

FOR SALE

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**HARDWICK, CHURCH STREET, SHELFORD, NOTTINGHAM,
NOTTINGHAMSHIRE NG12 1EN**

£950,000

THE GARDENS, THE VIEW, THE SNOOKER ROOM / ENTERTAINING ROOM & THE 1 BEDROOMED COTTAGE.... with tremendous privacy and bucolic views across neighbouring farmers' fields.

This spacious home was self-built by the current owner in the late 1960s, to add to the wonderful reputation gained over many years for quality buildings in quality settings... and with the bonus features of a separate detached 1 bedrommed cottage (for an independent relative? or to rent out? or Airbnb?) and the entertaining room which is large enough for a full-size snooker table and bar area... just imagine the parties!???

A very well stocked and landscaped garden with mature shrubs and plenty of plants provide both the colour and texture... which can be enjoyed from the comfort of the conservatory or the extensive and very private patio area - the perfect location for those who enjoy al fresco dining during those balmy summer evenings.

The property has many charming features to include a Minster fireplace and was designed to maximise the wonderful quiet village location and its elevated position enjoying stunning views across open countryside towards the River Trent.

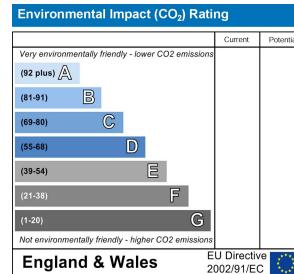
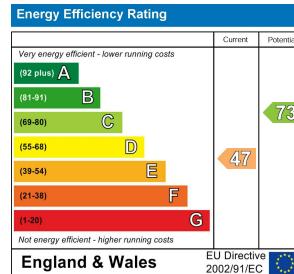
The accommodation consists of a spacious reception hallway, spacious lounge, dining room and conservatory overlooking the views and rear garden, breakfast kitchen, utility room, separate home office / play room, cloakroom / W.C.

To the first floor is a very spacious landing. The main double bedroom enjoys the beautiful views of open countryside towards the River Trent, a dressing area and an en-suite shower area. There are two further double bedrooms to the first floor and the recently upgraded family bathroom.

The open plan snooker room / entertaining space / home office / cinema room.... just how will you use the huge space that is set within the gardens? Oh... and the 1 bedrommed detached cottage... for an independent relative? or would you rent it out as the currents owners do... or, what about the idea of Airbnb?

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Council Tax Band

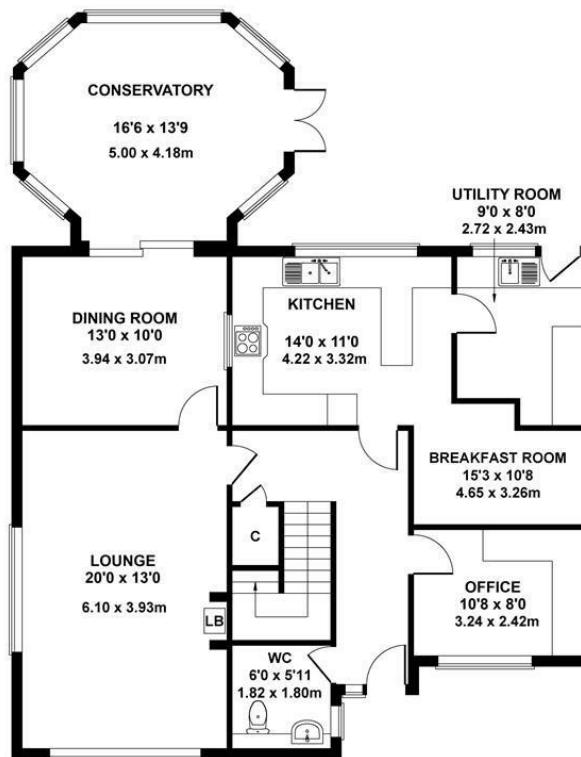
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As estate agents, we consistently see Shelford emerge as a highly desirable location for those seeking a tranquil village lifestyle within easy reach of Nottingham's amenities. This picturesque village, nestled in the Trent Valley, offers a unique blend of rural charm and practical convenience, making it an attractive prospect for a wide range of buyers.

