



The Meadows

SUTTON CUM LOUND



The Meadows

A place to call *home*

At Barnaby Homes, we are very proud of the homes we build, quality is our signature as is attention to detail. Our properties are thoughtfully designed and meticulously constructed for modern living whilst at the same time complimenting the local surroundings and traditions of the area.

The Meadows, provides discerning buyers the opportunity to purchase an exclusive and be-spoke home on a small development of just nine individual houses

Located within the popular and desirable village of Sutton cum Lound is close to the thriving historic Georgian market town of Retford.

Sympathetically blending the best of the old and the new the development sits within landscaped grounds on the southern edge of the picturesque village with a tree lined entrance with a selection of mature trees and open country views.

Each property has a large southwest facing garden approximately 80m long ideal for relaxing, entertaining and al fresco dining. Double garages (some being heritage oak framed "cart barn" style) add to the ambience of the properties which sit within courtyard and gated grounds of approximately 0.5 acres providing generous additional car parking

Adjacent to Meadows is open countryside and you are close to the Idle Valley Nature Reserve, Wetlands Lakes, Sherwood Forest, and National Trust properties. There is lots to do and the location is ideal for walking, riding, cycling, fishing, and other country pursuits.



Site Plan

The Meadows, Sutton Lane, Sutton cum Lound,
Retford, Nottinghamshire

SAT NAV
DN22 8PY



ARTIST'S IMPRESSION* NOT TO SCALE / FOR ILLUSTRATIVE PURPOSES ONLY
SITE PLAN & HOUSE TYPES

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NOT TO SCALE / LANDSCAPING
IS INDICATIVE ONLY





- 
4 Double Bedrooms
- 
1 Bathroom
- 
2 Ensuites
- 
5 Living Areas
- 
Double Garage

The Kempley

Executive Luxury 4 Bed Detached with Detached Oak Framed "Cart Barn" Double Garage

The Kempley is a handsome generously proportioned 4 bedroom detached home that combines understated elegance with modern practicality.

A spacious and impressive family kitchen, diner and snug room becomes the heart of this home, with a large central island leading to a separate utility room for convenience. Bi-folding doors opening onto a large south / west facing terrace and garden.

The impressive sitting room boasts a feature inglenook style fireplace, with natural stone hearth complete with a multi fuel award winning stove and log stand, ideal for those cosy nights in. With a further set of Bi-folding doors opening again onto the garden and terrace, ideal for summer entertaining and Al Fresco dining.

The large living areas include: an entrance hall, kitchen / diner, snug, utility room, sitting room and home office study, perfect for those who want to work from home.

The first floor offers 4 double bedrooms with fitted wardrobes, 2 bedrooms have ensembles and there is a luxury family bathroom.

Bedroom 1 offers a luxury ensuite, dressing area and a stunning large walk-out frameless glazed balcony, where a morning coffee or an evening drink could be enjoyed whilst overlooking the rear garden and countryside views beyond.

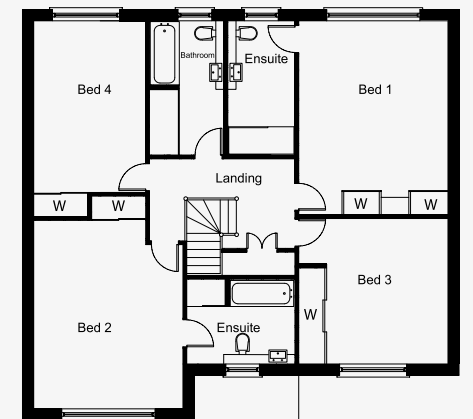
The property is accessed via a set of private courtyard gates that lead onto a large golden gravelled driveway with ample car parking, and further leading onto an oak framed "cart barn" garage with electrically operated doors, and electric car charging point.

The property enjoys an excellent sized plot of approaching 0.5 acre, with landscaped gardens to the front and lawn and partial landscaping to the rear. The front of the property is beautifully screened with mature trees and hedging as well as well stocked landscaped borders.

