



GARDNER WAY, BARROW UPON SOAR

: £870,000





A Brand New Opportunity to Create Your Dream Home with Paul Bott Homes - Presenting an exceptional opportunity to secure a brand new, three-storey, five-bedroomed detached residence, beautifully crafted by the renowned local building firm, Paul Bott Homes Ltd. Tucked away in an exclusive cul-de-sac in Barrow upon Soar, this exquisite property is designed to offer the very best in contemporary living—blending luxury, functionality, and sustainability.



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### A Blank Canvas to Personalise

From the moment you arrive, the striking Irish slate front elevations, oak russet brickwork, and stylish grey-on-white uPVC windows set the tone for the meticulous attention to detail that defines this home. Inside, the light-filled entrance hallway welcomes you into a thoughtfully designed layout that flows effortlessly across three levels. The quality living/dining kitchen is a true highlight, with an impressive £50,000 allowance from Charnwood Kitchens, including a utility room—offering you the unique opportunity to tailor this space to your own taste and requirements.

### Versatile Living Spaces for the Modern Family

The ground floor features a generous lounge with bi-folding doors that open seamlessly onto landscaped gardens, perfect for entertaining or relaxing. A dedicated study, cloakroom/WC, and lift to cater to futureproof living. Upstairs, four double bedrooms await on the first floor, including a luxurious principal suite with a dressing room and ensuite bathroom. A further staircase ascends to the second floor, where a fifth double bedroom and separate bathroom provide additional flexible accommodation.

Built with Sustainability and Comfort in Mind



REZIDE

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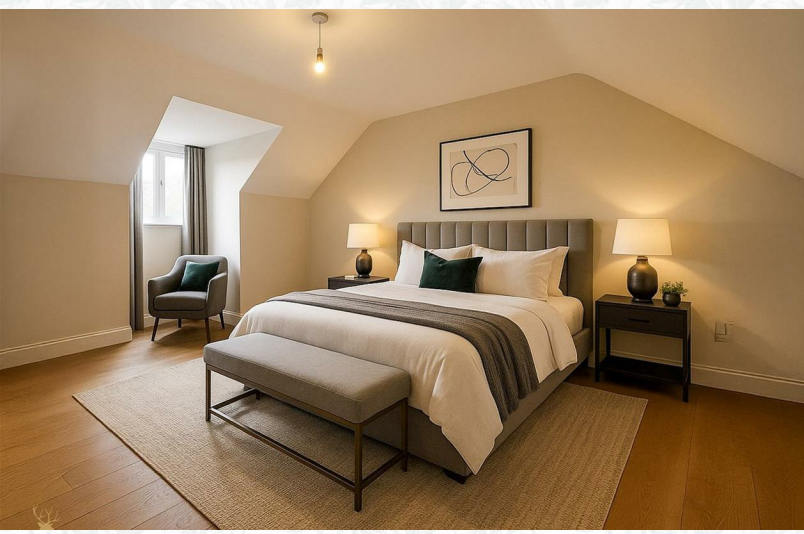
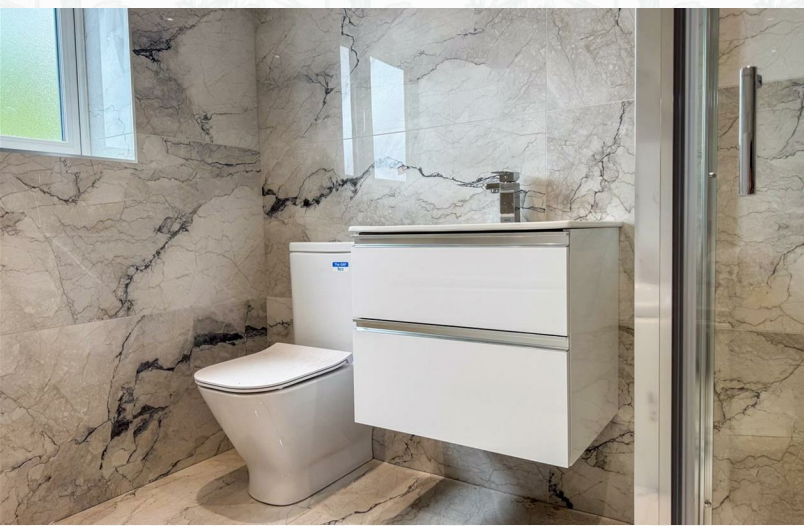




