





Your New Home

Set along Swinston Hill Road in one of Dinnington's most desirable settings, Meadows Reach is a striking family home where period elegance meets modern refinement.

Extended and beautifully updated by the current owners, it offers generous proportions, flowing living spaces, and a sense of warmth and sophistication that makes it as practical for day-to-day living as it is impressive for entertaining.





A Grand Welcome

From the moment you step inside, this is a home that feels special. The entrance hall opens into a formal lounge of timeless charm, where a deep bay window pours light across polished wooden floors.

At the centre, the original fireplace takes pride of place, its carved detailing and overmantle mirror creating a focal point of character and grace. Cornicing frames the ceiling, and the atmosphere is both elegant and inviting – the kind of room made for quiet evenings by the fire or lively gatherings with friends.





Space To Gather

Flowing through, the snug offers an altogether different mood: intimate, welcoming, and grounded by the glow of a large log burner.

Beyond, timber bi-fold doors open into the garden room, where walls of glass frame views of the outdoors and light floods the space. In the colder months, this becomes a cosy family retreat; in summer, it transforms into an airy extension of the garden. Together, these rooms create a versatile hub where family life naturally unfolds.

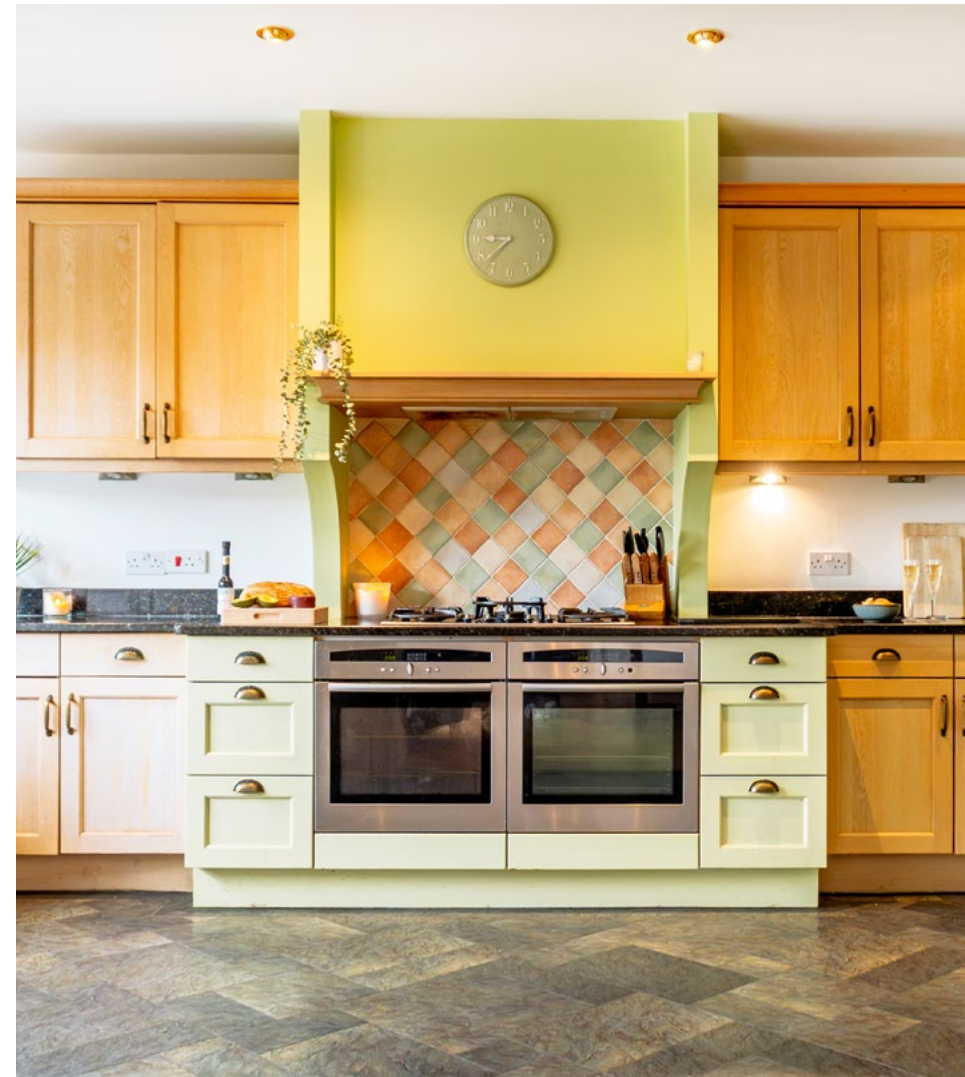




A Cook's Kitchen

At the heart of the home lies the kitchen, designed with equal attention to practicality and style. Crafted in natural wood with fresh green accents, complemented by granite-style worktops and an earthy tiled splashback, it strikes a balance between country warmth and contemporary polish.

A large gas hob and double oven beneath a traditional chimney surround make it a joy for those who love to cook, while plentiful storage keeps everything seamlessly in order.