Floor Plans



Ground Floor



First Floor

Contact us for a full specification

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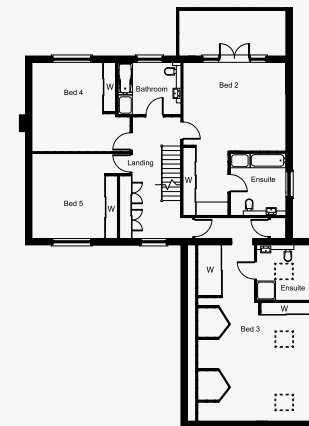




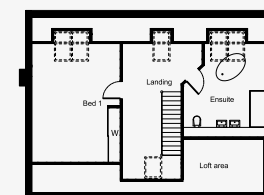
Floor Plans



Ground Floor



First Floor



Second Floor

- 5 Double Bedrooms
- 2 Bathrooms
- 2 Ensuites
- 5 Living Areas
- Double Garage

The Stroud

Executive Luxury 5 Bed Detached with Integral Double Garage

The Stroud is an outstanding and substantial 5-bedroom executive home offering luxury, spacious living. The ground floor living space is divided into an entrance hallway leading onto a large open plan kitchen, diner, sitting area, study / home office, perfect for those who want to work from home, living room, cloak area utility room, toilet, and direct access to the integral double garage.

A very spacious, impressive, and well-equipped family kitchen, diner and sitting room becomes the heart of this home, with a large central island perfect for cooking and gathering as a family. This home offers a separate utility room for convenience leading to a toilet room as well as boot room area with direct access to the integral double garage.

Bi-folding and French doors lead from the open plan and living areas to a large south / west facing garden and terrace giving a light and airy living space ideal for inside / outside living and entertaining.

The impressive living room boasts a feature inglenook fireplace complete with an award winning multi fuel stove and log stand, ideal for those cosy nights in. Bi-folding doors lead once again onto the outside terrace.

The first floor offers a large master luxury bedroom (bedroom No 2) complete with a separate luxury ensuite and dressing area. A stunning walk-out frameless glazed balcony where a morning coffee or an evening drink could be enjoyed, whilst overlooking the rear garden and countryside views beyond.

There is a separate luxury family bathroom with both a bathtub and shower. This home features three other double bedrooms with fitted wardrobes, while the large bedroom over the garage with dormer windows is accompanied also by a private luxury ensuite with shower.

There is a further amazing grand master bedroom to the second floor which offers peace and quiet. This tranquil space includes a large dressing area, large luxury master ensuite with a free-standing bathtub, dual sinks and walk in double aspect large frameless shower. The second floor receives large open aspect windows to enjoy the long reaching open countryside views.

The property is accessed via a set of private courtyard gates that lead onto a golden gravelled driveway with ample car parking. The garage comes with electrically operated doors, and electric car charging point.

The property enjoys an excellent sized plot of approaching 0.5 acre, with landscaped gardens to the front and lawn and partial landscaping to the rear. The front of the property is beautifully screened with mature trees and hedging as well as well stocked landscaped borders.

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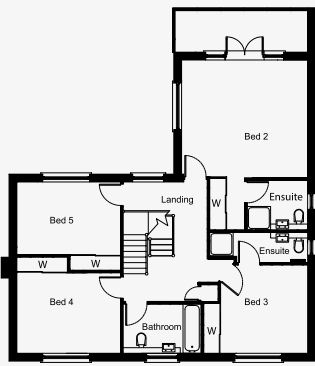




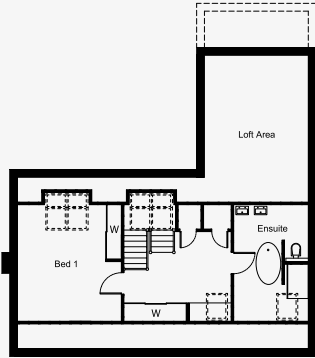
Floor Plans



Ground Floor



First Floor



Second Floor

- 5 Double Bedrooms
- 1 Bathroom
- 3 Ensuites
- 5 Living Areas
- Double Garage

The Hathersage

Executive Luxury 4 Bed Detached with Detached Oak Framed "Cart Barn" Double Garage

The Hathersage is a handsome generously proportioned double fronted 5 bedroom detached home with a large Heritage oak feature entrance porch that combines understated elegance with modern practicality.

A spacious and impressive family kitchen, diner and snug room becomes the heart of this home, with a large central island leading to a separate utility room for convenience. Both Bi-folding and French doors opening onto a large south / west facing garden and terrace, being ideal for summer entertaining and Al Fresco dining.

The impressive living room boasts a feature inglenook style fireplace, with natural stone hearth complete with a multi fuel award winning stove and log stand, ideal for those cosy nights in. With a further set of Bi-folding doors opening again onto the terrace.

The large living areas include: an entrance hallway with toilet, kitchen / diner, snug room, living room, utility room and home office study, perfect for those who want to work from home.

The first floor offers 4 double bedrooms with fitted wardrobes and a luxury family bathroom, with two of the bedrooms accompanied by private luxury ensuites.