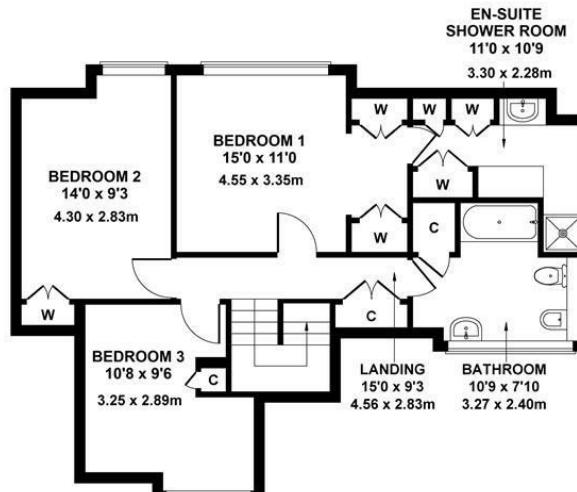
Shelford's prime location is undoubtedly one of its strongest selling points. Situated approximately 8 miles from Nottingham city centre, it provides residents with a peaceful escape while ensuring a straightforward commute. Excellent road links via the A46 and A52 connect the village to the wider region, and while a direct train link isn't a primary feature within Shelford itself, nearby Radcliffe-on-Trent offers options for onward travel. The village's proximity to the River Trent also provides lovely walks and a scenic backdrop.

Shelford embodies the quintessential English village experience. It boasts a strong sense of community, evident in its well-utilised Village Hall, which hosts various groups and events. The community-owned pub, The Earl of Chesterfield Arms, serves as a popular hub. For those who appreciate outdoor pursuits, the surrounding countryside offers ample opportunities for walking, and it's certainly a dog-friendly village.

While Shelford retains its rural character, residents will find essential services in nearby larger villages like Radcliffe-on-Trent and Bingham, which offer supermarkets, pharmacies, and a wider selection of pubs and restaurants.

