

An Outstanding Family Home

set at the edge of the historic & vibrant village scene of Moira



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WARINGFIELD PARK
Moira BT67 0FD

The Croft, 8a Waringfield Park, Moira.

- A stunning & harmonious family home finished with modern elegance & traditional design by Tate Stevenson architects.
- This superb, detached home offers generous proportions and is located in a quiet setting, yet within ambling walking distance of the popular village centre & beautiful park walks.
- This exceptional property exudes elegance and sophistication throughout, boasting superbly appointed living & entertainment rooms that are sure to impress.
- Attractive front door leading into an inner porch with glazed screen and door to a spacious reception room with a beautiful central dining room and patio door to side courtyard.
- Oak double doors lead into the drawing room with a stunning marble fireplace centrepiece, finely carved and has a gas working fire with feature cast iron inset by Chesneys. Large sliding patio doors open out onto the spacious terrace & tranquil gardens.
- Separate family room with a period style gas working fireplace with cast iron and tiled inset.
- Fantastic custom-built open plan kitchen-living room with high value fitted Neff appliances and centre island with Wolf downdraft extraction fan open to dining area
- Adjacent utility room with ample high and low level cabinetry including space for washing machines and tumble dryer. Separate doors leading to boot or drying room and external door.
- Modern architectural staircase to first floor accommodation with 4 luxury bedrooms each with quality ensuite facilities.
- Main bedroom with a bespoke fitted dressing room and a recently refitted shower room.
- Large Bedroom 2 with connecting door to the bathroom with a freestanding bath, feature wash hand basin, wc and walking open shower. Bedroom 3 & 4 with large wardrobe space and individual ensuite rooms with shower enclosures, WCs and wash hand basins.
- Downstairs cloakroom leading to a connecting WC with wash hand basin.
- Quality finishes including feature Italian marble tiled flooring throughout the whole ground floor including the hall, drawing & family room, kitchen, utility & boot room. Solid oak wood flooring on the second floor – under floor heating throughout on both floors.
- Attractive architectural plaster moulded coricing, hardwood skirting & architraves, as well as lockable internal oak panelled doors.
- Oil fired central heating.
- Central vacuum system.
- Aluminium double glazed windows.
- Intruder alarm system.
- Private driveway enclosed by electric gates, large parking area adjacent to front of house.
- Fully enclosed south west facing landscaped mature gardens and terraces to the side & rear.
- Detached double garage with an electric garage door and a separate service door.
- Leading restaurants, cafes, shops and all recreational, retail and social amenities close by.
- Close to nurseries, schools, parks, many sport clubs and the vibrant village scene.





This very fine detached family home has a quintessentially elegant architectural design, pairing contemporary aesthetics with traditional values with an impeccable attention to material touches. A truly individual bespoke interior design demonstrates a rich character and a distinctive identity, complimenting a truly practical layout including a magnificent central dining hall with feature staircase to the first floor.

This carefully-planned home makes the best use of space at every turn, a wonderful home for modern living the property has an easy flow of room which can lend itself to a more open plan configuration.

The property is an individual hidden gem, tucked away behind electric gates within Waringfield park and enjoying the wonderful convenience of Moira's historic & vibrant Village scene, bustling with shops, boutiques and well known pubs and restaurants.

A tremendous road network allows an opportunity for commuters to access the provinces towns and cities, whilst regular bus and train services have a connected appeal to the village. All in all, a wonderful opportunity for a truly exclusive home in the heart of beautiful Moira.



The property offers generously proportioned accommodation and flexible family living. The overall size of the home is immediately apparent on entering through the front gates. With a well proportioned living room with glazed doors onto the landscaped gardens, an expansive kitchen / dining and family room ideal for family get-togethers, plus a utility room with outside access and extra storage.

Upstairs, the four bedroom layout has luxury proportions, all of which have ensuite facilities including the master bedroom with a beautifully fitted dressing room, a bright reading landing enjoys the architectural staircase.



A stunning home ideal for both the young professional couple and the growing family alike!

All afternoon and evening sunny aspects with mature hedging and trees, colourful flowerbeds, lighting, feature patio area with lawns and mature trees surround the property and ensure privacy.

With few opportunities of this calibre available to purchase in Moira, please contact us at your convenience to discuss this important opportunity.

For all enquiries:

Nicolas Stewart
Tel: 028 9261 2121

Email: nicolas@stewartstateagents.com



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