Bedroom No 2 offers a separate ensuite, dressing area along with a stunning, large walk-out frameless glazed balcony, where a morning coffee or an evening drink could be enjoyed whilst overlooking the rear garden with countryside views beyond.

There is a further stunning grand master bedroom on the second floor offering peace and quiet. This tranquil space includes a large dressing area, large luxury master ensuite with a free-standing bathtub, dual sinks and walk in double aspect large frameless shower. The second floor receives large open aspect windows to enjoy the long reaching open countryside views, providing the ultimate glamorous retreat.

The property is accessed via a set of private courtyard gates that lead onto a large golden gravelled driveway with ample car parking, further leading onto the oak framed "cart barn" garage with electrically operated doors, and electric car charging point.

The property enjoys an excellent sized plot of approaching 0.5 acre, with landscaped gardens to the front and lawn and partial landscaping to the rear. The front of the property is beautifully screened with mature trees and hedging as well as well stocked landscaped borders.

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- 
5 Double Bedrooms
- 
1 Bathroom
- 
3 Ensuites
- 
5 Living Areas
- 
Double Garage

The Willbrook

Executive Luxury 5 Bed Detached with Detached Oak Framed "Cart Barn" Double Garage

The Willbrook is a handsome, generously proportioned, double fronted 5 bedroom detached home with a large Heritage oak feature entrance porch that combines understated elegance with modern practicality.

A spacious and impressive family kitchen, diner and snug room becomes the heart of this home, with a large central island leading to a separate utility room for convenience. Both Bi-folding and French doors opening onto a large south / west facing garden and terrace, being ideal for summer entertaining and Al Fresco dining.

The impressive living room boasts a feature inglenook style fireplace, with natural stone hearth, complete with a multi fuel award winning stove and log stand, ideal for those cosy nights in. With a further set of Bi-folding doors opening again onto the terrace.

The large living areas include: an entrance hallway with toilet, kitchen / diner, snug room, living room, utility room and home office study, perfect for those who want to work from home.

The first floor offers 4 double bedrooms with fitted wardrobes, a luxury family bathroom, with two of the bedrooms accompanied by private luxury ensembles.

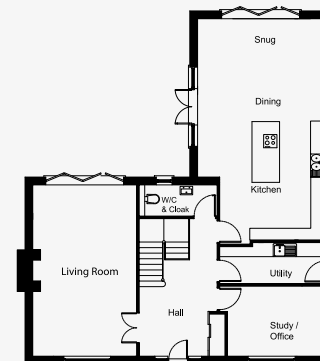
Bedroom No 2 offers a separate ensuite, dressing area and a stunning, large walk-out frameless glazed balcony, where a morning coffee or an evening drink could be enjoyed whilst overlooking the rear garden with countryside views beyond.

There is a further stunning grand master bedroom on the second floor offering peace and quiet. This tranquil space includes a large dressing area, large luxury master ensuite with a free-standing bathtub, dual sinks and walk in double aspect large frameless shower. The second floor receives large open aspect windows to enjoy the long reaching open countryside views, providing the ultimate glamorous retreat.

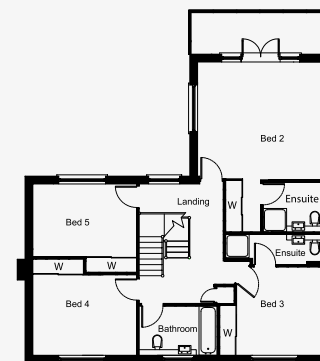
The property is accessed via a set of private courtyard gates that lead onto a large golden gravelled driveway with ample car parking, further leading onto the oak framed "cart barn" garage with electrically operated doors, and electric car charging point.

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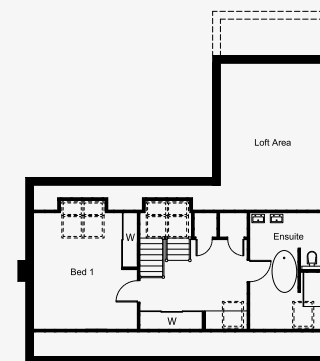
Floor Plans



Ground Floor



First Floor



Second Floor

Contact us for a full specification

Artist's Impressions - for illustrative purposes only





5 Double Bedrooms



1 Bathroom



3 Ensuites



5 Living Areas



Double Garage

The Hambledon

Executive Luxury 5 Bed Detached with Detached Oak Framed "Cart Barn" Double Garage

The Hambledon is a spacious five bedroom detached home that combines understated elegance with modern practicality. With a large oak feature entrance canopy, and eye-catching window feature to the front of the property. Both the space and the aesthetics become a real talking point.

