



Woodland House  
Blackfordby Lane  
Moira  
DE12 6EZ

£595,000

A HANDSOME & MOST DISTINCTIVE individual 4 bedroom detached family home enjoying a SPACIOUS WELL PRESENTED INTERIOR with 2068 sq ft of living space plus a LARGE DOUBLE GARAGE with versatile LOFT SPACE, occupying an exceptional 0.5 ACRE MATURE PLOT with long driveway approach & NO UPWARD CHAIN



# Property Features

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- Distinctive Home
- Exceptional Plot
- 0.5 Acre
- Landscaped Garden
- 2068 Sq Ft
- 4 Bedrooms
- 2 Bathrooms
- Living Kitchen
- Double Garage
- No Chain

## Full Description

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Built in 2018, by the current owners to a most handsome and distinctive individual design under a 10 year NHBC guarantee, Woodland House commands an excellent mature plot extending to approximately 0.5 acre with a long sweeping driveway approach, formal professionally landscaped gardens and a large double garage with a versatile storage loft over.

With 2068 sq ft of internal living space, Woodland House affords a beautifully presented & versatile interior, expertly designed for the demands of modern day family living, complemented by an energy efficient gas fired central heating system with underfloor heating to the ground floor, UPVC windows throughout affording an excellent EPC rating of B.

Internally, you are welcomed by a deep welcoming entrance hall, cloakroom/wc, a wonderful lounge characterised by the

feature fireplace with log burner, separate home office/dining room, the large open plan living kitchen is very much the heart of the home, skilfully combing three rooms into one, incorporating a bespoke range of units with central island, utility room and pantry. On the first floor the galleried landing provides access to the main family bathroom and four good sized double bedrooms including the spacious master bedroom with vaulted ceiling and en-suite shower room.

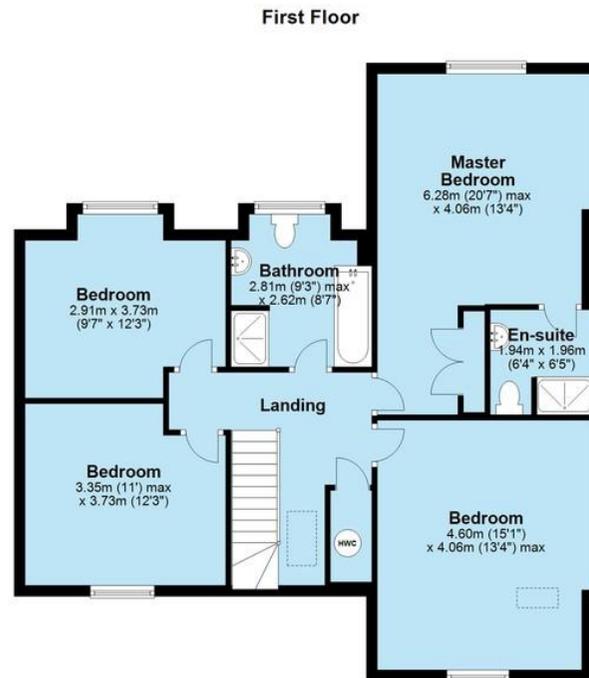
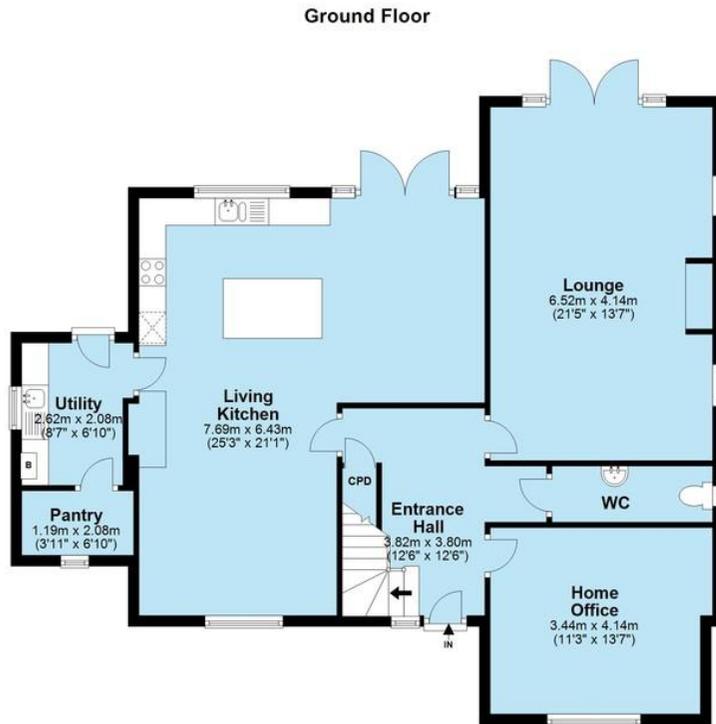
Standing proud behind a long driveway approach, Woodland House commands a quite exceptional 0.5 acre well screened private plot, with a large front paddock, more than ample car/caravan parking and a large double garage with a useful storage loft over with a variety of potential uses. The rear garden has been professionally landscaped to a design by Lush, with outdoor entertaining very much at it's core with two great patios and adjoining open countryside to the rear.

Woodland House offers a unique lifestyle opportunity, located right in the heart of the scenic National Forest with Conkers Visitor centre, Moira Furnace & Hicks Lodge cycling centre all close by. Lying betwixt the popular villages of Blackfordby & Moira, which both enjoy excellent local amenities, you are within 3 miles of the bustling market town of Ashby de la Zouch and conveniently placed for ease of access to the M42 J12 at Measham linking up perfectly both the East and West midlands, Tamworth (13 Miles) Birmingham (28 Miles)

**SERVICES** Mains Gas, Electricity & Water are connected, Drainage is to a domestic sewerage treatment plant.







Total area: approx. 192.2 sq. metres (2068.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	91   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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