

The Willows at The Woodlands

Bath Lane, Moira, DE12 6BP

John
German





The background image shows a bright, modern interior space. On the left, there is a wooden door and a console table with a lamp and a mirror. In the center, a large white double door leads outside. To the right, a wooden staircase with a glass railing leads up. The ceiling features exposed wooden beams and a skylight. The overall aesthetic is clean and contemporary.

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£950,000

An outstanding architect-designed detached family home set within an exclusive gated development. Offering luxurious accommodation across three floors, The Willows features a stunning open-plan living kitchen, five double bedrooms, three high-specification bathrooms, double garage and landscaped gardens. A superb blend of contemporary design, premium finishes and modern family living.

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 enclave offers a rare combination of seclusion and style.

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 property is accessed via a long, shared private driveway with subtle illumination, enhancing both security and kerb appeal. The Willows benefits from a private driveway and double garage, with a 7.2Kw EV charger installed. The home will be professionally landscaped, featuring paved a patio area and lawn designed for easy maintenance and outdoor enjoyment. The rear garden enjoys 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.

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

Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

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

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air source heat pump & underfloor heating to ground floor
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Full Fibre - 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

Our Ref: JGA/21072025

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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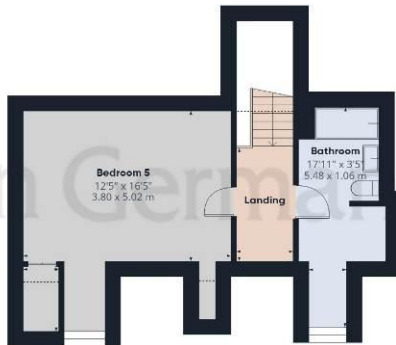




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2914 ft²
270.6 m²

Reduced headroom

27 ft²
2.5 m²

(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.

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