A spacious and impressive family kitchen, diner and sitting room become the heart of this home, with a large central island leading to a separate utility room for convenience. This home features Bi-folding doors opening onto a large south / west facing garden and terrace ideal for summer entertaining and Al Fresco dining.

The impressive living room boasts a feature inglenook style fireplace, with natural stone hearth complete with a multi fuel award winning stove and log stand, ideal for those cosy nights in. This room features a further set of Bi-folding doors opening again onto the terrace.

The large living areas include: an entrance hallway with toilet, kitchen / dinner, sitting area, utility room, living room, and home office study, perfect for those who want to work from home.

The first floor offers four double bedrooms, with fitted wardrobes and a luxury family bathroom, with two of the bedrooms accompanied by private luxury ensembles.

Bedroom No 2, offers a separate luxury ensuite, dressing area and a stunning large walk-out frameless glazed balcony, where a morning coffee or an evening drink could be enjoyed whilst overlooking the rear garden with countryside views beyond.

There is a further stunning grand master bedroom on the second floor which offering peace and quiet. This tranquil space includes a large dressing area, large luxury master ensuite with a free-standing bathtub, dual sinks and walk in double aspect large frameless shower. The second floor receives large open aspect windows to enjoy views, providing the ultimate glamorous retreat.

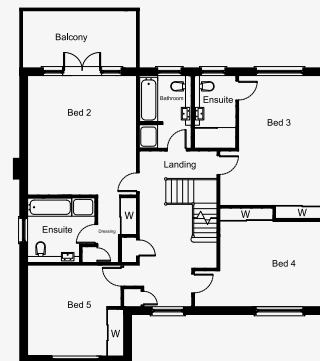
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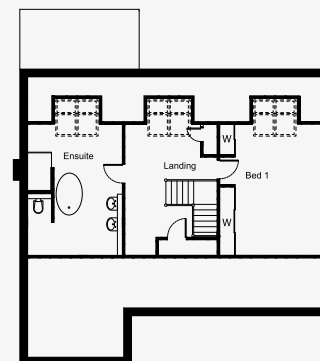
Floor Plans



Ground Floor



First Floor



Second Floor

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- 
5 Double Bedrooms
- 
1 Bathroom
- 
3 Ensuites
- 
5 Living Areas
- 
Double Garage

The Throsby

Executive Luxury 5 Bed Detached with Detached Oak Framed "Cart Barn" Double Garage

The Throsby is a five-bedroom detached home that combines understated elegance with modern practicality.

A spacious and impressive family kitchen, diner and sitting room becomes the heart of this home, with a large central island leading to a separate utility room for convenience. This home features Bi-folding doors opening onto a large south / west facing terrace and garden ideal for summer entertaining and Al Fresco dining.

The impressive living room boasts a feature inglenook style fireplace, with natural stone hearth, complete with a multi fuel award winning stove and log stand, ideal for those cosy nights in. This rooms are accompanied by with a further set of Bi-folding doors opening again onto the terrace and garden.

The large living areas include: an entrance hallway with toilet, kitchen / dinner, sitting, utility room, living room, and home office study perfect for those who want to work from home.

The first floor offers four double bedrooms with fitted wardrobes and a luxury family bathroom, with two of the bedrooms accompanied by private luxury ensuites.

Bedroom No 2 offers a separate ensuite and dressing area with a stunning large walk-out frameless glazed balcony, where a morning coffee or an evening

drink could be enjoyed whilst overlooking the rear garden with countryside views beyond.

There is a further stunning grand master bedroom on the second floor which offers peace and quiet. This tranquil space includes a large dressing area, large luxury master ensuite with a free-standing bathtub, dual sinks and walk in double aspect large frameless shower. The second floor receives large open aspect windows to enjoy the long reaching open countryside views, providing the ultimate glamorous retreat.

The property is accessed via a set of private courtyard gates that lead onto a large golden gravelled driveway with ample car parking, further leading onto the oak framed "cart barn" garage with electrically operated doors, and electric car charging point.

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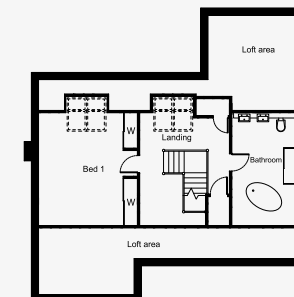
Floor Plans



Ground Floor



First Floor



Second Floor

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Floor Plans



5 Double Bedrooms 1 Bathroom 3 Ensuites 5 Living Areas Double Garage

The Amersham

Executive Luxury 5 Bed Detached with Detached Oak Framed "Cart Barn" Double Garage

The Amersham is a five-bedroom detached home that combines understated elegance with modern practicality.

