

RM

RAGNALL MEADOWS
DEVELOPMENT



CONTEMPORARY LUXURY IN A SERENE RURAL SETTING

Experience the beauty and bliss of country living, in all the comfort and convenience of an exquisitely designed and architecturally unique contemporary home, at Ragnall Meadows, an enchanting and exclusive enclave of four sumptuously styled new build homes, nestled in the heart of rurality.

Brought to you by dream developer team Sean Poxon and Chris Sharrocks, Ragnall Meadows is the latest in a portfolio of prestigious property developments undertaken by the innovative Nottinghamshire duo.

Builder Sean and chartered surveyor Chris, founder of Greenhatch Group, having previously combined their skillset on numerous prominent sites including the incredible Redmay Farm Development, come together once more for their latest collaboration: four exquisitely designed, character builds at Ragnall Meadows, enveloped in countryside and on the cusp of the historic city of Lincoln.





A SIGNATURE DEVELOPMENT BY POXON AND SHARROCKS

Accessed along a shared, central driveway, each of the homes is nestled behind a buffer of greenery and comes replete with an acre of private paddock land to the rear, with timber post and rail fencing retaining far-reaching verdant views and bringing the countryside indoors.

Drawing from the local landscape, each home embodies its own distinct character and feel, from its architectural design and appearance to the very materials used in the construction.

Taking inspiration from the quaint comforting appeal of 19th century cottages in the village of Ragnall and infusing this with the hipped roof grandeur of such Georgian manorial farmhouses as nearby Ragnall Hall, Ragnall Meadows is designed to sit seamlessly within this evocative setting.

A combination of locally eminent materials including red brick, pantile roofs and timber sash and casement windows ensures each home weaves effortlessly into the picturesque patchwork of this idyllic rural village.



PLOT 1 - ST GREGORY’S VIEW

Set on the edge of this exclusive collection of homes, St Gregory's View embraces its rural setting with a design inspired by its agricultural heritage, featuring timber-effect casement windows and brick eaves. One of the development's larger homes, it sits within a private gated plot with a generous garden, paddock and detached garage.

Above the garage, a versatile space provides scope for guest accommodation or a home office, complete with its own en suite. Inside, a bright entrance hall leads to an open-plan kitchen with high-spec appliances and bespoke cabinetry, alongside a formal dining room, utility and cloakroom. Upstairs, five bedrooms include a luxurious principal suite with dressing room and en suite, complemented by high-specification bathrooms throughout.



FLOOR PLAN

Approximate Gross Internal Area = 376.9 sq m / 4057 sq ft. Outbuilding = 67.8 sq m / 730 sq ft. Total = 444.7 sq m / 4787 sq ft.
(Including Garage / Excluding Void)



Illustration For Identification Purposes Only. Measurements Are Accurate. Not To Scale.

PLOT 2 - SWANSTON HOUSE

Centrally positioned within the development, Swanston House combines contemporary barn-style architecture with Georgian-inspired elegance and modern practicality. Set back on a generous gated plot, it features a long driveway, integral garage and an impressive entrance that reflects the scale of the home.

Above the garage, an independently accessed space offers versatility as guest accommodation or a home office. At its centre, a handcrafted kitchen flows into a spacious family area, formal lounge and dining room, ideal for everyday living and entertaining. Upstairs, five bedrooms include a principal suite with dressing room and en suite, complemented by elegant bathrooms and a first-floor study that adds flexibility to this refined family home.



FLOOR PLAN

Approximate Gross Internal Area = 453.8 sq m / 4885 sq ft. (Including Garage / Excluding Void)



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PLOT 3 - SWYNFORD HOUSE

Tucked away along a shared driveway, Swynford House exudes classic Georgian charm, with its elegant symmetrical façade and timeless proportions. Inside, the ground floor unfolds beautifully, with a spacious kitchen and garden room forming the heart of the home, complemented by a formal lounge and home office each bathed in natural light and framing lovely countryside views.

Upstairs, four luxurious bedrooms include a serene principal suite complete with dressing room, en suite, and far-reaching views across the landscape. Every detail has been thoughtfully designed for modern family living, blending beauty and practicality in a wonderfully peaceful setting. The multifunction space above the garage provides a versatile space for the family or working from home.



FLOOR PLAN

Approximate Gross Internal Area = 371.5 sq m / 3999 sq ft. Total = 401.8 sq m / 4325 sq ft. (Including Garage / Excluding Void)



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PLOT 4 - WHIMPTON GRANGE

Nestled on one of the larger plots in the development, and extending over an L-shape, Whimpton Grange embodies the same rural agricultural character in architecture and layout as Plot 1 – St Gregory’s View. Set over two storeys, with a stunning bespoke kitchen-family-dining room taking in the spectacular scenery, Whimpton Grange also provides the options for formal dining and features a spacious sitting room taking in views to both the front and rear.

