

PRIORY FIELDS

MATTERSEY



BRADDUS HOMES
Properties of Distinction





Welcome

TO PRIORY FIELDS, MATTERSEY

Priory Fields is a stunning collection of new homes in the picturesque village of Mattersey, nestled among green fields yet just a short drive from the vibrant market town of Bawtry and local family attractions.

This beautiful development presents an exclusive opportunity to own one of just four exquisite 5-bedroom detached homes, all generously sized and boasting impressive layouts with a premium specification and modern luxuries included as standard.

A perfect choice for your next family home if you're yearning for the tranquillity of the countryside without compromising on urban convenience.





Enviably Location

Perfectly positioned on the edge of Mattersey village on the idyllic Thorpe Road, Priory Field's location delights equally as much as the properties.

Surrounded by natural landscapes with a local cricket pitch, historic priory and tranquil lake nearby, this rural gem offers true countryside living whilst keeping you easily connected for work and pleasure.

With neighbouring market towns and shops, restaurants and popular leisure destinations just minutes from your doorstep, you can enjoy a lifestyle that's as enriching as it is relaxing.

Premium Specifications

The specification for these homes has been thoughtfully selected to give you that satisfying 'we're home' feeling, every time you turn the key.

Each property features locally manufactured kitchen units, solid surface worktops, top-brand appliances, bi-folding doors, air source heat pumps, underfloor heating, luxury bathrooms, and more – all included as standard.

And, depending on the build stage, you can personalise the colours and styles of your home's interior to make it truly yours.



AEG appliances



Silestone worktops



Wine cooler



Underfloor heating



Luxury bathrooms



Explore the local area

This charming Nottinghamshire village captures the essence of rural living, framed by rolling landscapes, a local cricket pitch and a tranquil lake.

History lovers will appreciate the atmospheric ruins of Mattersey Priory, just a short stroll away, while nature enthusiasts can explore the nearby Idle Valley Nature Reserve or Clumber Park – both havens for walking, cycling, and wildlife spotting – or enjoy a day out at the popular Yorkshire Wildlife Park.

Just a 10-minute drive away, the vibrant market town of Bawtry blends traditional charm with boutique shops, stylish restaurants, cosy cafés, and well-known retailers. For larger-scale shopping and entertainment, Doncaster city centre is only 25 minutes by car.





A smart choice for education

Growing families have a fantastic choice of education in the local area for children, teenagers and young adults, with all the nearest schools and colleges rated Good by Ofsted and Mattersey Primary just over 100 yards from your doorstep. Private education is only a short bus-ride or drive away with independent schooling available at the reputable Worksop College.

- Mattersey Primary School – 0.08 miles away
- Everton Primary School – 1.4 miles away
- The Elizabethan Academy – 5.8 miles away
- Retford Oaks Academy – 6.7 miles away
- Worksop College – 12.4 miles away

Stay connected

Ideal for commuters and explorers, it's only a short drive from Priory Fields to the surrounding market towns of Bawtry, Retford and Newark, while the nearby A1 and M18 offer swift road access across the region to Doncaster, Sheffield, Lincoln and beyond.

