



Knights Gate

Sutton cum Lound

**The perfect balance between
country living and town life.**

The area



Sutton cum Lound strikes the perfect balance between country living and town life.

Surrounded by vast views of open countryside and greenery, a brief drive brings you into the prestigious market towns of Bawtry and Retford, showcasing a wealth of conveniences, eateries, bars, leisure facilities, educational establishments and open air markets.

Yorkshire Wildlife Park – March through the Himalayan Pass, over Leopard Heights and into the Artic – a conservation and welfare project helping over 70 species-, with the opportunity to camp out nearby at the Roar & Snore Campsite.

Sundown Adventureland – The 2019 Traveler's Choice Trip Advisor Award Winner Under 10's Theme Park.



With a range of pubs, eateries and bars and nearby, you are sure to enjoy leisure time eating and drinking.

Local highlights include

- The Gate Inn, Sutton cum Lound
- The Sun Inn, Everton & Retford
- Spencer's on The Square, Retford
- No5, Retford
- China Rose, Bawtry
- Zinniz, Bawtry

For therapy and retail therapy

- Marshalls Yard, Gainsborough with M&S
- Retford Leisure Centre, Retford
- Ye Old Bell Spa, Barnby Moor
- Retford Golf Club, Retford

Educational establishments

- Sutton cum Lound Church of England Primary School – Junior School
- The Elizabethan Academy, Retford – Senior School
- Queen Elizabeth's High School Grammar, Gainsborough – Senior School
- Hill House School, Doncaster – Junior & Senior School

The development



The tranquil countryside setting and array of house types makes Knights Gate the perfect place to live.

Fenwood Estates bring you Knights Gate, an elegant development of thirty-three new homes built with love in the prestigious village of Sutton cum Lound, Retford, Nottinghamshire.

The site showcases an assorted range of sleek two storey homes with four delectable house types to choose from. The bespoke four bedroom detached properties and three bedroom semi-detached properties are perfect for today's buyers, with bustling family orientated lives at the heart of the layout designs.

The tranquil countryside setting and array of house types makes Knights Gate the perfect place to live.

Each home boasts contemporary, stylish design with the space and facilities your modern life demands. Finished to the highest quality, Fenwood Estates

timeless light and airy properties are finished with a sleek specification, with properties you will be proud to call your own.

If reserved in the early stages, personalise your build with a range of styles and suites to choose from.

Design the kitchen of your dreams and the perfect bathroom for you to wind down and relax after a busy day. Further influence your interiors with a stunning choice of internal features.

The perfected finish extends to the properties idyllic gardens, immaculate freshly turfed lawns, breakfast terraces and front and rear external lighting.

Conveniently located for family and work needs alike, Knights Gate is the perfect place to find your forever home.

The development



**An elegant
development
built with love
in the prestigious
village of Sutton
cum Lound.**

1

The Heath

Plots: 1, 2, 6, 7

2

The Pastures

Plots: 3, 4, 5, 8, 9, 10, 11, 12, 15, 16, 24, 25, 28, 29

3

The Meadows

Plots: 13, 14, 17, 18, 19, 20, 21, 23, 23, 32, 33

4

The Woodland

Plots: 26, 27, 30, 31



The Heath

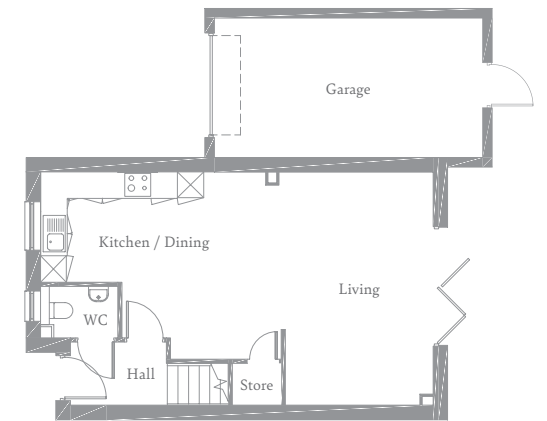


Set over two floors, these enjoyable semi-detached three bedroom properties boast private driveways and single attached garages.

The ground floor comprises of a spacious open plan kitchen lounge dining space with bi-folding doors leading onto a breakfast terrace and handy WC.