A spacious and impressive family kitchen, diner and sitting room becomes the heart of this home, with a large central island leading to a separate utility room for convenience. This home features Bi-folding doors opening onto a large south / west facing terrace and garden ideal for summer entertaining and Al Fresco dining.

The impressive living room boasts a feature inglenook style fireplace, with natural stone hearth, complete with a multi fuel award winning stove and log stand, ideal for those cosy nights in. This room is accompanied by a further set of Bi-folding doors opening again onto the terrace and garden.

The large living areas include: an entrance hallway with toilet, kitchen / dinner, sitting, utility room, living room, toilet, and home office study perfect for those who want to work from home.

The first floor offers four double bedrooms with fitted wardrobes and a luxury family bathroom, with two of the bedrooms accompanied by private luxury ensuites. Bedroom No 2 offers a separate ensuite and dressing area with a stunning large walk-out frameless glazed balcony, where a morning coffee or an evening drink could be enjoyed whilst overlooking the rear garden with countryside views beyond.

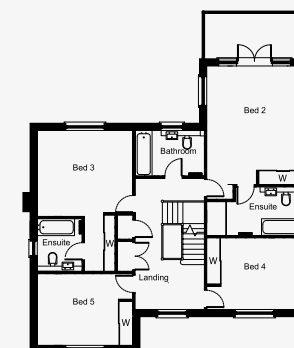
There is a further stunning grand master bedroom on the second floor which offering peace and quiet. This tranquil space includes a large dressing area, large luxury master ensuite with a free-standing bathtub, dual sinks and walk in double aspect large frameless shower. The second floor receives large open aspect windows to enjoy the long reaching open countryside views, providing the ultimate glamorous retreat.

The property is accessed via a set of private courtyard gates that lead onto a large golden gravelled driveway with ample car parking, further leading onto the oak framed "cart barn" garage with electrically operated doors, and electric car charging point.

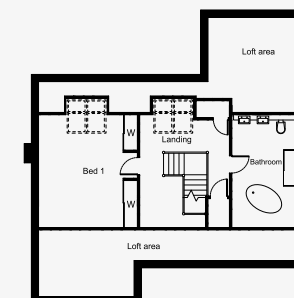
The property enjoys an excellent sized plot of approaching 0.5 acre, with landscaped gardens to the front and lawn and partial landscaping to the rear. The front of the property is beautifully screened with mature trees and hedging as well as well stocked landscaped borders.



Ground Floor



First Floor



Second Floor

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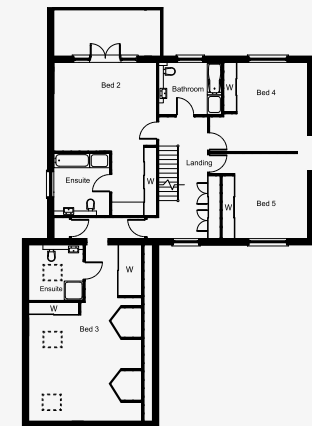




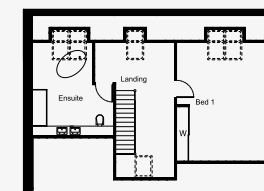
Floor Plans



Ground Floor



First Floor



Second Floor



5 Double Bedrooms



2 Bathrooms



2 Ensuities



5 Living Areas



Double Garage

The Dunsford

Executive Luxury 5 Bed Detached with Integral Double Garage

The Dunsford is an outstanding substantial 5-bedroom executive home offering luxury spacious living. The ground floor living space is divided into an entrance hallway leading onto a large open plan kitchen, dinner, sitting area, study / home office perfect for those who want to work from home, living room, cloak area utility room, toilet, and direct access to the integral double garage.

A very spacious, impressive, and well-equipped family kitchen, diner and sitting room becomes the heart of this home, with a large central island perfect for cooking and gathering as a family. This home offers a separate utility room for convenience leading to a toilet room as well as boot room area with direct access to the integral double garage.

Bi-folding and French doors lead from the open plan and living areas to a large south / west facing garden and terrace giving a light and airy living space ideal for inside / outside living and entertaining.

The impressive living room boasts a feature inglenook fireplace complete with an award winning multi fuel stove and log stand, ideal for those cosy nights in. Bi-folding doors lead once again onto the outside terrace.