A Home Designed For Living

From here, an archway opens into the dining room, where a reclaimed period fireplace sets a relaxed yet refined tone. This is a room designed for memorable moments – from Sunday lunches with family to candlelit dinners with friends.

Practicality is never forgotten. Just off the kitchen lies the recently fitted utility room, fully equipped with plumbing for a washing machine and dryer, along with fitted storage that ensures everyday household tasks remain neatly tucked away.

Everyday life has been carefully considered here. A cloakroom and WC sit conveniently off the hallway, while direct access to the integral garage ensures that the practical side of the home flows just as smoothly as the living spaces.





Upstairs Retreats

Rising to the first floor, the sense of space continues, with five double bedrooms arranged to offer both comfort and flexibility.

The master suite is the jewel of the home, designed as a private retreat. Light pours in through large windows, creating a bright and uplifting atmosphere.

There is ample space for a king-sized bed alongside additional furnishings, while subtle décor and clean lines make the room feel calm and sophisticated.

The en-suite bathroom elevates the experience further, finished to a contemporary standard with a generous walk-in shower, a deep bath, and sleek fittings – the perfect place to unwind at the end of a long day.





Relax & Recharge

The second bedroom is equally generous, ideal for use as a guest suite or a spacious double for older children. Its proportions allow room for both bedroom furniture and a study area, making it as practical as it is comfortable.

The third bedroom enjoys a peaceful aspect over the garden, filled with natural light throughout the day. This would make a lovely child's room, a bright nursery, or even a home office where the views provide a calming backdrop.



