





PLOT 2 PRIORY FIELDS, THORPE ROAD

MATTERSEY, DN10 5ED

£685,000

FREEHOLD

A RARE OPPORTUNITY TO ACQUIRE A TRULY EXCEPTIONAL NEW HOME...Braddus Homes presents a rare opportunity to acquire an exceptional executive family home within an exclusive collection of just four luxury residences. This substantial five-bedroom detached property has been thoughtfully designed to offer generous living space, outstanding craftsmanship and a level of specification far beyond that of the typical new-build home.

"Plot 2" offers the opportunity for purchasers to personalise the final design and specification, subject to the stage of construction. From carefully selected finishes to a range of optional upgrades, buyers have the chance to create a truly bespoke home tailored to their own style and requirements. The premium specification has been curated to deliver both luxury and longevity, featuring locally manufactured designer kitchens with solid surface worktops, integrated appliances, underfloor heating, luxury bathroom suites, energy-efficient air source heat pump technology and high-quality fixtures and fittings throughout. Every detail has been considered to create a home of exceptional quality that will stand the test of time.

FINE & COUNTRY

PLOT 2 PRIORY FIELDS,

• Exclusive development of just four luxury executive detached homes • Opportunity for purchasers to personalise the final design and specification, subject to the stage of construction • 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 • Driveway and detached single 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

Positioned on the edge of the sought-after village of Mattersey, the property combines the tranquillity of countryside living with the convenience of excellent transport links and nearby amenities, creating the perfect setting for modern family life. 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.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band New Build

Viewings – By Appointment Only

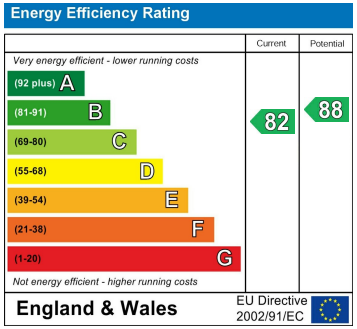
Floor Area – 2405.00 sq ft

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

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