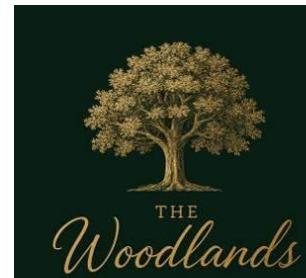


# The Woodlands

Bath Lane, Moira, DE12 6BP

John  
German





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From £925,000

A prestigious collection of just four individually designed, high-specification homes nestled at the end of a private, tree-lined drive. These newly built residences offer an exceptional blend of timeless architecture and modern luxury, designed for effortless family living.

John German 

## Plots Available:

**The Willows – £950,000**

**The Limes – £925,000**

**The Conifers – £975,000 (triple garage)**

## The Woodlands – Exclusive New Homes

These newly built, architect-designed residences have been crafted to an exceptional specification, showcasing a striking and distinctive exterior that sets the tone for the elegance within. Internally, each home blends timeless architectural elements with contemporary design, delivering a spacious and luxurious living environment ideally suited to modern family life.

A private gated community accessed via electric gates, positioned at the culmination of a shared discreet, long drive, this bespoke endave offers a rare combination of seclusion and style. All are available for sale, all nearing completion with Plot 1 being ready to view.

### Each home features:

- Underfloor heating to the ground floor, powered by an energy-efficient air source heat pump
- High-quality LVT flooring to the reception hallway and open-plan living/dining kitchens
- Fully integrated Bosch & Neff appliances, wine cooler, boiling hot water tap within the luxury breakfast kitchen
- Luxury bathrooms with sanitaryware by Villeroy & Boch
- Premium Porcelanosa tiling
- Generous gardens, thoughtfully laid to lawn
- Inset ceiling Led feature lighting in the kitchen and living room
- Double and triple garaging (The Conifers)

### Plot 1 – The Willows £950,000

Ready for immediate viewing, The Willows is arranged over three expansive floors and offers approximately 2,914 sq. ft. of beautifully designed internal living space.

**Ground Floor** - A contemporary wide-set entrance door, flanked by full-height double-glazed picture windows, opens to reveal a truly impressive double height reception hallway. This striking space features luxurious LVT flooring underfoot and a stunning oak and glass balustrade staircase that winds its way to a galleried first-floor landing above and on to the second floor.

The hallway provides access to a beautifully arranged layout, including a cloakroom, a versatile study or family room, the principal living room, and a well-equipped laundry/boot room. Elegant glazed double doors lead you through to the heart of the home – the show-stopping open-plan living, dining, and kitchen space. Offering over 700 sq. ft. of open-plan living, this stunning space is thoughtfully designed with three distinct yet seamlessly connected zones - ideal for both everyday family life and effortless entertaining. Expansive picture windows and multiple sets of bi-folding doors flood the area with natural light and create a seamless connection to the landscaped gardens beyond, perfectly blending indoor and outdoor living.

### First Floor

A stunning full galleried landing, framed by a glazed balustrade offers a dramatic vantage point over the reception hallway below and a striking front-facing picture window, floods the space with natural light. Arranged around the landing are four generously proportioned, king-sized bedrooms, alongside a beautifully appointed family bathroom. Finished to a luxurious standard, the bathroom features premium sanitaryware by Villeroy & Boch, including a floating vanity unit with inset basin, WC, a sleek freestanding bath, and a large, fully tiled walk-in shower with a rainfall showerhead for a spa-like experience.

The principal bedroom is a true showstopper - a sanctuary boasting dual-aspect windows, French doors, and a Juliet balcony that invites the outside in. The en-suite bathroom echoes the same high-spec finish, with Porcelanosa tiling throughout and a Villeroy & Boch suite comprising a contemporary floating vanity with storage, WC, and an expansive, fully tiled walk-in shower with both rainfall and handheld showerheads.