The first floor offers a large master luxury bedroom (bedroom No 2) complete with a separate luxury ensuite and dressing area. This room features a stunning walk-out frameless glazed balcony, where a morning coffee or an evening drink could be enjoyed, whilst overlooking the rear garden and countryside views beyond.

There is a separate luxury family bathroom with both a bathtub and shower. This home features three other double bedrooms with fitted wardrobes, and a large bedroom over the garage with dormer windows is accompanied also by a private luxury ensuite with shower.

There is a further amazing grand master bedroom to the second floor which offers peace and quiet. This tranquil space includes a large dressing area, large luxury master ensuite with a free-standing bathtub, dual sinks and walk in double aspect large frameless shower. The second floor receives large open aspect windows to enjoy the long reaching open countryside views.

The property is accessed via a set of private courtyard gates that lead onto a golden gravelled driveway with ample car parking. The garage comes with electrically operated doors, and electric car charging point.

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5 Double Bedrooms



2 Bathrooms



2 Ensuites



5 Living Areas



Double Garage

The Banbury

Executive Luxury 5 Bed Detached with Integral Double Garage

The Banbury is an outstanding substantial 5-bedroom executive home offering luxury spacious living. The ground floor living space is divided into an entrance hallway leading onto a large open plan kitchen, diner, sitting area, study / home office perfect for those who want to work from home, living room, cloak area utility room, toilet, and direct access to the integral double garage.

A very spacious, impressive, and well-equipped family kitchen, diner and living room becomes the heart of this home, with a large central island, perfect for cooking and gathering as a family. This home offers a separate utility room for convenience leading to a toilet room as well as boot room area with direct access to the integral double garage.

Bi-folding and French doors lead from the open plan and living areas to a large south / west facing garden and terrace giving a light and airy living space ideal for inside / outside living and entertaining.

The impressive living room boasts a feature inglenook fireplace complete with an award winning multi fuel stove and log stand, ideal for those cosy nights in. Bi-folding doors lead once again onto the outside terrace.

The first floor offers a large master luxury bedroom (bedroom No 2) complete with a separate luxury ensuite and dressing area. This room features A stunning walk-out frameless glazed balcony, where a morning coffee or an evening drink could be enjoyed, whilst overlooking the rear garden and countryside views beyond.

There is a separate luxury family bathroom with both a bathtub and shower. This home features three other double bedrooms with fitted wardrobes, and a large bedroom over the garage with dormer windows is accompanied also by a private luxury ensuite with shower.

There is a further amazing grand master bedroom to the second floor which offers peace and quiet. This tranquil space includes a large dressing area, large luxury master ensuite with a free-standing bathtub, dual sinks and walk in double aspect large frameless shower. The second floor receives large open aspect windows to enjoy the long reaching open countryside views.

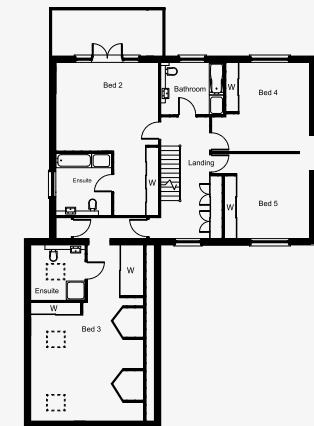
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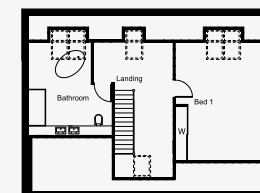
Floor Plans



Ground Floor



First Floor



Second Floor

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Local Area

Sutton Cum Lound

Sutton Cum Lound boasts a magnificent 12th century church and has a vibrant and friendly community. There is a busy traditional village inn with restaurant, post office, village hall, large children's play park and primary school.

Further afield there is good selection of independent, private, and state schooling.

Sherwood Forest is a short distance by car together with National Trust and Country House properties. Nearby Torworth Grange offers cafe / restaurant, fishing lakes and farm shop.

The village is serviced regularly with a bus service to Retford and the surrounding areas.

