





# 1 MAPLEWOOD PLACE

## DONCASTER, DN6 9FE

## £1,250,000

## FREEHOLD

Set within an exclusive gated enclave of only four prestigious homes, this remarkable six-bedroom detached family residence delivers privacy, scale, and modern luxury in equal measure. Located in the desirable and historic village of Burghwallis in South Yorkshire, this impressive residence is beautifully presented throughout with a modern, light and sophisticated design, featuring generous open-plan living spaces flooded with natural light, high quality finishes and a seamless connection between living, dining and kitchen areas — perfectly suited to contemporary family life and entertaining.

Set within an exclusive gated enclave of only four prestigious homes, this remarkable six-bedroom detached family residence delivers privacy, scale, and modern luxury in equal measure. Located in the desirable and historic village of Burghwallis in South Yorkshire, this impressive residence is beautifully presented throughout with a modern, light and sophisticated design, featuring generous open-plan living spaces flooded with natural light, high quality finishes and a seamless connection between living, dining and kitchen areas — perfectly suited to contemporary family life and entertaining.

This is a rare opportunity to acquire a substantial family home within a prestigious and highly sought-after gated community, offering space, style and future potential in equal measure.

FINE & COUNTRY

# 1 MAPLEWOOD PLACE





Burghwallis

Despite its rural feel its proximity to the A1 and nearby towns means residents can easily access local amenities, transport links and amenities beyond the village. There's also abundant countryside for walking, riding or outdoor leisure right on the doorstep.

The property is introduced by a welcoming entrance opening into a light and spacious hallway, featuring a striking central staircase with elegant glass balustrading that sets the tone for the modern yet sophisticated interior. The hallway flows seamlessly into the heart of the home – a light and spacious kitchen which exudes luxury, featuring top-of-the-range integrated appliances, a striking central island for more casual dining and beautifully crafted storage that perfectly combines sophistication with everyday practicality. A

Aluminium bi-folding doors from the open-plan orangery open directly onto the beautiful gardens, seamlessly connecting the indoor living space with the outdoor setting. Adjoining the kitchen is also a generous formal dining space, beautifully enhanced by bi-folding doors that also open directly onto the rear gardens, creating a refined setting for both intimate dinners and grand entertaining.

To the left-hand side of the hallway is a full-length double aspect living room, a tranquil and contemporary space elegantly appointed with a statement designer feature log burning fire that creates a warm and inviting focal point.

The living room is further elevated by striking, floor-to-ceiling bi-folding doors framing views across the gardens to become an extension of the living space.

Leading from the kitchen towards the garage is an inner hallway providing access to a home office (currently being used as a gymnasium), WC, a practical utility room and boiler/utilities room, creating a well-planned and highly functional family hub. The integral double garage is equipped with electric doors and has been thoughtfully fitted with practical built-in storage, enhancing everyday convenience.

On the first floor, a striking glass-galleried landing, with bi-folding doors on to a balcony overlooking the front gardens, welcomes you reinforcing the property's bright, contemporary and elegant feel. The principal bedroom benefits from an impressive walk-in wardrobe, featuring a central island of drawers complemented by full-height wall-to-wall wardrobes, and is further enhanced by an impressive, light-filled en-suite shower room, beautifully appointed with high-quality modern fittings. The first floor also hosts three additional bedrooms, one of which benefits from its own en-suite. Positioned above the garage, a further bedroom with its own en-suite offers superb potential for a self-contained annex-style arrangement, ideal for guests or multi-generational living. A contemporary family bathroom, finished to a high standard, serves the remaining bedrooms on this floor. Each of the beautifully appointed bedrooms is enhanced by bespoke fitted wardrobes with discreetly integrated

mini-refrigerators, expertly crafted to provide elegant storage while maintaining a refined, clutter-free aesthetic

The impressive modern staircase, with its striking architectural presence, continues to the second floor which accommodates a further two well-proportioned bedrooms, providing additional flexible living space.

Externally, the property enjoys large wraparound lawned gardens that provide a tranquil and private setting with ample space for outdoor dining, children's play and relaxation, creating an enviable balance between indoor luxury and outdoor living. The large driveway enhances the overall luxury feel of the home, offering generous off-road parking for multiple vehicles.

This exceptional Smart Home is fully app-controlled, allowing effortless management of lighting and heating, complemented by a top-of-the-range integrated security system featuring a state-of-the-art alarm and discreet surveillance cameras

