



DAVEN HOUSE  
EVERTON



## A STATEMENT HOME BEHIND PRIVATE GATES

Set discreetly behind electric gates and framed by established landscaping, this exceptional four-bedroom self-build, Daven House is a home of presence, privacy and polish. Positioned within the sought-after village of Everton and within easy reach of Bawtry and major motorway networks, it offers a harmonious balance of countryside calm and everyday connectivity.

## A SENSE OF ARRIVAL

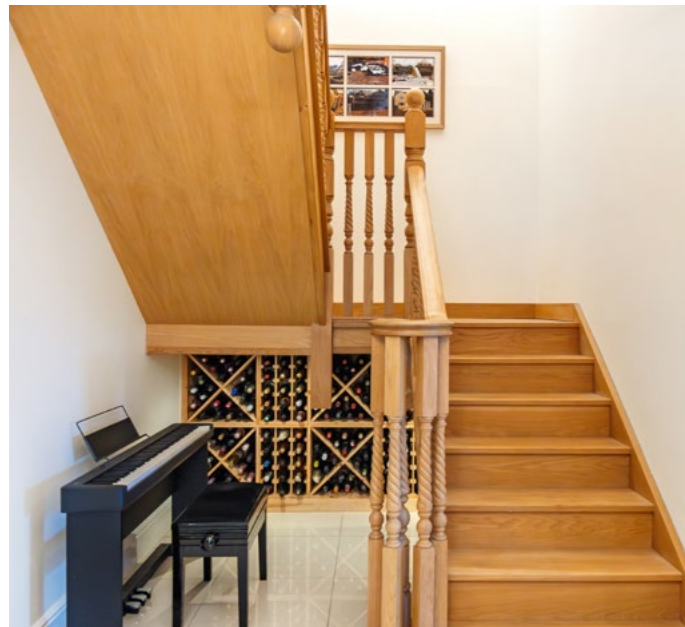
From the moment the gates open and the sweeping resin driveway unfolds; there is an immediate sense of arrival. Walled boundaries create seclusion, while manicured borders and a double garage complete a frontage that feels both elegant and assured. This is a home created not simply to impress, but to live beautifully within.



## REFINEMENT FROM THE FIRST STEP

Step inside and the standard of craftsmanship becomes immediately apparent. The entrance hall is both elegant and welcoming, with polished Porcelanosa tiled flooring reflecting an abundance of natural light, setting a refined tone from the outset.

The bespoke American oak staircase rises gracefully to the first floor, its intricate spindles adding detail and artistry, while beneath it a beautifully crafted wine rack offers a subtle yet impressive design feature.



## CRAFT & CHARACTER

Above, decorative ceiling roses draw the eye upward, perfectly placed to host an indulgent chandelier that completes the sense of occasion. From here, the home opens out naturally.

The principal living spaces extend invitingly from the hallway, while the staircase leads to the bedrooms above. A convenient cloakroom and WC add everyday practicality, ensuring this striking first impression is matched by functional ease.



## RELAXED EVENINGS & CINEMATIC ESCAPES

Positioned to the front of the home, the snug enjoys a bright yet private outlook through five well-proportioned windows, each dressed with bespoke fitted blinds that can be adjusted to suit the mood of the day.



The natural light gives the room an inviting daytime feel, while in the evening it transforms into a cosy retreat, perfectly suited to film nights or quiet relaxation. With integrated Dolby 7.1 surround sound, this is more than simply a TV room. It is an immersive space designed for atmosphere and escape.





## MADE FOR MEMORABLE EVENINGS

Beautifully proportioned and rich in classical detailing, the dining room provides a more formal space for gathering and celebration. Decorative ceiling roses and elegant cornicing frame the room with subtle grandeur, while dressed windows soften the natural light and enhance the sense of occasion.

Double doors connect seamlessly through to the lounge, allowing the spaces to open into one another when entertaining on a larger scale, yet also providing the option to close off the room for more intimate dinners. Perfectly positioned away from the kitchen, this is a setting for unhurried evenings, candlelit suppers and special moments shared around the table, where conversation and company take centre stage.





## TIMELESS ELEGANCE & WARMTH

The formal lounge is a beautifully balanced room, generous in scale yet instantly inviting. At its heart sits a striking Chesney fire with limestone fireplace surround, an elegant focal point that anchors the space and brings both texture and warmth. Carpeted in soft neutral tones, the room feels calm and refined, allowing furnishings and layered lighting to create atmosphere throughout the seasons. Featured oriel bay windows project gracefully outward, drawing in natural light and adding architectural character both inside and out.





## QUIET MOMENTS & OPEN VIEWS

Double doors open into the orangery beyond, allowing these two spaces to function together for larger gatherings or to feel intimate and separate when desired.

Stepping through from the lounge, the orangery immediately impresses with its sense of height and openness. A striking roof lantern enhances the space from above, creating an uplifting ambience from morning through to dusk.

Glazed bi-folding doors open directly onto the garden terrace, inviting indoor and outdoor living to merge during the warmer months and offering a beautiful backdrop throughout the year. Underfoot, zoned heating ensures warmth and a welcoming atmosphere throughout the seasons.

