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HODGES COURT

EVERTON

EXCLUSIVE DESIGN

Universal Appeal

Tucked within an exclusive, gated collection of just eight executive homes, this soon-to-be-built five-bedroom residence at Hodges Court is set to redefine modern country living. Welcome to Briarwood.

Set behind private gates in a cul-de-sac of individually designed homes, Briarwood is set to make a striking first impression clad in crisp brickwork, heritage-style windows and with a large driveway setting the tone for the elegance within. Private parking is available on the large, driveway and in the integral garage.





COUNTRY CALM

& Well Connected

Briarwood offers country living without compromise, set in the village of Everton, nestled between Gainsborough and Bawtry, with the A1, M18 and onward connections to the M1, all within a commutable ten-mile radius.

Enveloped by open fields to the front and rear, with its easy flow design, high-spec finishes throughout and incredible connection to the outdoors on both floors, Briarwood is a home with universal appeal to growing families, those who love to entertain, and those seeking the quite calm of the countryside.



OPEN PLAN SPACES

Endless Possibilities

Step into the large entrance hall, where light pours in and the sense of space sets the tone for open and airy living space. From here, the layout unfolds with purpose - a central reception hall acts as the hub of the home, with a cloakroom and WC tucked off to one side and doors connecting the various rooms.

Ahead, double doors reveal the show-piece of the ground floor: a vast open-plan kitchen, dining and family room. At its heart, a statement island takes centre stage - ideal for gathering, grazing, or helping with homework.





SEAMLESS LIVING

From Home To Horizon

To the rear, the room extends seamlessly into a relaxed lounge and more formal dining area, framed by bi-folds that open fully to the south facing garden, perfect for summer barbecues, watching the children play, or simply inviting the uninterrupted countryside views in.

Tucked off the kitchen to the other side, the utility room offers additional storage, keeping the laundry hidden away, also opening to the outside and through to the integral double garage.



NATURAL FLOW

For Comfort & Ease

From the kitchen, the home continues to impress, with access through to the lounge at the front, creating a natural circular flow that could loop effortlessly back into the entrance hall.

Whether you're hosting guests or moving through the day-to-day rhythm of family life, this sense of easy movement makes every part of the home usable, connected and calm.



To the right of the entrance hall, a dedicated study is tucked away from the main comings and goings, an ideal retreat for working from home, handling admin, helping with homework or simply finding a moment of quiet. Flexible in its function, it could also serve as a playroom or formal dining room. Private, peaceful and well-proportioned, it's a room that adds real versatility to modern living.



REFINED LUXURY

Peace, Privacy & Panoramic Views

Upstairs, the first floor is designed with rest, retreat and indulgent comfort in mind, with a focus on spacious living, rather than boxy living.

The entire left wing of the home is dedicated to a truly spectacular master suite, the epitome of boutique hotel living. With its vaulted ceiling, walk-through dressing area with built-in wardrobes and central dressing area. Both practical and effortlessly elevated, this private retreat provides a luxurious start and end to each day.



THE PERFECT ESCAPE

Beautifully Crafted

With a statement en-suite featuring a double-ended free-standing bathtub, twin wash basins and a separate shower, the space offers every indulgence. A private, sheltered loggia balcony overlooking the garden completes the picture; a retreat designed not just for sleep, but to pause, recharge and unwind.

Two further double bedrooms each feature their own fitted walk-in wardrobes and stylish en-suite, offering comfort and independence for teenagers, guests, or visiting family. Whether you're waking to morning sun or winding down with a book, every room has been carefully considered to feel both spacious and serene.



STEP OUTSIDE

& Savour The Views

Outside, the garden is a true extension of the living space with wide bi-folding doors opening from the kitchen | dining | family room onto a broad, sun-drenched patio, ideal for alfresco dining, summer parties and unwinding in the evening sun with a glass in hand.

With far reaching views out over the fields, immerse yourself in the tranquillity of rural living, with the loggia on the first floor ensuring year-round enjoyment.



ON YOUR DOORSTEP

Out & About, Near & Far

Set between the historic market towns of Gainsborough and Bawtry, Everton is a village with heart, home to two friendly pubs, a local primary school and embodying a sense of community.

From weekend walks in the open countryside, to afternoons at the nearby golf course, immerse yourself in the activities and outdoors on your doorstep.

For shopping, dining and day-to-day essentials, Bawtry offers a vibrant mix of boutiques, restaurants and cafés, while Gainsborough provides larger shops, supermarkets and leisure facilities.

When it's time to venture further, excellent road links and nearby train stations connect you easily to Doncaster, Sheffield, and beyond, with direct rail services to London from Retford.

Families are well catered for, with the small and friendly Everton Primary School catering to children aged 3 to 11, rated 'Good' in all areas in its most recent inspection by Ofsted. For secondary education, options in nearby towns such as Bawtry and Gainsborough provide a range of choices to suit different needs.

More than a home in the making, Briarwood is the promise of a lifestyle shaped by space, light and luxury design, where village charm meets modern comfort and where country calm keeps its convenient city connections.

Don't miss the opportunity to personalize your dream home! This stunning new build is now available, giving early buyers the unique chance to choose their own finishes, fixtures, and layout options. Secure your plot today and make your mark on every detail—your perfect home starts with your vision. Act now for the best selection and to tailor the space to suit your lifestyle.

FLOOR PLAN

Approximate Gross Internal Area = 436.27 sq m / 4696 sq ft.

Garage = 38.46 sq m /414 sq ft.

Ground Floor = 162.95 sq m / 1754 sq ft.

First Floor = 169.92 sq m / 1829 sq ft.

Second Floor = 64.94 sq m / 699 sq ft.

Measurements are approximate. Not to scale.



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