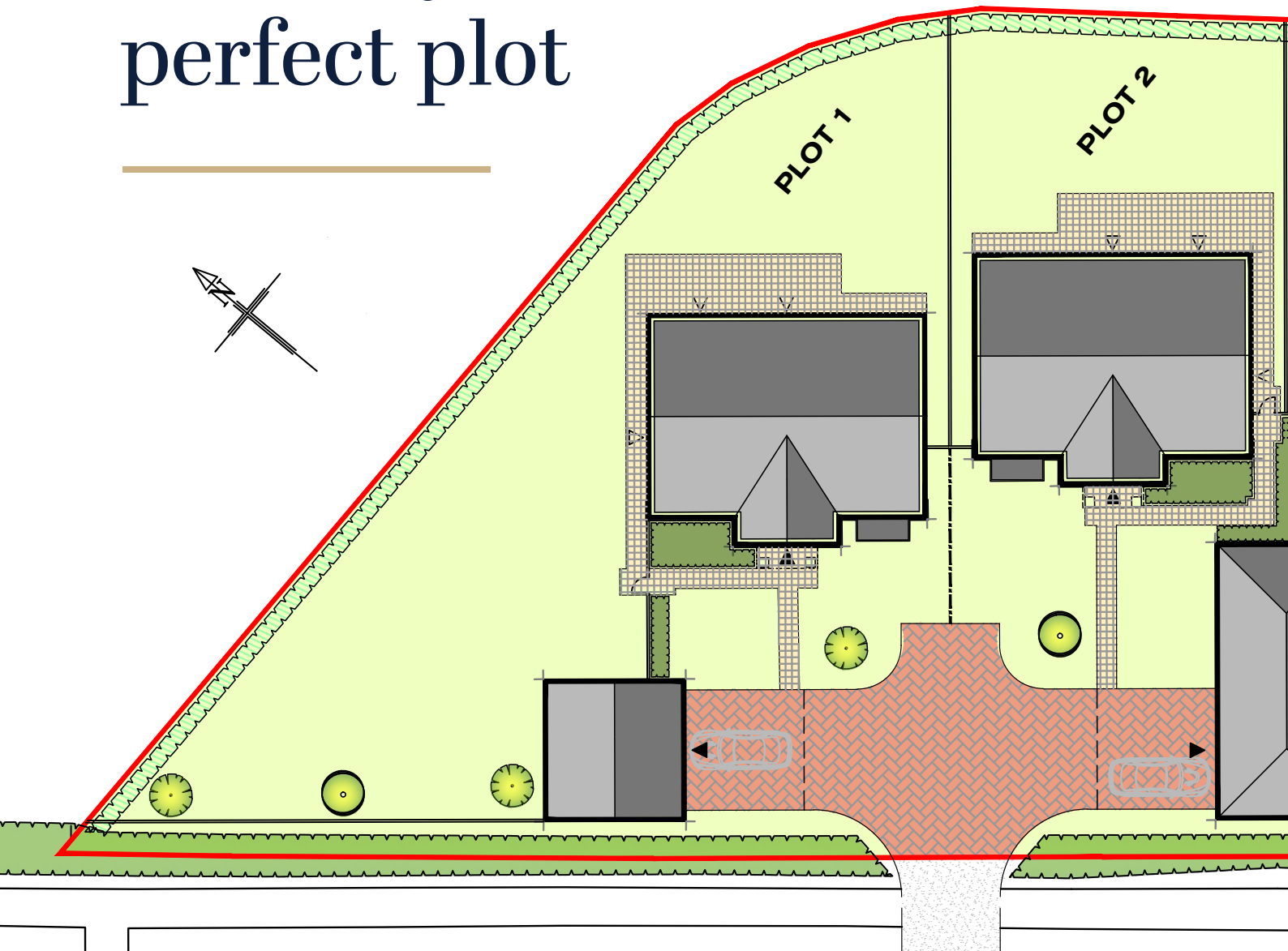
For longer journeys, Retford and Doncaster railway stations – both on the East Coast Main Line – provide direct connections to London from less than 90 minutes, as well as fast routes north to York, Leeds, and other major destinations.

For international business trips and family holidays, the soon to be re-opened Doncaster Sheffield Airport is only 16 minutes away by car.



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Choose your perfect plot



PRIORY FIELDS

THORPE ROAD, MATTERSEY DN10 5EE



THORPE ROAD





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Elevational treatments may vary between plots

The Wentworth

Plots 1, 2, 3 & 4

The perfectly proportioned stature of this executive 5-bedroom home delights on every level, starting on arrival as you are welcomed into the grandiose central hallway by its spacious entranceway and elegant split-landing staircase.

The large footprint accommodates five double bedrooms upstairs, two en-suites and a family bathroom, with the master suite enjoying the added luxury of a large walk-in wardrobe.