# 1 MAPLEWOOD PLACE

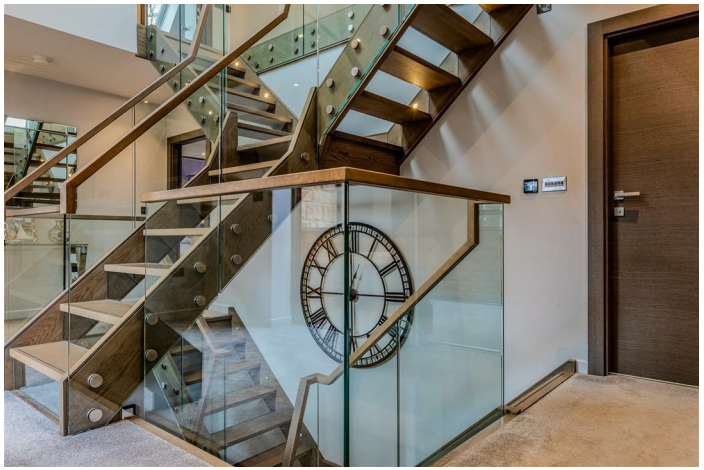














# 1 MAPLEWOOD PLACE

## ADDITIONAL INFORMATION

**Local Authority** – Doncaster

**Council Tax** – Band G

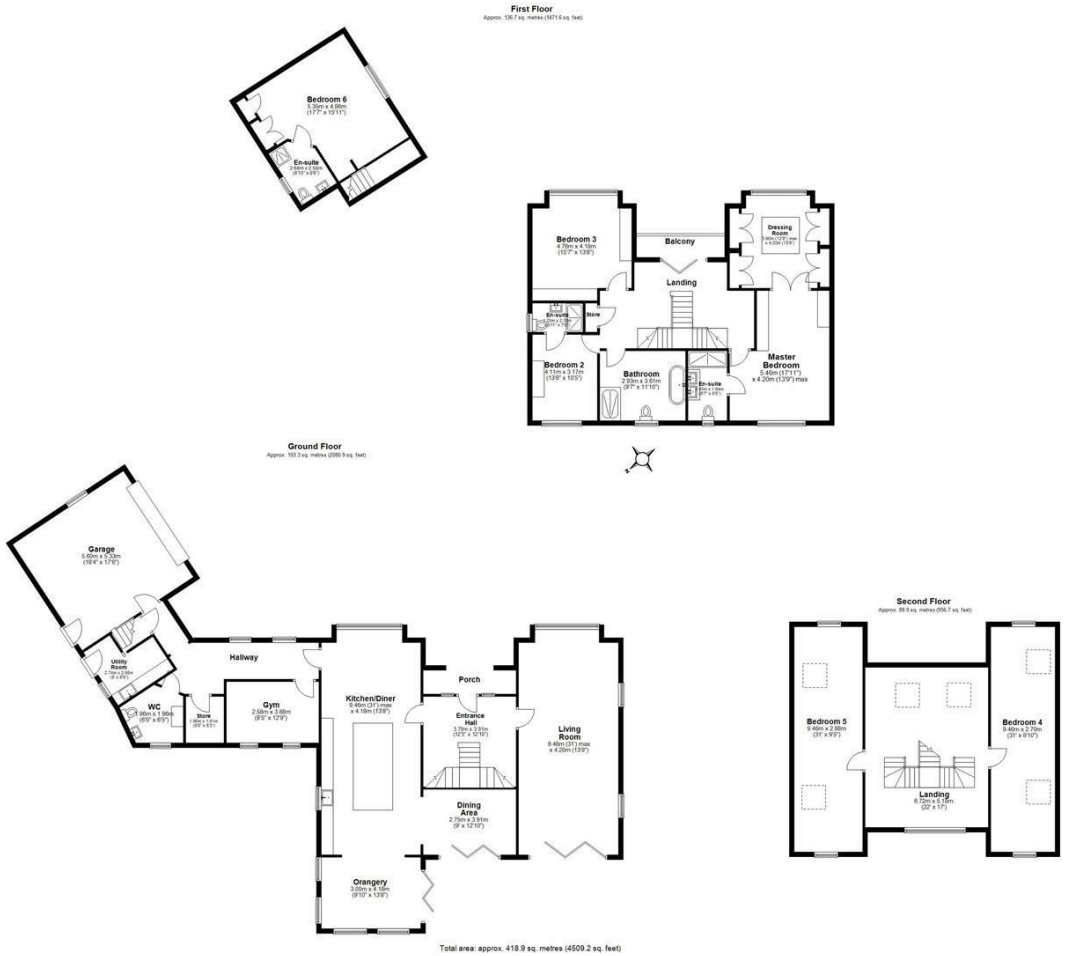
**Viewings** – By Appointment Only

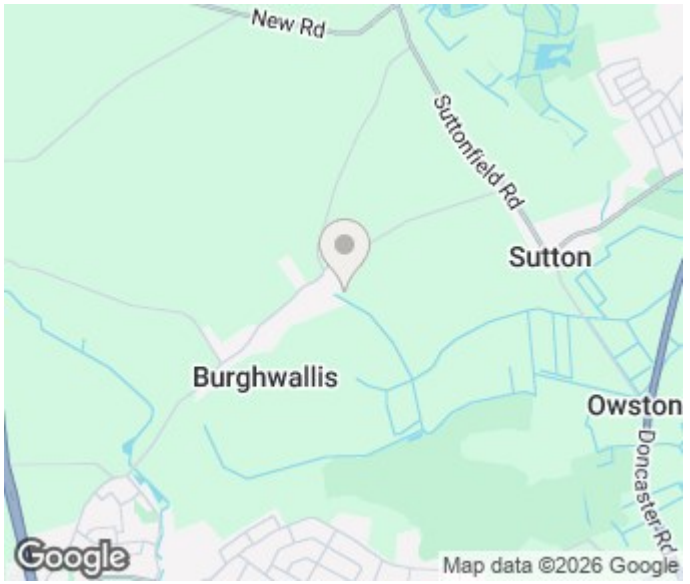
**Floor Area** – 4509.20 sq ft

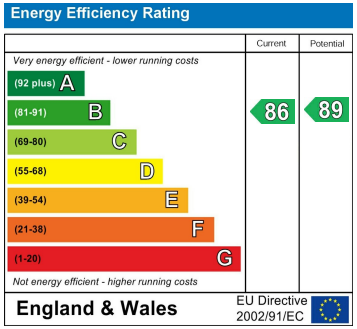
**Tenure** – Freehold








Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Fine & Country Bawtry
Six Oaks Grove
Retford
DN22 0RJ

01302 591000
bawtry@fineandcountry.com
https://www.fineandcountry.co.uk/bawtry-estate-agents

FINE & COUNTRY