PLOT 4 PRIORY FIELDS, THORPE ROAD

MATTERSEY, DN10 5ED

£725,000

FREEHOLD

READY FOR IMMEDIATE OCCUPATION AND INCLUDING £25,000 WORTH OF CAREFULLY SELECTED UPGRADES.

One of just four individually crafted luxury residences at Priory Fields – an exclusive boutique development by Braddus Homes. Far removed from the typical new-build offering, this substantial five-bedroom family home has been constructed with an unwavering focus on quality, craftsmanship and attention to detail. From the impressive proportions and elegant design to the premium materials and bespoke finishes throughout, every aspect has been carefully considered to create a home of genuine distinction.

Occupying a superb position on the edge of Mattersey village with uninterrupted countryside views to the rear, this outstanding residence combines the tranquillity of rural living with the luxury and sophistication expected from a high-end executive home.

FINE & COUNTRY

PLOT 4 PRIORY FIELDS,

• Exclusive development of just four luxury executive detached homes • Plot 4; Ready for immediate occupation with £25,000 worth of upgrades included • Constructed by the highly regarded Braddus Homes to an exceptional standard • Stunning open-plan kitchen, dining and family room with feature island & double bi-folding doors opening onto generous rear gardens • Five double bedrooms, two with en suite with the addition of a walk-in dressing room to the master bedroom • Underfloor heating and air source heat pump for energy-efficient living • Countryside views to the rear in a sought-after village setting • Excellent commuter links via Retford, Doncaster, the A1 and M18 • Large driveway and detached double garage • Viewings via private appointment only; call 01302 591000 to arrange

The Wentworth

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.

Braddus Homes 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.

Location

Perfectly positioned on the edge of the sought-after village of Mattersey on idyllic Thorpe Road, Priory Fields offers the perfect balance of peaceful countryside living and everyday convenience. Surrounded by picturesque landscapes, with a local cricket pitch, tranquil lake and the historic ruins of Mattersey Priory just a short stroll away, the development enjoys an enviable rural setting. Outdoor enthusiasts are well catered for with the nearby Idle Valley Nature Reserve and Clumber Park offering excellent walking, cycling and wildlife opportunities, whilst the popular Yorkshire Wildlife Park is also within easy reach. Just 10 minutes away, the thriving market town of Bawtry provides an excellent selection of boutique shops, independent cafés, stylish restaurants and everyday amenities, while Doncaster city centre is approximately 25 minutes by car for more extensive shopping, leisure and entertainment facilities. Combining village charm with excellent accessibility, Priory Fields is ideally placed for those seeking a luxury lifestyle in a highly desirable Nottinghamshire location.

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.

Commuting Links

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.

Prices per plot

Prices per plot:

Plot 1 £735,000

Plot 2 £699,000

Plot 3 £699,000

Plot 4 (complete and ready to move in) £725,000 to include over £25,000 of optional extras.

PLOT 4 PRIORY FIELDS,

OLIVE OIL

PLOT 4 PRIORY FIELDS,

ADDITIONAL INFORMATION

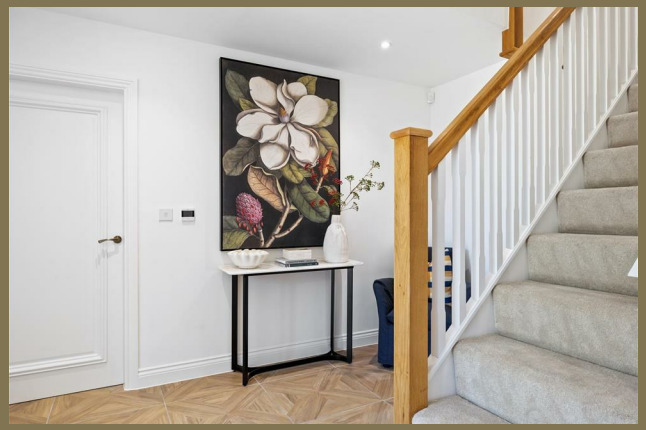
Local Authority –

Council Tax – Band New Build

Viewings – By Appointment Only

Floor Area – 2405.00 sq ft

Tenure – Freehold

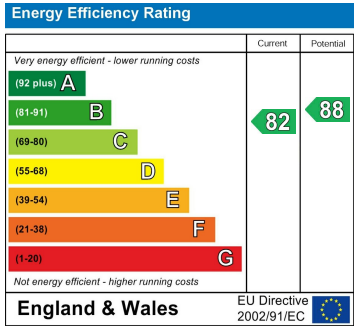


GROUND FLOOR

KITCHEN / FAMILY / DINING	MAX 4413 x 11848	14' 6" x 38' 10"
LOUNGE	4896 x 3813	16' 0" x 12' 11"
STUDY	MAX 2133 x 3786	7' 0" x 12' 5"
HALL	MAX 5808 x 4186	19' 0" x 13' 9"

GROUND FLOOR AREA	112.4 SQM	1210 SQFT
FIRST FLOOR AREA	111 SQM	1195 SQFT
TOTAL FLOOR AREA	223.4 SQM	2405 SQFT

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE



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

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