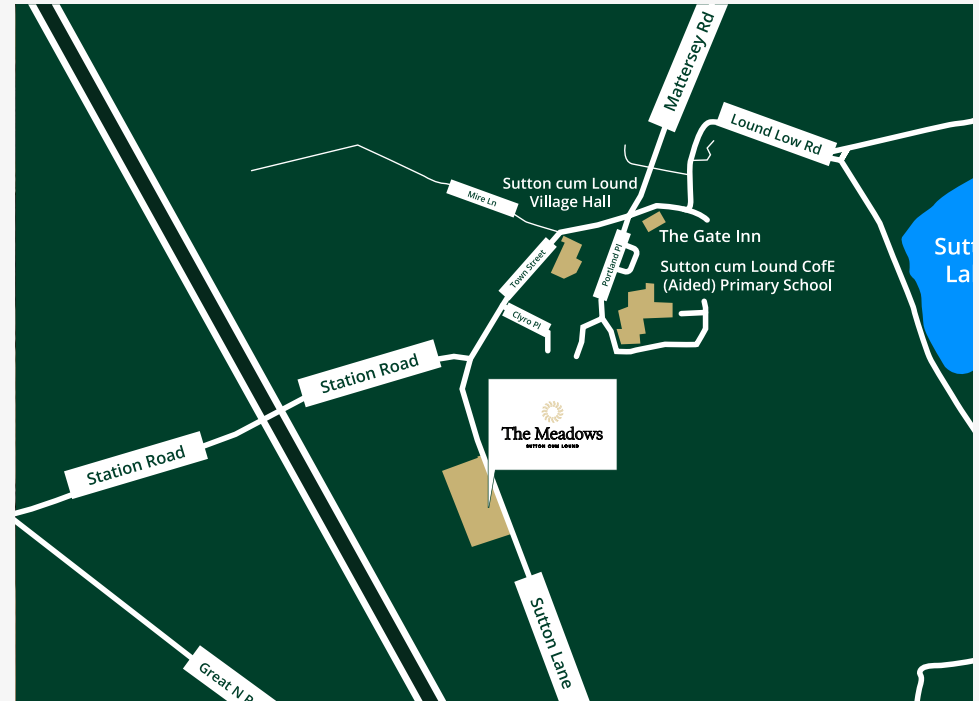
The Historic Georgian Market town of Retford is close has a twice weekly market, independent shops, boutiques, supermarkets, restaurants, theatres, parks, doctors' surgeries, vets etc. Barnby Moor is just down the road and has a popular hotel and spa, and choice of pubs and restaurants whilst the historic village of Bawtry some excellent specialist shops, pubs, bistros, coffee shops, restaurants, cafés, and wine bars.

Sitting between Retford and Bawtry, just off the A614. Doncaster, Sheffield, and Lincoln are all within comfortable commuting distance.

The A1 is approximately 1.5 miles west of the village with access to the wider motorway network.

Retford mainline train station is 4 miles away providing regular train service to London Kings Cross (approx 90 minutes), as well as Newark, Lincoln, Sheffield, Doncaster, York, Edinburgh.

The Robin Hood airport (11 miles away) provides international air travel to a range of holiday and business destinations.



Schools, Leisure & Dining

There are great school options in the area including primary to secondary, state, and private independent schooling, which include:

- ☀ C of E Primary School Sutton cum Lound
- ☀ Worksop College & Ranby House Preparatory School
- ☀ Wellow House Preparatory School
- ☀ Hill House Preparatory School
- ☀ The Orchard Preparatory School
- ☀ Retford Elizabeth Academy
- ☀ Retford Oaks Academy
- ☀ St Joseph's Catholic Primary School
- ☀ Bracken Lane Primary School
- ☀ Gainsborough Grammar School
- ☀ Plus, many days nurseries

There is also an abundance of dining options from several great local gastro pubs to restaurants, bistros, wine bars, hotels, and spas, which include:

- ☀ The Gate Inn, Sutton cum Lound
- ☀ The Blue Bell Inn, Lound
- ☀ The Ye Olde Bell Hotel, Restaurant & Spa, Barnby Moor
- ☀ The Yash Indian Restaurant, Barnby Moor
- ☀ The White Horse, Barnby Moor
- ☀ The China Rose, Bawtry
- ☀ No 5, Retford
- ☀ Spencers on the Square, Retford
- ☀ Hop Pole, Retford
- ☀ Sun Inn, Everton
- ☀ Ziniz Italian, Bawtry
- ☀ Thorsby Hall Hotel and Spa
- ☀ Clumber Park Hotel & Spa

For those looking for retail therapy and leisure, there are plenty of nearby options:

- ☀ Meadowhall Shopping Mall & Leisure Complex
- ☀ Marshall Yard, Gainsborough
- ☀ Cathedral City of Lincoln is only 30 minutes away
- ☀ Market Town of Retford
- ☀ Historic Bawtry
- ☀ Sherwood Forest Country Park
- ☀ Rufford Abbey Country Park
- ☀ Welbeck Abbey & Garden Centre
- ☀ Sherwood Pines Country Park & Live Music Events
- ☀ Yorkshire Wildlife Park
- ☀ Sundown Adventureland Theme Park
- ☀ Chesterfield Canal
- ☀ Center Parcs, Sherwood Forest
- ☀ Thaymars Ice Cream Parlour
- ☀ Retford Leisure Centre
- ☀ Retford & Worksop Golf Clubs, and various other local courses, plus local fishing and array of other sporting activities and clubs in and around the Retford area



Quality of life is all about the details of everyday living. From the little things like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know the community you're moving to will support you and your family, as well as being a pleasant place to live. So, here's some useful information about the area around The Meadows.