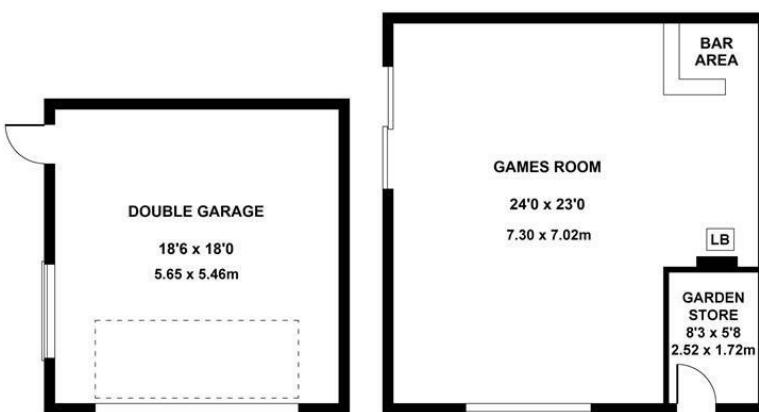


Approximate Gross Internal Area
2756 sq ft - 256 sq m

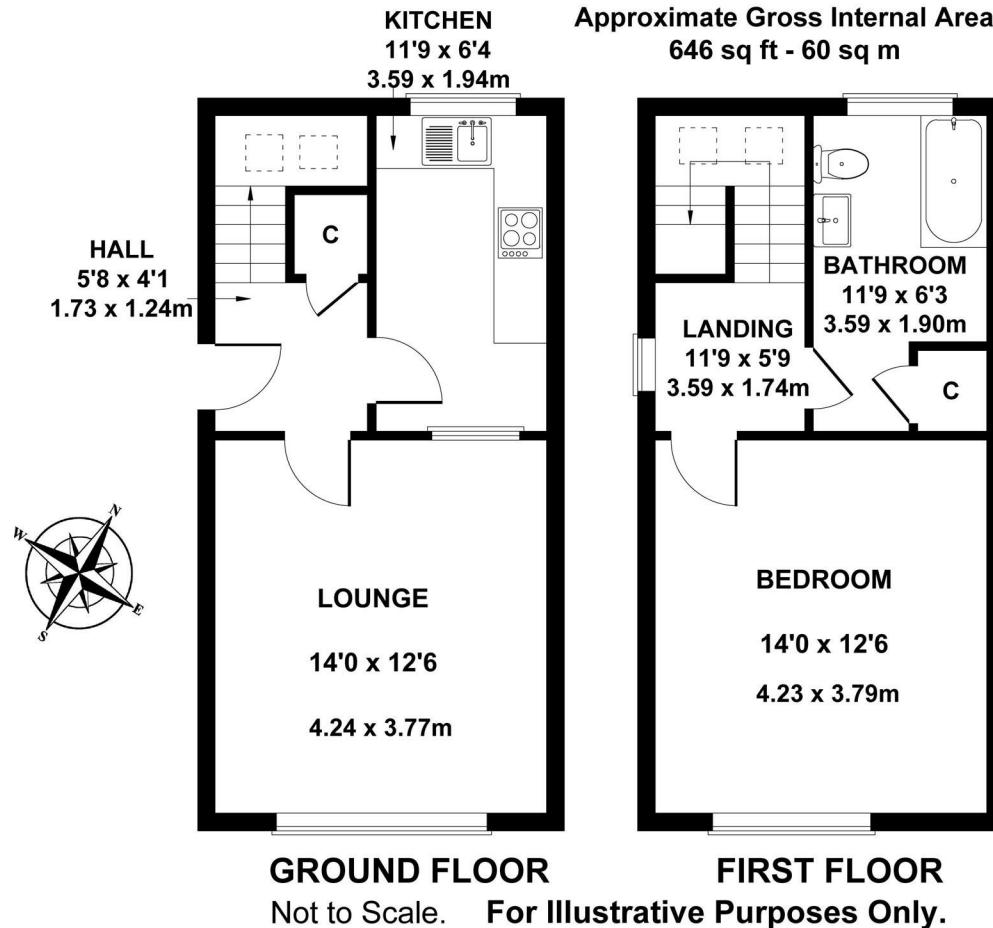


Not to Scale.

For Illustrative Purposes Only.



On the entrance driveway to the main property is 1 bedroomed detached cottage... perfect for those who have the need of accommodation for an independent relative? or would you rent it out as the currents owners do... or, what about the idea of Airbnb?



Who is Shelford for?

Shelford appeals particularly to:

- **Families:** The strong community, access to open spaces, and safe environment make it ideal for raising children.
- **Professionals:** Its convenient proximity to Nottingham and good road links are attractive to commuters.
- **Retirees:** The peaceful setting and active community groups provide a relaxed yet engaging lifestyle.
- **Anyone seeking a blend of rural tranquility and accessibility:** Shelford offers the best of both worlds.

Overall Impression:

Shelford is a highly attractive village offering a desirable lifestyle. Its beautiful setting, friendly community, and convenient location make it a consistently popular choice for buyers looking to invest in a quality home.



THE GARDENS, THE VIEW, THE SNOOKER ROOM & THE 1 BEDROOMED COTTAGE... a wonderful array of features that are so seldom found in one place... such is the uniqueness of Hardwick...

Composite and double glazed entrance door into the





HALLWAY

LOUNGE

20'0 x 13'0 (6.10m x 3.96m)

DINING AREA

13'0 x 10'0 (3.96m x 3.05m)

CONSERVATORY

16'6 x 13'9 (5.03m x 4.19m)





BREAKFAST KITCHEN
14'0 x 11'0 (4.27m x 3.35m)

BREAKFAST AREA
15'3 x 10'0 (4.65m x 3.05m)

UTILITY ROOM
9'0 x 8'0 (2.74m x 2.44m)





HOME OFFICE / STUDY
10'8 x 8'0 (3.25m x 2.44m)

CLOAKROOM / W.C.





LANDING

BEDROOM 1

15'0 x 11'0 (4.57m x 3.35m)

DRESSING AREA

11'0 x 10'9 (3.35m x 3.28m)

EN-SUITE SHOWER AREA



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BEDROOM 2

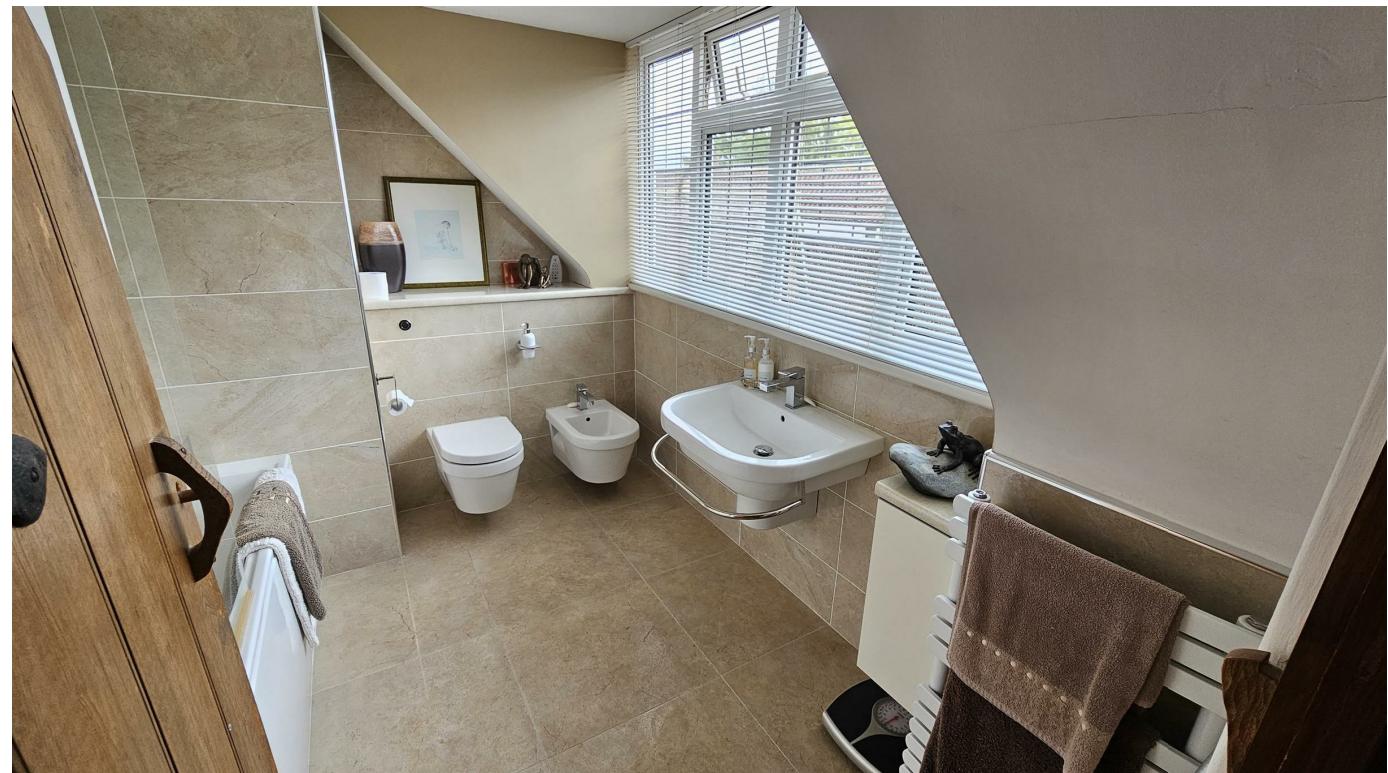
14'0 x 9'3 (4.27m x 2.82m)