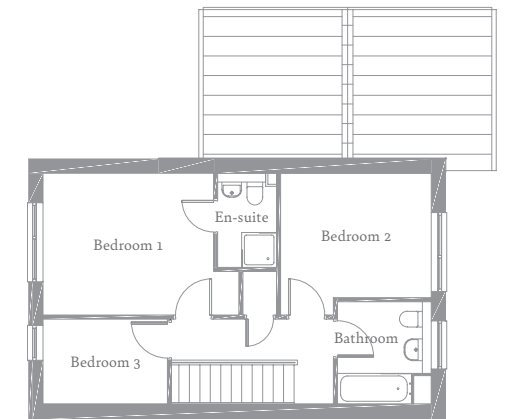
To the first floor, two accommodating bedrooms and family bathroom accompany the master bedroom complete with master en-suite.

Spacious open plan kitchen lounge dining space with bi-folding doors.



Ground floor

Approx 46.0 sq. metres (495.1 sq. feet)



First floor

Approx 46.1 sq. metres (496.2 sq. feet)

The Pastures

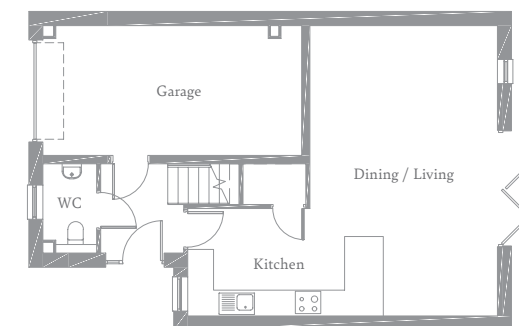


Set over two floors, these generous detached house types boast ample driveways and single integral garages.

The ground floor comprises of a family orientated wrap around open plan kitchen lounge dining space with bi-folding doors leading onto a breakfast terrace and well placed WC.

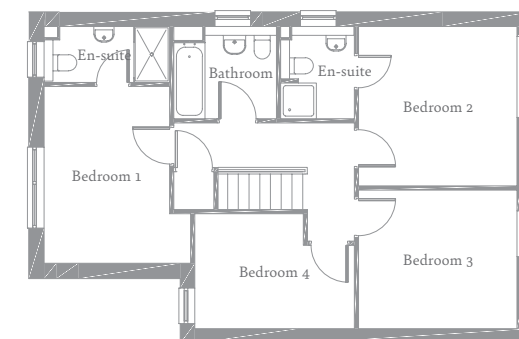
To the first floor, three generous bedrooms, one with en suite and family bathroom accompany the master bedroom complete with master en-suite.

These generous detached house types boast ample driveways and single integral garages.



Ground floor

Approx 46.6 sq. metres (501.6 sq. feet)



First floor

Approx 66.6 sq. metres (716.9 sq. feet)

The Meadows



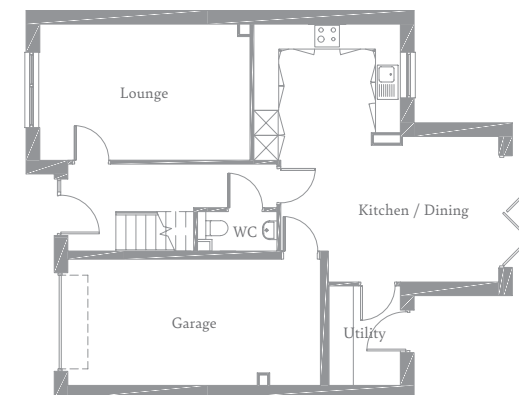
Set over two floors, these detached four bedroom properties boast commodious driveways and single attached garages.

The ground floor comprises of a light and airy open plan kitchen diner with bi-folding doors leading onto a breakfast terrace, utility room, commodious lounge and convenient WC.

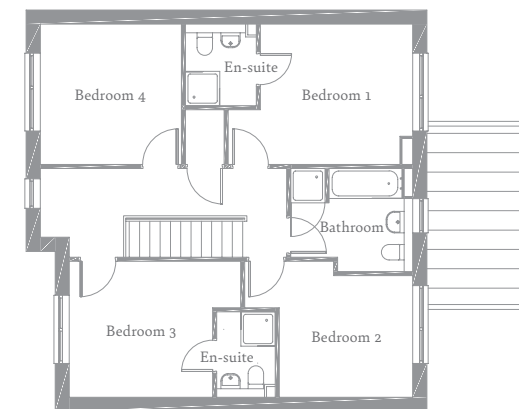
To the first floor, three sizable bedrooms, one with en-suite and family bathroom accompany the master bedroom complete with master en-suite.