Sustainability is at the heart of this home, with an air source heat pump providing energy-efficient central heating, complemented by underfloor heating throughout all floors. A Hormann electric garage door with two openers, car charging point, burglar alarm system with six sensors, and smart sensor lighting to the exterior complete the package for modern living.

### Your Dream Home Starts Here

Collaborating with Paul Bott Homes Ltd, you have the rare opportunity to shape your home's interiors and finishes to reflect your personal vision, ensuring every detail resonates with your lifestyle. This partnership guarantees exceptional craftsmanship, an NHBC warranty for peace of mind, and the support of a local team that understands the importance of quality and care.





### Location

Barrow upon Soar, situated between Leicester and Loughborough, is a charming village with a thriving community. Offering excellent local amenities, schools, shops, and pubs, it enjoys a beautiful riverside setting with easy access to the River Soar's walks and wildlife. With its own railway station connecting to Loughborough and Leicester, and excellent road links to Nottingham and Melton Mowbray, this location balances convenience with a village feel.

### A Home Built for the Future

This is more than just a house—it's an opportunity to build your dream home with a team that shares your vision for quality, style, and individuality. Contact us today to arrange your viewing and discuss how we can help you realise the full potential of this exceptional new home in Barrow upon Soar.





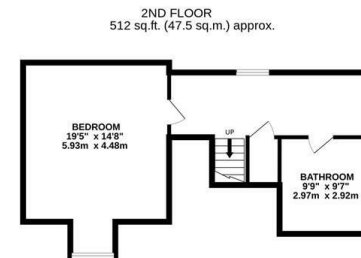
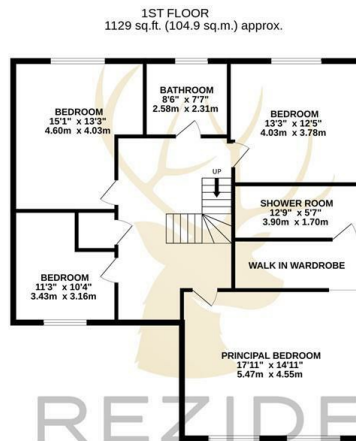
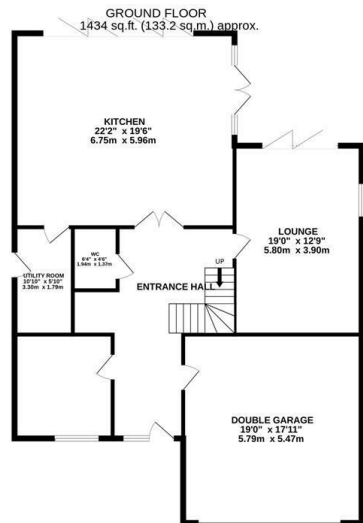


# Key Features:

- Three-storey, five-bedroomed detached residence
- Air source heat pump central heating and underfloor heating throughout
- uPVC windows (grey on white), oak russet bricks, and Irish slate front elevations
- Lounge and kitchen with bi-folding doors opening onto landscaped gardens
  - £50,000 kitchen allowance with Charnwood Kitchens, including utility room
- Lift-ready design (installation optional at vendor's request)
- Double garage with Hormann electric door and EV charger
- Driveway with parking for 3-4 vehicles