On the ground floor, a showstopping open-plan kitchen, dining and family room extends across the rear with a statement kitchen island and a double set of bi-folding doors leading out to a generous garden. You'll also find a front-aspect lounge with atmospheric bay window, a quiet place to escape with a home study, and a practical downstairs WC.

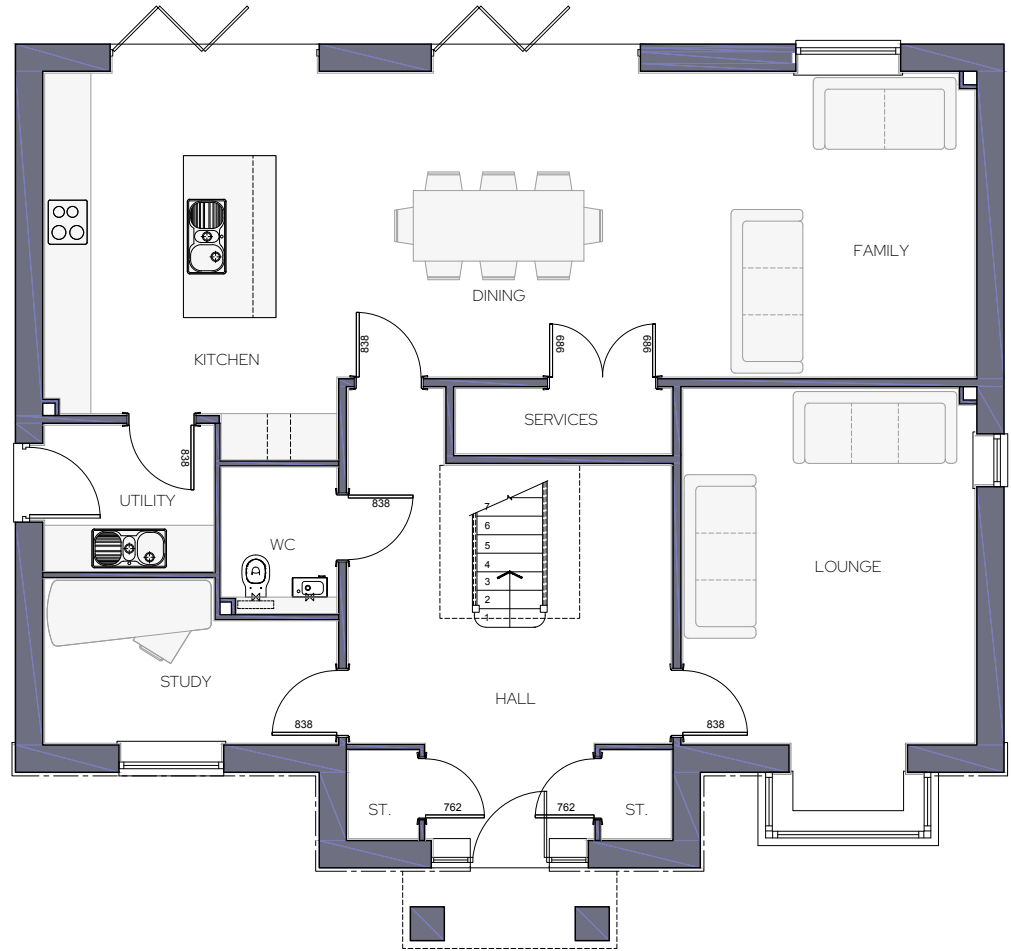
Ground Floor

Kitchen & Dining/Family Room	14' 6" x 38' 10"
Lounge	9' 6" x 14' 11"
Study	7' 0" x 12' 5"
Hall	19' 2" x 13' 9"