The ground floor comprises of a light and airy open plan kitchen diner.



Ground floor
Approx 59.7 sq. metres (642.6 sq. feet)



First floor
Approx 72.8 sq. metres (783.6 sq. feet)

The Woodland

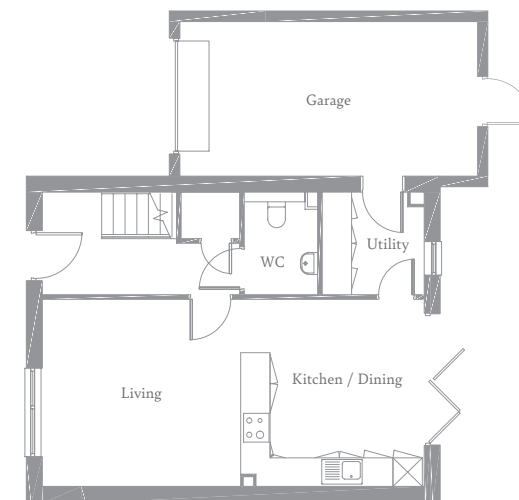


Set over two floors, these roomy semi-detached three bedroom properties boast driveways accommodating several vehicles and single attached garages.

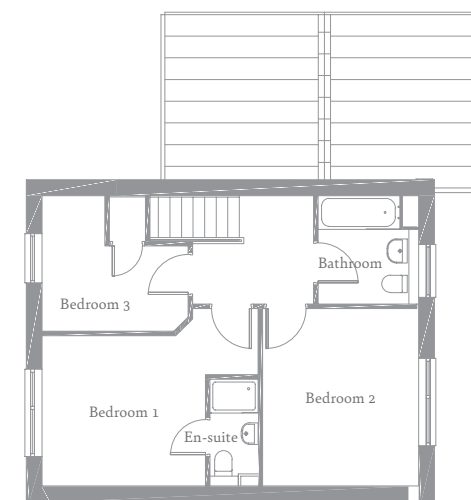
The ground floor comprises of a bright kitchen lounge diner with bi-folding doors leading onto a breakfast terrace, utility room and nifty WC.

To the first floor, two bedrooms and family bathroom accompany the master bedroom complete with master en-suite.

The ground floor comprises of a bright kitchen lounge diner with bi-folding doors.



Ground floor
Approx 46.7 sq. metres (502.7 sq. feet)



First floor
Approx 46.7 sq. metres (502.7 sq. feet)



**Each home boasts
contemporary, stylish
design with the space
and facilities your
modern life demands.**



Fenwood Estates Limited is a long-established, family-run business that has grown and evolved, after being founded by Graham Fennell as a sole trader in 1977. The company, based close to Doncaster Sheffield Airport, is now headed by Graham's daughter, Melissa Kroger. Melissa took the role of MD a number of years ago with a view to expanding the pipeline of Fenwood and taking the business to the next level – developing multiple sites at any one time within South Yorkshire and its neighbouring areas.

Fenwood Estates promotes the company ethos of 'quality over quantity' which is instantly recognisable during a visit to any of the firm's developments, past or present. The level of specification and attention to detail within a Fenwood home is second to none – each property boasting eco-friendly features and quality fittings throughout, along with beautiful external features, fully landscaped gardens, and communal areas.



With 15 years of local experience, Alexander Jacob Estate Agents are a multi award winning local independent Estate Agency specialising in the sale and letting of residential and commercial properties. The company prides itself on making every effort to ensure that all elements of our service are tailored to each client. We are a proud member of the prestigious Guild of Property Professionals for Independent Estate Agents. This network includes over 800 Independent Estate Agents throughout the United Kingdom with the main office located on Park Lane, London. We also have extensive experience with land and planning for developers and self-build individuals, offering services from site location to full planning permission.



premier
guarantee®

All properties sold are provided with a
10-year warranty against building defects.

Site renders and property floorplans provided by MHA Architects



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Sutton cum Lound



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Developed by

fenwood
estates