# REZIDE



TOTAL FLOOR AREA : 3075 sq.ft. (285.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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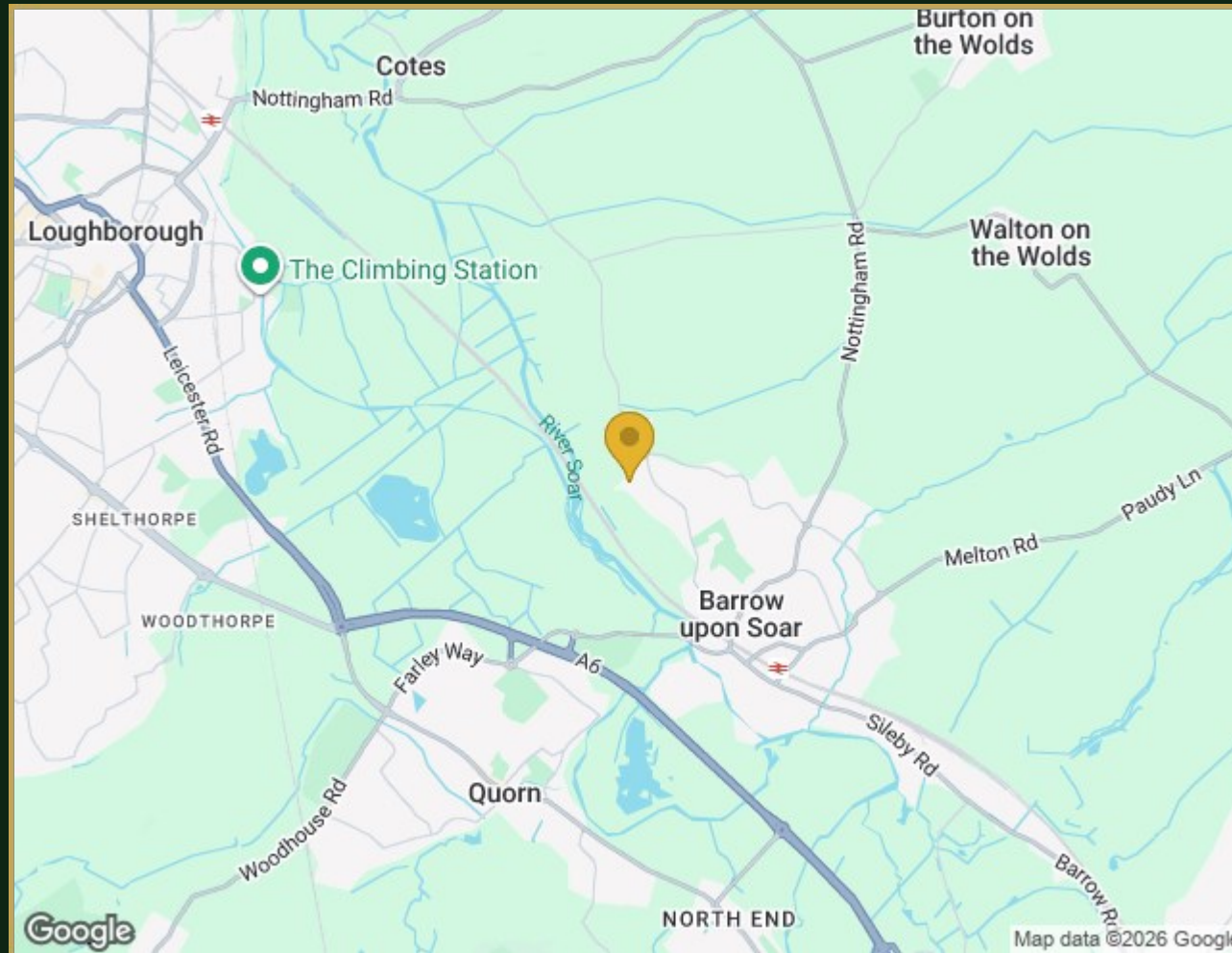
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3075.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Property Location



Birchstone House Gardner Way, Barrow Upon Soar, Leicestershire, LE12 8QW