Whether used as an additional sitting area, a garden room for entertaining, or a quiet retreat overlooking the landscaped grounds, the orangery enhances the ground floor with flexibility and refined architectural presence.





## DESIGNED FOR LIVING

To the rear of the home, the kitchen diner unfolds as a beautifully curated social space, where craftsmanship meets contemporary convenience. Hand painted silk cabinetry brings a softness and refinement to the room, perfectly complemented by sleek Quartz worktops that offer both durability and understated luxury.



## STYLED FOR ENTERTAINING

Subtle plinth lighting enhances the ambience in the evening, casting a gentle glow that elevates the entire space. A generous breakfast bar with integrated storage beneath creates a natural gathering point for morning coffee, informal suppers or conversation while cooking.

## THE HEART OF THE HOME

There is dedicated space for an American style fridge freezer, while a suite of integrated NEFF appliances ensures the kitchen performs as impressively as it looks, including steam and conventional ovens, an induction hob with extractor, dishwasher and a dedicated wine fridge for effortless entertaining.

Enhancing the atmosphere further, a built-in Denon sound system serves both the kitchen and dining areas, allowing music to fill the space as daily life unfolds or guests gather. With ample room for a substantial dining table and direct access to the garden beyond, this is truly the heart of the home, vibrant, sociable and naturally suited to bringing people together.



Neatly tucked away, the utility has space for both a washing machine and tumble dryer, alongside a sink and additional storage to maintain order and efficiency. From here, access leads to the plant room and out to the side of the property, ensuring practicality is integrated into the home's overall layout without compromising its aesthetic appeal.





## SPACE TO PAUSE & TAKE IN THE VIEW

Ascending the bespoke oak staircase, the first floor opens onto a generous, light filled landing that feels more like a room than a corridor. Ample space for a reading chair is complemented by fitted Neville Johnson bookshelves, creating a calm place to pause as daylight filters through.

Doors open onto a front facing balcony, where the elevated position affords far reaching views across the village and surrounding landscape. A drop down ladder provides access to the boarded loft, offering excellent additional storage while keeping the main accommodation uncluttered.



## REFINEMENT FROM THE FIRST STEP

Positioned to the rear of the home, the principal suite enjoys tranquil views across the landscaped gardens, creating a wonderfully peaceful outlook to begin and end each day. Beautifully proportioned, the bedroom offers ample space for substantial furnishings while maintaining a calm and uncluttered feel.

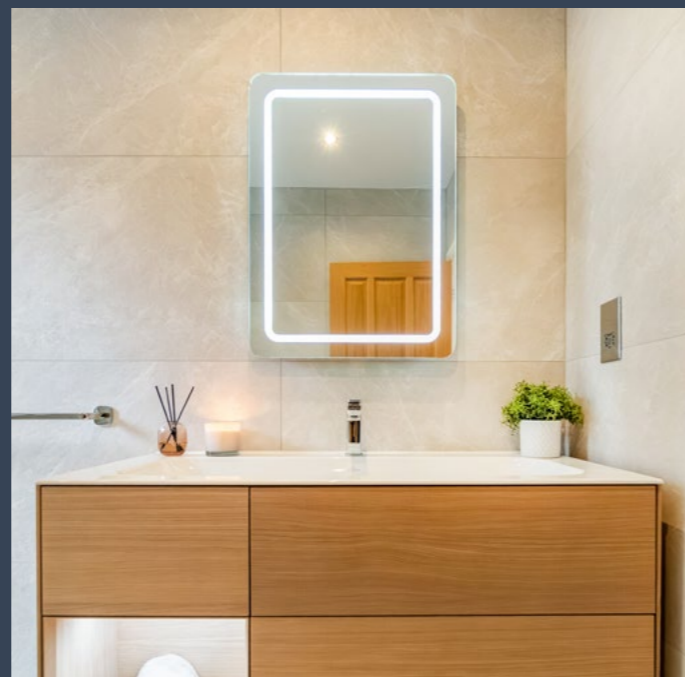
A full range of fitted Hammonds wardrobes provides tailored storage with a high quality finish, complemented by a generous walk in wardrobe that enhances both practicality and indulgence. Together, they create a dressing experience that feels refined and luxurious.





## MINIMAL SOPHISTICATION

The en-suite shower room has been newly fitted and elegantly appointed. A spacious walk in shower features a rainfall head with handheld attachment, delivering a spa inspired experience, while contemporary fittings and clean lines complete the aesthetic. This is a suite created for comfort, privacy and quiet luxury, a true retreat within the home.





## BRIGHT, CALM & WELCOMING

Located on the front elevation, Bedroom Two enjoys a wonderful aspect, allowing the light to pour in and create a warm, inviting atmosphere as the day draws to a close.

Generous in size and beautifully presented, the room benefits from fitted Hammonds wardrobes, providing tailored storage while maintaining a clean and cohesive aesthetic.

It is a space that feels equally suited to guests, older children or extended family, offering both comfort and independence. The accompanying en-suite shower room enhances the sense of privacy and convenience, finished in a contemporary style to complement the bedroom perfectly.





