

The Limes at The Woodlands

Bath Lane, Moira, DE12 6BP

John
German





The Limes at The Woodlands

Bath Lane, Moira, DE12 6BP

£925,000

An outstanding architect-designed detached family home set within an exclusive gated development. Offering luxurious accommodation across three floors, The Limes 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.

John German 

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 2 – The Limes £925,000

Ready for immediate viewing, The Limes is the final stunning home at this exclusive gated development, arranged over three expansive floors it offers approximately 2,823 sq. ft. of beautifully designed internal living space.

Ground Floor

A contemporary entrance door opens to reveal a reception hallway featuring luxurious LVT flooring underfoot and a stunning glass and oak balustrade staircase that winds its way to a first-floor landing above and on to the second floor.

The hallway provides access to a beautifully arranged layout, including a large guests cloakroom, a versatile study or family room, the principal living room, and a well-equipped laundry set off the kitchen. The true centrepiece of this exceptional home is the magnificent open-plan living, dining and kitchen space, where three rooms have been seamlessly combined to create one impressive and highly versatile social hub, perfectly suited to both modern family living and entertaining.

Beautifully proportioned throughout, the room features stylish LED ceiling lighting, while twin sets of bi-fold doors flood the space with natural light and open directly onto the rear patio and gardens. The stunning shaker-style kitchen is finished with feature door furniture, natural stone worktops and an inset sink with mixer tap. A large central island provides seating for six and incorporates a pop-up power point, induction hob and integrated extractor, creating a superb focal point for the room.

The extensive range of integrated appliances includes twin Neff ovens, a Neff warming drawer, full-height fridge and freezer, Bosch dishwasher and integrated wine chiller. Clever storage solutions, including carousel corner units, ensure the kitchen is as practical as it is beautiful.

Twin secret doors from the kitchen discreetly lead through to the adjoining utility room, fitted in a matching style with coordinating cabinetry and natural stone worktops. This useful space provides additional appliance areas, full-height storage cupboards with pull-out carousel systems and direct access to the rear garden.

First Floor

Oak internal doors with feature ironmongery lead to four generously proportioned double bedrooms. Three of the bedrooms enjoy the luxury of substantial walk-in dressing rooms, ready to be fitted and tailored to individual requirements.

The principal suite is a particularly impressive retreat, benefiting from a walk-in dressing area and a Juliet balcony overlooking the rear gardens. The luxurious en-suite shower room features a large frameless walk-in shower enclosure with rainfall and handheld shower fittings, recessed display alcove, floating vanity unit with wash hand basin and storage beneath, together with a high-specification smart bidet toilet with heated seat. Full-height tiling to both walls and floors complete the contemporary finish.

The family bathroom is equally impressive, appointed to an exceptional standard with a floating vanity unit incorporating an inset wash hand basin and storage drawer, panelled bath and oversized walk-in shower with rainfall and handheld shower fittings. Full tiling and a further smart heated-seat WC create a luxurious spa-like environment.

Occupying the second floor is an almost self-contained suite, making it ideal for teenagers, guests or multi-generational living. This superb space comprises a generous double bedroom with rear-facing dormer window enjoying attractive garden views, alongside a beautifully appointed shower room. Finished with elegant floor and wall tiling, the shower room features a large walk-in shower enclosure, concealed cistern WC and contemporary floating wash hand basin with storage beneath, creating a stylish and private retreat at the top of the home.

Outside

The properties are accessed via a long, shared private driveway with subtle illumination, enhancing both security and kerb appeal. The Limes benefits from a private driveway and double garage, plus an additional parking space and a 7.2 Kw EV charging unit installed. 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.

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/02062026













Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

262.2 m²
2823 ft²

Reduced headroom

10.4 m²
112 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

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

01530 412824

ashbysales@johngerman.co.uk

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

JohnGerman.co.uk Sales and Lettings Agent