An Impressive Specification

It's all about the finishes

Every Barnaby Homes is individually designed, we finish our homes to the highest standards then assist you in creating your new home which reflects your individuality and taste. Because we want you to have the home of your dreams, we can help you personalise it, selecting the kitchen, tiling, and other luxury finishes that perfectly reflect your desires. *

We understand that buying a new home is one of the most important decisions you will make, so you can be confident that when purchasing a Barnaby Home, you are buying a timeless classic where innovation and tradition combine to create a sustainable, stylish yet practical home.

Kitchen & Utility

- ☀ Bespoke tailored kitchen c/w large island, feature quartz worktops, soft close doors and drawers, integrated appliances, Selection of high end combi ovens / microwave, warming drawers* large induction hob with extraction, wine chillers, full size fridge and freezer. dishwasher, Instant hot water & filtration tap* cabinet feature lighting

Bathrooms & Ensuites

- ☀ Luxury sanitaryware, vanity units and tiling, flush thermostatic controlled showers with rain heads, heated towel rails, illuminated mirrors, free standing baths, frameless glass shower enclosures, feature niches*

Heating & Hot Water

- ☀ Energy efficient gas fired central heating, hot water pressurised system with multi-zoned underfloor heating throughout the ground floor, thermostatic radiators and towel rails to other floors, multi fuel award winning stove to living room c/w log stand

Electrical

- ☀ LED down-lighting & pendants throughout, TV, telephone & satellite wiring throughout. Media Plate to living room, Ultra-Fast Fibre Broadband & VOIP wiring, data connectivity throughout, USB sockets, Intruder alarm system, outside socket, electric operated garage doors

Internal Decor & finishes

- ☀ Painted surfaces in matt emulsion & eggshell, heavy duty oak or painted internal doors with satin / brushed chrome ironmongery*, Premier wood luxury flooring, fitted bespoke wardrobes & dressing areas,* bi - folding and French doors

External

- ☀ Large Walk-on Frameless Glazed Garden Balconies from upper bedroom*, Heritage Oak Framed "Cart Barn" style garages with electrically operated doors with ample off road & private parking with up to 80 mtr landscaped gardens* Private bespoke individual entrance gates leading to gravelled courtyard / driveway, Indian natural stone patios, outside tap, Fast EV Charging point, featheredged and timber post and rail boundary fencing, cast iron style gutter system, feature chimney & heritage stone cills with decorative brick detailing

Other

- ☀ 10 Year Insurance Backed Build Warranty
- ☀ Heritage double glazed coloured PVC-U windows, sliding sash, Georgian, and cottage style windows*
- ☀ Heritage Classic Entrance Doors c/w bull ring Knockers & antiqued ironmongery*
- ☀ Bi- folding and French doors
- ☀ Feature Fireplace to living room

Services

- ☀ Mains Gas, Electricity, Water, Ultra High Speed Broadband

Energy Performance

- ☀ A copy of the full EPC will be available upon request (Predicted rating B)

Viewing

- ☀ Strictly by appointment only



Interior

Barnaby Homes do not just simply build and then sell houses but can also offer you a fully fitted out home and lifestyle that embraces with passion the individuality of our clients. In a world of mass production, every Barnaby Home residence is bespoke. We create each and every home, and its immediate surroundings, as a one off.

It starts with an intensive design process, where we focus on creating an exceptionally beautiful and eminently practical home that meets the day-to-day needs of our clients. We spend valuable and extensive time getting to know you and can design enhanced interiors for your new Barnaby Home based on you as an individual, whilst reflecting your vision and aspirations. We take on-board your requirements and combined them with our experience to create something that's truly breathtaking. We're not simply just a house builder but also an helpful bespoke interior design studio. We can create you a home and interior setting that is on trend as well as classic and timeless.



The Meadows

SUTTON CUM LOUND

*For further information,
and to arrange a personal
viewing contact us*

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