## TAILORED DESIGN FOR MODERN LIVING

Overlooking the rear garden, Bedroom Three enjoys a peaceful outlook and a calm, private position within the home. Expertly fitted by Graham Hodgkit of Bawtry, this room has been carefully arranged to maximise both space and functionality. Extensive fitted wardrobes provide excellent storage, while a dedicated work from home area incorporates a bespoke desk and integrated cabinetry, creating a seamless and highly practical workspace.

Whether used as a child's bedroom, guest room or a combined bedroom and study, the layout allows the room to adapt easily to changing needs, balancing practicality with well designed storage

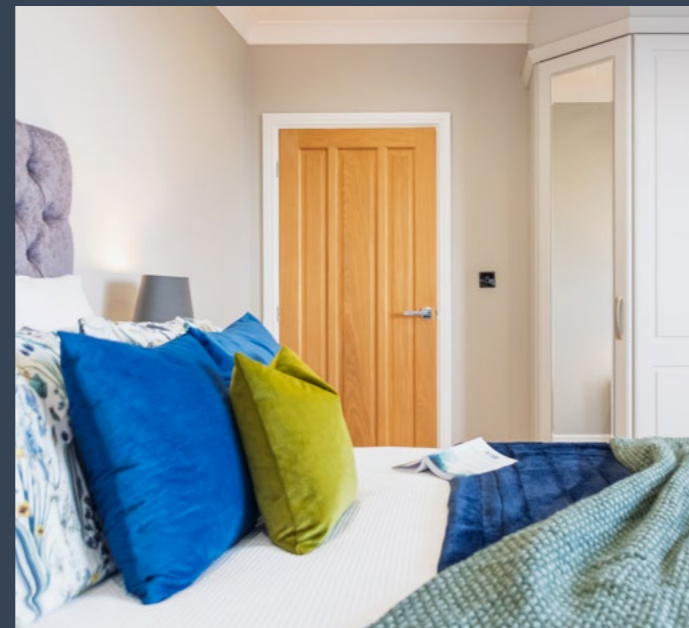




## FLEXIBLE & WELL APPOINTED

Moving on, Bedroom Four is generously proportioned and comfortably accommodates king sized furniture, offering a versatile space for family life or guests. Integrated fitted storage provides ample shelving for books and personal items, keeping the room organised yet characterful.

Equally suited as a bedroom, hobby room or study, it completes the first floor with the same sense of balance and refinement found throughout the home.





## DESIGNED FOR DAILY LUXURY

Serving the remaining bedrooms, the family bathroom has been created as a statement space in its own right.

A striking free standing, centrally filling bath takes pride of place, creating a sculptural focal point and inviting long, relaxed soaks at the end of the day. Alongside this, a generous walk in shower with rainfall head offers a refreshing, spa like alternative, combining practicality with indulgence.

Underfloor heating continues throughout, ensuring warmth underfoot and year round comfort, enhancing the sense of everyday luxury. Beautifully balanced between form and function, this bathroom completes the first floor with a finish that feels both refined and restorative.



## LANDSCAPED FOR LIVING

Stepping outside, the gardens unfold as a series of private, inviting spaces framed by mature planting. Tiered terraces create natural zones for entertaining, from summer gatherings and al fresco dining to relaxed evenings in the sun, with established borders adding colour and texture throughout the seasons.

Direct access from the orangery and kitchen allows indoor living to extend easily outdoors in warmer months. To the front, manicured planting and a newly laid driveway reinforce the sense of arrival, leading to the detached double garage and maintaining the home's composed presence from the moment the gates open.



## STYLED FOR ENTERTAINING

Nestled within the landscaped gardens, the summerhouse is fully equipped with heating and WiFi, functioning as a true extension of the home. Currently used as a private gym, it would suit a home office, studio, therapy space or creative retreat, offering year round comfort and connectivity in a peaceful setting.

Separate from the main residence yet well integrated into the grounds, it provides flexibility, privacy and independence. The detached double garage offers secure parking and generous storage, complemented by the expansive driveway and an installed EV charging point for modern convenience.





## VILLAGE LIFE WITH CHARACTER

Everton offers a rare balance of countryside calm and genuine community spirit. This is a village where life moves at a gentler pace, yet connection and convenience remain close at hand.

At its heart are two welcoming pubs that provide relaxed settings for conversation and gathering, while The Village Yurt and The Bean Scene add a contemporary touch, offering coffee, dining and informal spaces to meet with friends. Together, they create a social scene that feels both vibrant and personal.

Families are particularly well catered for. A highly regarded primary school sits within walking distance, while Hill House School operates a dedicated bus service from the village, adding ease and accessibility for those seeking independent education options.

Beyond the doorstep, open countryside unfolds in every direction, inviting long walks and a natural connection to the landscape. Just three miles away, the thriving market town of Bawtry provides boutiques, restaurants and cafés, while Retford station, approximately six and a half miles away, offers direct rail links to London, perfectly balancing rural living with excellent connectivity.



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