BEDROOM 3

10'8 x 9'6 (3.25m x 2.90m)

FAMILY BATHROOM

10'9 x 8'0 (3.28m x 2.44m)



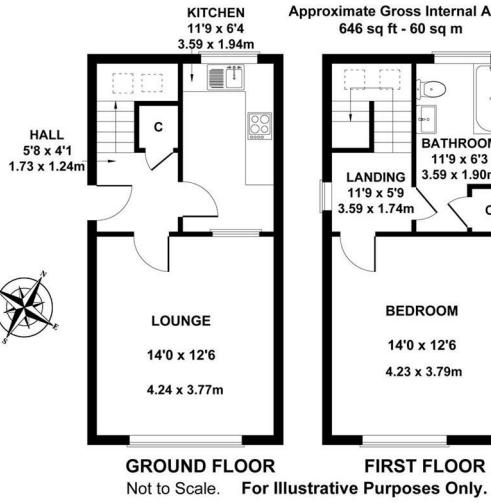


THE GAMES ROOM

24'0 x 23'0 (7.32m x 7.01m)

Created by the owners with enough room to house and to play on a full sized snooker table... with plenty of seating areas for spectators and a bar area to entertain those gathered. For those looking for a speedier challenge, there is plenty of room for a dart board, table skittles and even shove ha'penny at the same time!





THE COTTAGE TO THE FRONT

HALLWAY

LOUNGE

14'0 x 12'6 (4.27m x 3.81m)

KITCHEN

11'9 x 6'4 (3.58m x 1.93m)

LANDING

BEDROOM

14'0 x 12'6 (4.27m x 3.81m)

BATHROOM

11'9 x 6'3 (3.58m x 1.91m)





OUTSIDE - FRONT

The long driveway to the front provides the immediate impression of a property that has been considerably maintained throughout the years since first built and the winding driveway passes the 1 bed roomed cottage and provides ample parking for numerous vehicles and leads to the double garage.

OUTSIDE - REAR

The benefit of singular ownership from new is further shown with the evolution of the garden over many years, to now provide a landscaped garden of shaped lawns, planted beds, steps, mature shrubs and trees, feature boundary walls, fabulous views across towards the River Trent... and don't forget the Entertainment Building!!!

OUTSIDE OF THE COTTAGE

To the front of the cottage is a gravelled area and there is a private parking space.





To arrange a viewing of this property, please contact our office on

01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like this, then please contact our office to arrange a time for Jonathan Hammond to call out and to discuss what we do and how we do it!





Steve Pritchett

Please contact us for a FREE discussion on our services

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MORTGAGE &
PROTECTION ADVISORS

Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

FULLY MANAGED or INTRODUCTION ONLY

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, please call **Sharon** on **01949 87 86 90**



Two side-by-side signs for Hammond Property Services. The left sign is red and white with the word 'SOLD' in large letters. The right sign is blue and white with the words 'FOR SALE' in large letters. Both signs include the phone number '01949 87 86 85' and the website 'www.hammondpropertyservices.com'. Between the signs is a central text area with arrows pointing from 'SOLD' to 'FOR SALE'.

◎ WE SELL, WE RENT, WE AUCTION, WE RELOCATE & WE QUIZ!!! ◎

Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on
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to arrange a suitable time for us to call out and to discuss what we do and how we do it!