Upstairs, five double bedrooms, including a sumptuously sized master suite with dressing room and en-suite, offer room for all the family, whilst above the garage, a separate set of stairs provides access to a home office or additional annexe bedroom.



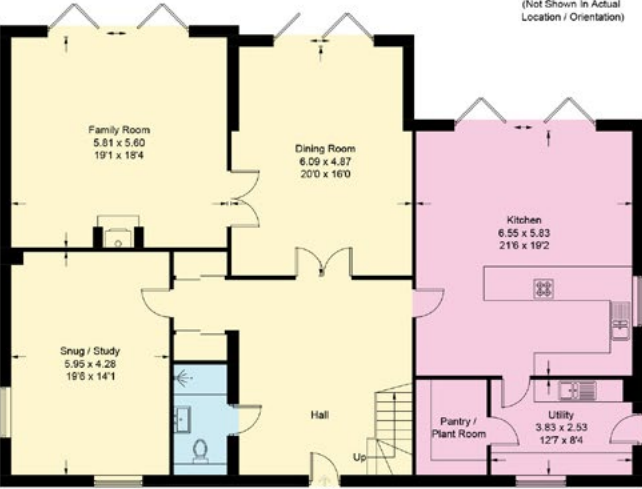
FLOOR PLAN

Approximate Gross Internal Area = 321.3 sq m / 3458 sq ft. Outbuilding = 69.7 sq m / 750 sq ft. Total = 391 sq m / 4208 sq ft.
(Including Garage / Excluding Void)



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)

Outbuilding - First Floor



Ground Floor



First Floor

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TAILORED LUXURY FOR MODERN LIVING

At Ragnall Meadows, every home is designed with you in mind; offering a level of personalisation that ensures your home is a reflection of your unique style. From the moment you step inside, the light-filled interiors, enhanced by tall windows, create an airy, welcoming atmosphere. Spacious, thoughtfully designed layouts provide the perfect backdrop for both busy family life and quiet moments of relaxation.



The kitchen serves as the heart of every home at Ragnall Meadows, where bespoke cabinetry and high-quality finishes set the stage for personalisation. Whether you prefer sleek, modern designs or the warmth of a more rustic, traditional style, you can choose from a wide selection of premium materials and appliances to create the perfect space for you.

Every aspect of the kitchen is tailored to your vision, ensuring it meets all your needs, from the layout to the smallest detail, including appliances and flooring. With a spacious utility room and a well-designed pantry, the kitchen offers both practicality and style, providing all the convenience you need without compromising on elegance.



PERSONALISE YOUR PERFECT FAMILY HOME

Attention to detail extends into the bathrooms, where luxury comes as standard. With the option to fully customise your space, you can choose everything from exquisite tiles to premium fixtures that complement your taste. Freestanding baths, walk-in showers, and carefully selected finishes provide the ultimate in both relaxation and practicality.

Each bedroom features built-in wardrobes, maximising storage without compromising on style, creating a space that is both peaceful and functional for every member of the family.

From the finest carpets to the highest quality flooring, every finish in these homes has been selected to enhance their beauty and elegance. At Ragnall Meadows, your creativity can run wild, allowing you to craft a home that is truly yours, with every detail tailored to meet your needs. This is more than just a place to live; it's a family home that evolves with you, offering the perfect balance of luxury, practicality, and timeless design.





ON YOUR DOORSTEP

An historic village, Ragnall, enveloped by fields and meandering streams, is set in the heart of the Nottinghamshire countryside.

Take a scenic stroll to Fledborough Viaduct, around a 40-minute walk from the development. A shared walking and cycling trail runs over the viaduct offering incredible, elevated views out over the landscape.

Close by, call in at the family run Orchard Nursery Garden Centre, while Willow Farm Shop is a mere 10-minute drive away. There are several convenience stores also around a 10-minute drive away in the surrounding villages, with supermarkets available in Lincoln and Retford , accessible within 30 minutes' and 10 minutes' drive, respectively.

Families are well catered for at Ragnall Meadows: a primary school and pre-school in the village, Ragnall Meadows offers spacious living for those with younger children, with secondary schools including Tuxford Academy and The Elizabethan School just ten-fifteen minutes' drive away.

With a takeaway and pub within a couple of minutes' drive, enjoy the convenience of local amenities. Within easy reach of the A57, commuting is also convenient.

For timelessly stylish living, with contemporary comforts and all the reassurance of a quality, new build finish, Ragnall Meadows blends the character and charm of the countryside with high specification panache, offering an unrivalled level of comfort and sophistication.



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