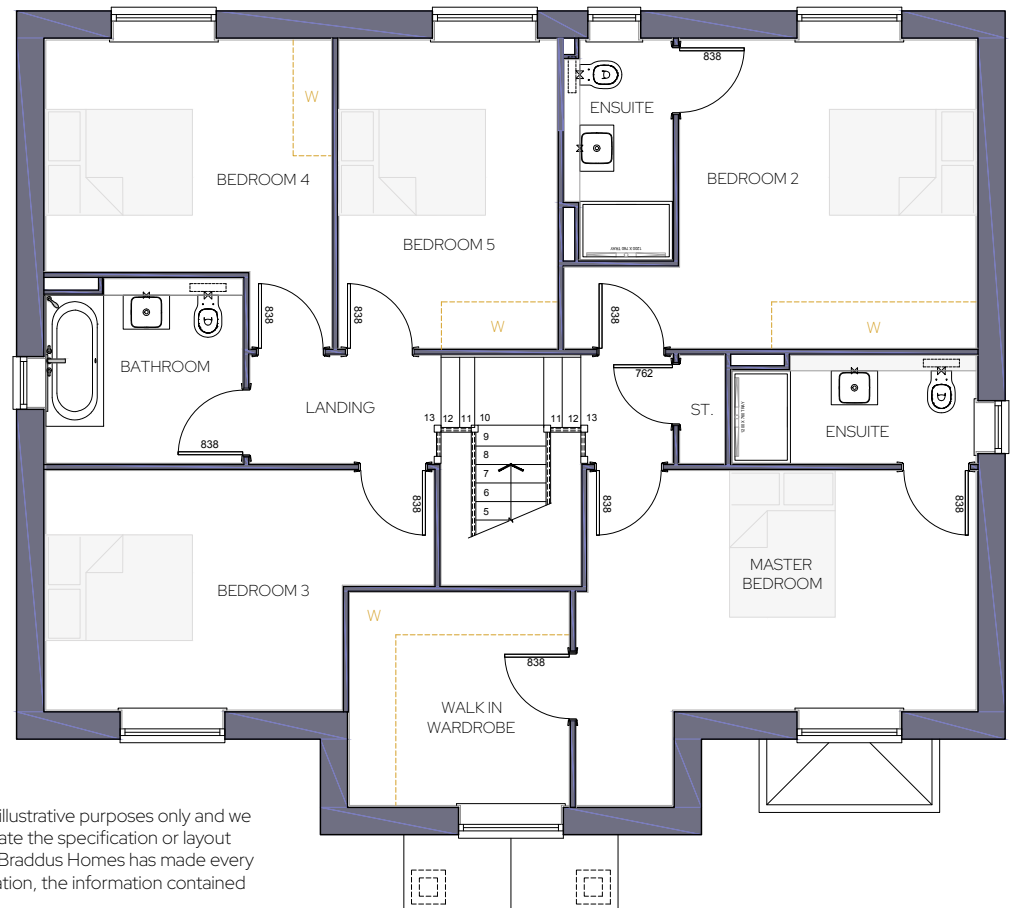
First Floor

Master Bedroom	17' 0" x 10' 2"
Walk-In Wardrobe	9' 4" x 9' 1"
Bedroom 2	12' 7" x 13' 1"
Bedroom 3	12' 7" x 10' 2"
Bedroom 4	12' 2" x 9' 4"
Bedroom 5	13' 1" x 9' 3"

GROUND FLOOR



FIRST FLOOR



*Dimensions/images shown are for illustrative purposes only and we reserve the right to amend and update the specification or layout without prior notification. Although Braddus Homes has made every effort to ensure accuracy of information, the information contained herein is for guidance only.