**Second Floor** - The second floor offers a spacious and versatile fifth bedroom, featuring charming rear-facing dormer windows that bring in an abundance of natural light. This floor is perfect as a teenage suite, guest retreat, or home office space. Adjacent is a beautifully finished bathroom, thoughtfully designed with a sleek panelled bath, contemporary floating vanity unit with basin and mixer tap, concealed cistern WC, and a generous fully tiled walk-in shower enclosure. A chrome ladder-style radiator adds both comfort and a touch of modern elegance.

**Outside** - The properties are accessed via a long, shared private driveway with subtle illumination, enhancing both security and kerb appeal. The Willows and The Limes each benefit from private driveways and double garages, while The Conifers enjoys the added advantage of a substantial triple garage block - ideal for car enthusiasts or additional storage. All three homes will be professionally landscaped, featuring paved patio areas and lawns designed for easy maintenance and outdoor enjoyment. The rear gardens enjoy a picturesque outlook, backing onto a mature tree line that inspired the Woodlands name. A charming brook meanders along the bottom boundary, adding to the peaceful, natural setting.

**Location** - Moira village lies approximately two and a half miles west of Ashby de la Zouch, a popular market town offering a range of local facilities and amenities. The village is home to the National Forest Visitor's Centre with associated walks, bridle paths and Hicks Lodge Cycle Centre. The village boasts a local supermarket, public houses, modern village hall and primary school. In addition to the National Forest there is a new Youth Hostel and associated camping field, together with Moira Canal and Sarah's Wood. For those seeking leisure and education, the Conkers Discovery Centre, located nearby, provides interactive exhibits and adventure play areas suitable for families. The village is well connected to nearby transport routes, making it a convenient base for commuting while enjoying a rural lifestyle.

**Agent notes:** The properties lie along a shared private drive - maintenance agreement to be confirmed. Some of the trees within the development are subject to Tree preservation orders. The properties will come with the benefit of 10 year insurance backed guarantee.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