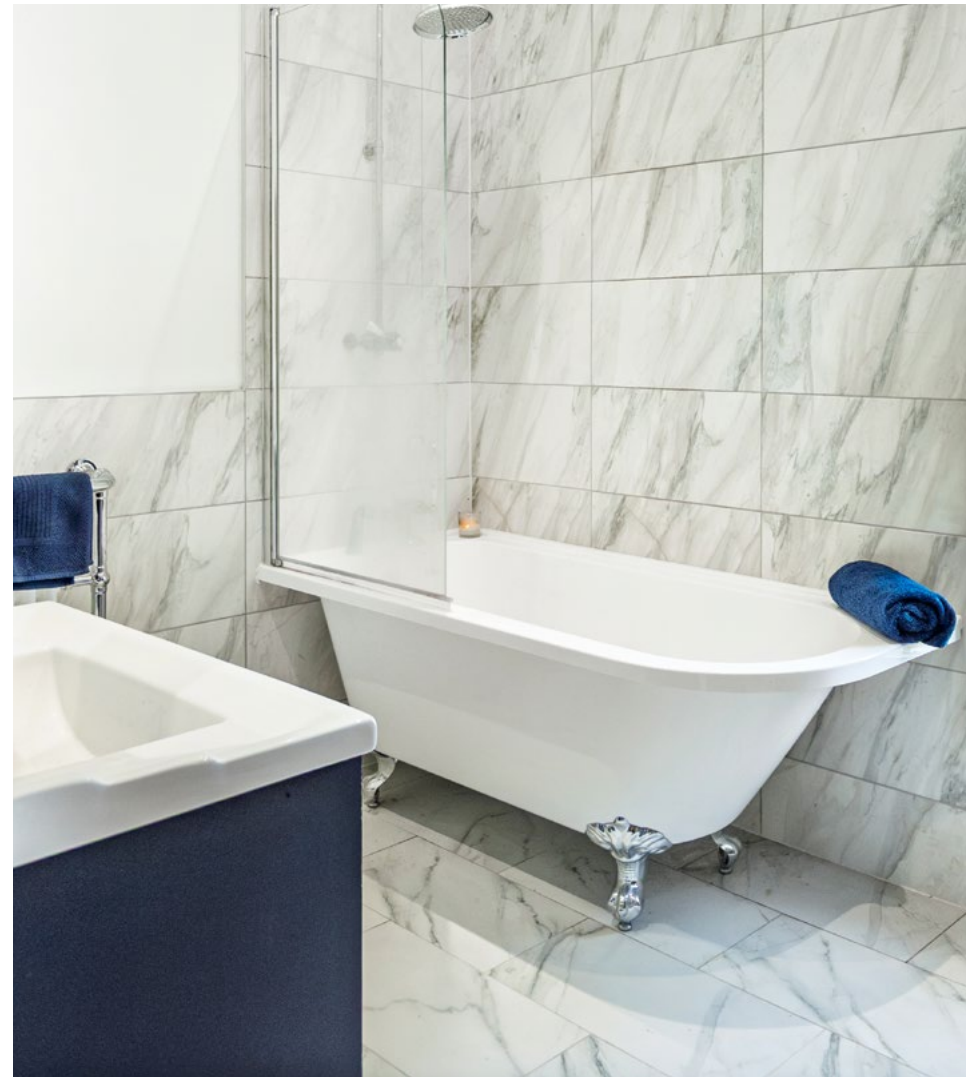


Flexible Family Living

The fourth bedroom is another well-sized double, offering the versatility to serve as a playroom, a hobby space, or an additional guest room. Its flexibility makes it easy to adapt as family needs evolve.

Finally, the fifth bedroom completes the arrangement, currently presented as a double but with potential for a dedicated study or dressing room if preferred. Its position within the home makes it a quiet and private space, away from the main flow of family life.

The family bathroom has been finished with the same level of care and attention as the en-suite, featuring a traditional clawfoot bath that brings a boutique, spa-like quality. Together, these rooms create an upstairs that not only accommodates but also inspires, offering every member of the household their own sanctuary.





A Garden For Every Season

Outside, the south-facing garden stretches out behind the house, enjoying sunshine from dawn until dusk.

A raised terrace offers an idyllic setting for summer lunches or evening drinks, while the sweeping lawn provides space for play, relaxation, or quiet moments among the greenery. It is a garden that works as beautifully for family life as it does for entertaining on a grander scale.





The Best of Both Worlds

Life at Meadows Reach is enriched by its setting. Dinnington offers a vibrant mix of community and convenience, with restaurants such as Paulo's and Venus just minutes away, and The Green Bean on the A57 serving as the perfect spot for coffee, cake, or brunch. For lovers of the outdoors, countryside footpaths thread through the area, including a two-hour circular walk to the Chesterfield Canal where the scenery shifts with the seasons.

Shops, schools, and leisure facilities are all close at hand, and excellent road links connect Sheffield, Rotherham, and Worksop with ease – making this a home that offers the very best of both town and country living.



Floor Plan

Approximate Gross
Internal Area = 263.63 sq m / 2837 sq ft.
(Including Garage)
Illustration for identification purposes only.
Measurements are approximate.
Not to scale.



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