Specification

WINDOWS AND EXTERNAL DOORS

Composite insulated external entrance doors with three-point locking and high-security locks

Double glazed PVCu windows finished in Anthracite externally, white internally, with chrome handles

Bi-folding and sliding aluminium doors, finished in Anthracite with chrome handles

KITCHEN

High-quality kitchen furniture with a choice of door fronts*

20mm Silestone worktop, upstand and backsplash

Under-cabinet LED lighting

Undermounted single bowl stainless steel sink with polished chrome tap

AEG electric single fan oven

AEG built in microwave

AEG induction hob

Wine cooler

Fully integrated fridge- freezer

Fully integrated dishwasher

UTILITY ROOM

High-quality kitchen furniture with a choice of door fronts*

20mm quartz worktop and upstand

Undermounted single bowl stainless steel sink with chrome tap

Plumbing for washing machine

Space for tumble dryer

INTERNAL FINISHES

Feature staircase with oak newels, handrails and newel caps; white finish to strings and balustrades

Oak finished internal doors with chrome lever furniture

Skirting boards and architraves in white gloss finish

White emulsion to all internal walls and ceilings

Gloss finish to internal woodwork

CERAMIC TILING

Bathroom to receive half-height tiling to wet walls; full-height tiling to shower area

En-suite to receive half-height tiling to wet walls; full-height tiling to shower area

Downstairs WC to have half-height tiling

Floor tiling to kitchen, utility room, downstairs WC, bathroom, and en-suites

BATHROOM AND EN SUITES

Contemporary white bathroom suites
Vanity units to downstairs WC, bathroom, and en-suites
Soft closing toilet seat to all bathrooms and en-suites
Round illuminated mirrors with heat pad, finished in chrome, to bathroom and en-suites
Chrome taps and fittings
Thermostatically controlled power showers
Low profile shower trays

HEATING SYSTEM

Air Source Heat Pump providing heating and hot water
Underfloor heating to the ground floor
White enamel-finished radiators to the first floor, where applicable
Electric towel radiators to downstairs WC, bathroom and en-suites, with timer and remote control

ELECTRICAL

Smart meter to assist in monitoring your energy consumption
Electric car charging point to garages
Garage doors electrically operated, with wood grain insulated sectional panels finished in Anthracite
Double power socket and light to garages
White-finished switches and sockets
LED recessed down lighting to hallway, landing, kitchen, utility, WC, bathroom, and en-suites
Energy-efficient pendant lights to all other rooms
Burglar alarm system with PIR's to house only
Smoke alarms, mains-connected with battery back-up
Shaver point to bathroom and en-suite
Wall-mounted external lights to the front, utility, and bi-folding doors

EXTERNAL

Turf to front and rear gardens
Patio to rear of the property, as per site layout
1.8m high hit-and-miss fence between gardens, depending on location (refer to site layout)
Outside tap

WARRANTY

10-year warranty
2-year customer care cover

Additional extras

We offer a range of additional extras, giving you the option to personalise your new home and make it truly yours.* Please ask a member of our sales team for more information.

*Subject to the build stage of your property at the time of reservation.



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First-class builders



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Building on decades of experience in designing and constructing award-winning homes, we've brought together a best-in-class team at Braddus Homes to build properties of distinction in sought-after locations.

With a focus on building only a handful of luxury homes on small-to-medium-sized developments, we stand apart from the larger multi-plot sites – making your new home stand out with bigger-than-average rooms for all the family, exquisite interior fixtures and fittings included as standard, and a real sense of community within an exclusive setting

We believe in traditional building techniques and craftsmanship whilst embracing modern design to meet the needs of today's families.

Our deep roots in thoughtful home planning mean you can put down roots in a place that's more than just a house – it's your forever home.



Move with confidence

Your complete satisfaction is what drives us to deliver on every aspect of the building and buying journey.

Whilst building your perfect home with pride, our first-class sales team will nurture the excitement of your dream purchase by being on-hand and in-touch throughout every stage, from your initial enquiry to handover and beyond, making it smooth and enjoyable.

Our commitment to you doesn't end when we hand over the keys. You're covered by a ten-year warranty that protects you against any structural defects that may appear, giving you complete confidence long after you've settled in.

**A Braddus Home is a home for life,
built to be enjoyed for years to come.**







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GET IN TOUCH

sales@braddushomes.co.uk

01246 964 892

www.braddushomes.co.uk