### Property construction:

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Air source heat pump

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band TBC

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

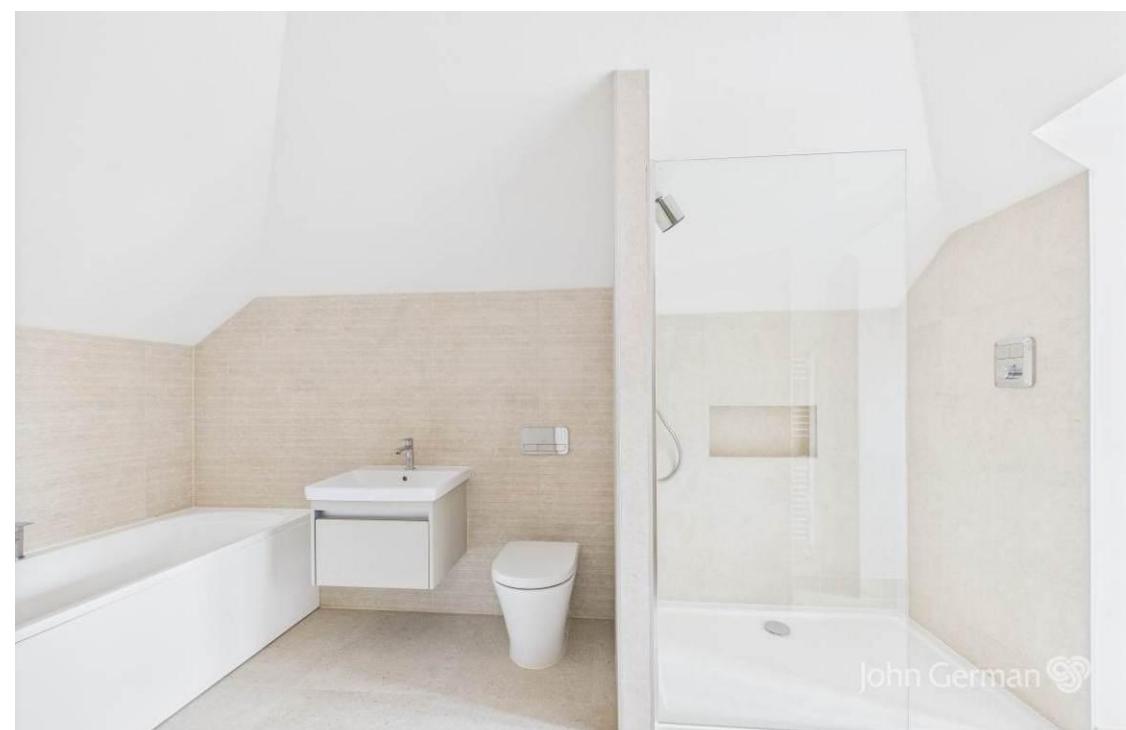
**Our Ref:** JGA/21072025





John German 







Approximate total area<sup>(1)</sup>

2914 ft<sup>2</sup>

270.6 m<sup>2</sup>

Reduced headroom

27 ft<sup>2</sup>

2.5 m<sup>2</sup>

