- Smallholding with paddocks & orchards
- Self-contained annexe potential
- Separate cinema room
- Business/work from home space
- Large barn-style garages
- Workshops & hobby space
- Walking distance to Ratcliffe College
- NO CHAIN





Situated in an extremely private location with a long driveway approach, shared with just one adjoining property, The Cottage, Padge Hall has been stunningly extended with many architectural features whilst benefitting from picture windows from the principal rooms looking over its own smallholding of land, with paddocks, orchards, greenhouses, this property really offers the good life and luxurious living.

Flexible accommodation with an area that lends itself to a self-contained annexe with its own kitchenette and shower room. Currently used as a cinema room with a bedroom over, this area has been used in the past for running a business with staff being able to access it separately to the main living accommodation.

A range of large barn-type garages currently used as workshops could be adapted for a car/bike collection or other hobby, with approximately 3,000 sqft of accommodation, this home is a real move to the country opportunity, ticking off so many things we get asked for with land, annexes, outbuildings, offices and working from home facilities. The property also benefits from underfloor heating throughout the ground floor, excluding the lounge, including the entrance hall and kitchen areas, along with an EV charge point located within the garage.



Within walking distance of one of the top private schools, Ratcliffe College, and with quick access back onto the A46, with mainline trains at Leicester to London and easy access to both Birmingham and East Midlands Airport. NO CHAIN.

# Fosse Way, Ratcliffe On The Wreake, Leicester, LE7

Approximate Area = 3521 sq ft / 327.1 sq m (excludes veranda)

Garage = 535 sq ft / 49.7 sq m

Outbuildings = 2082 sq ft / 193.4 sq m

Total = 6138 sq ft / 570.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Moores Estate Agents. REF: 1453985



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