## Plots 1 & 3



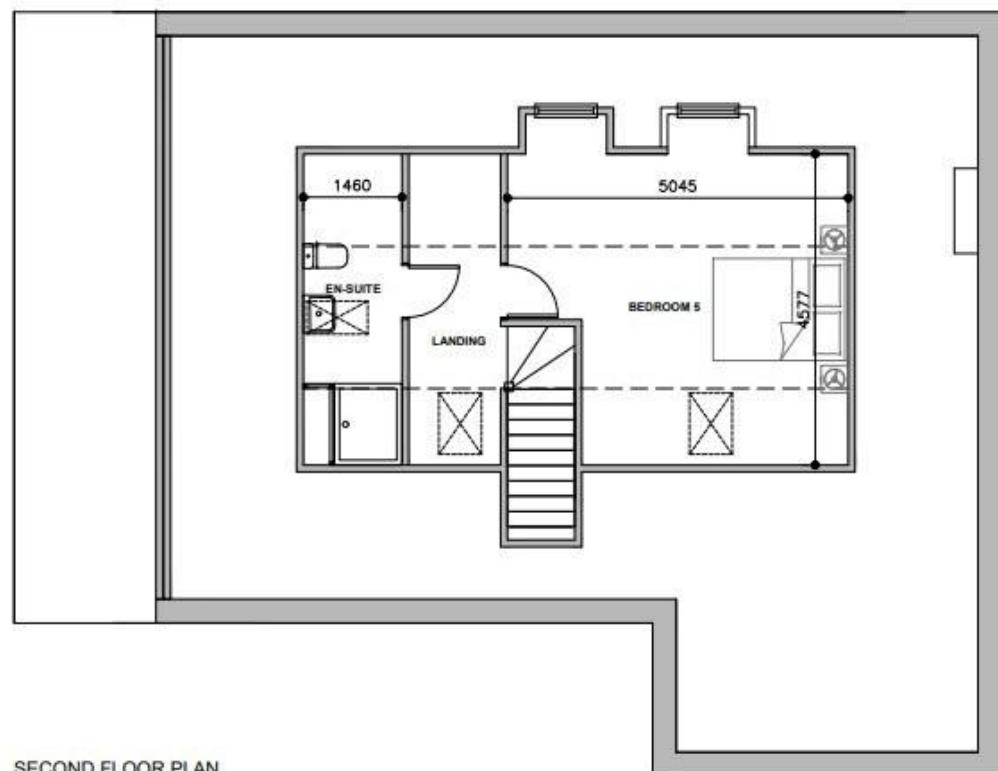
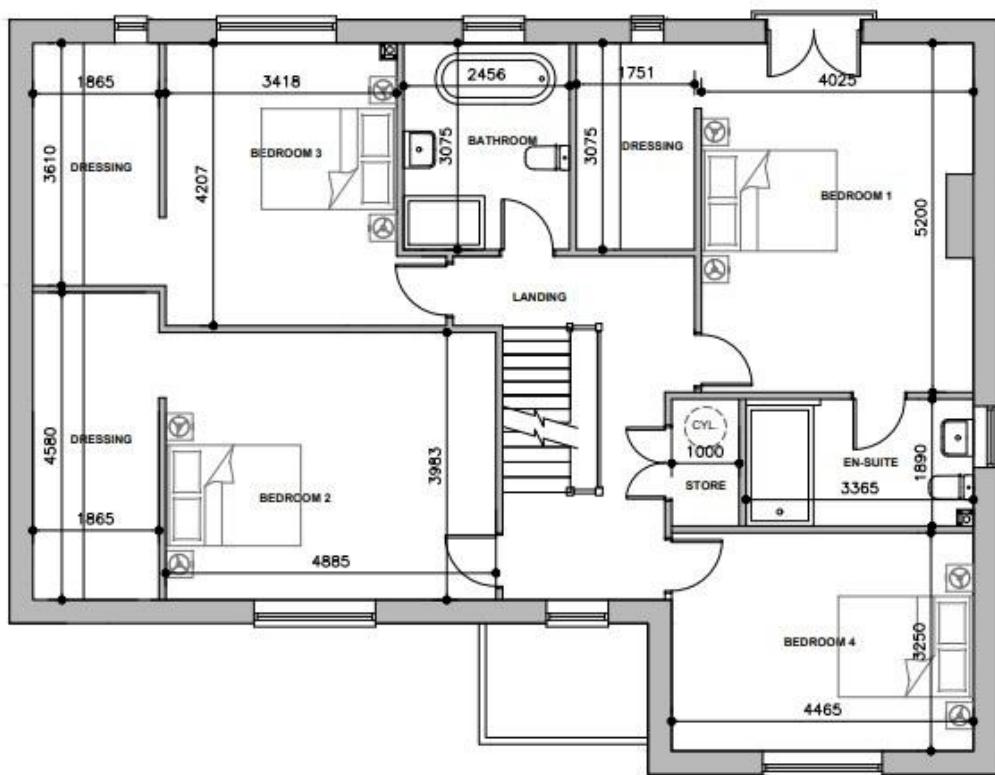
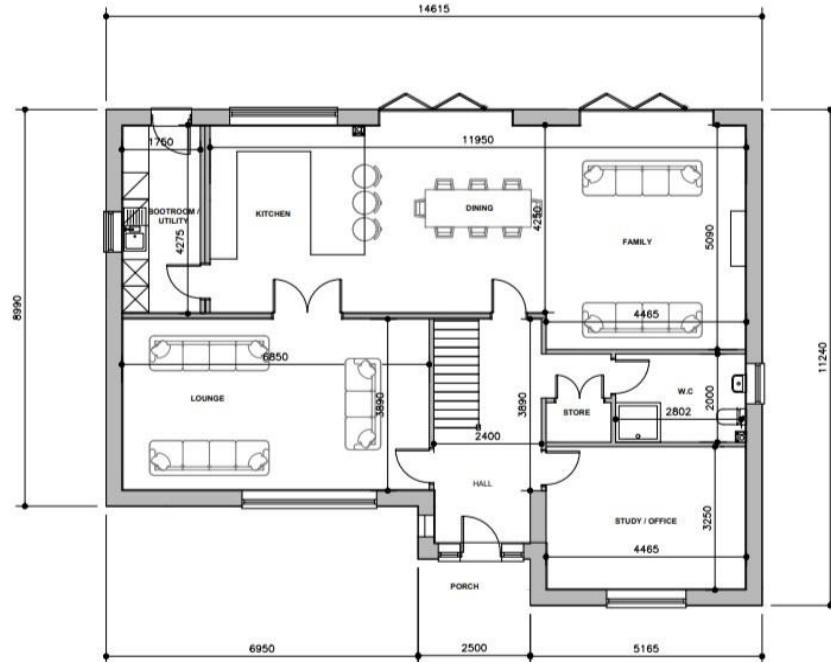
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Plot 2



# Plots 1 & 3



FRONT ELEVATION



REAR ELEVATION

## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

## John German

63a Market Street, Ashby-De-La-Zouch,  
Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

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