

**FOR SALE**

**01949 87 86 85**

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**CHURCHSIDE, CHURCH STREET, SHELFORD,  
NOTTINGHAMSHIRE NG12 1EN**

**£875,000**



Position, Setting, Plot and View... this one really has the lot... tucked away at the end of short cul-de-sac, just off Church Street... with bucolic views across neighbouring farmers' fields.

Named due its proximity to the neighbouring Village Church, the spacious family home was created by the current owners in the 1990s and every turn gives you a wonderful sense of even more spacious with some of the largest rooms we have seen for some time.

A very well stocked and landscaped garden with mature shrubs and plenty of plants providing 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 brick built fireplaces and arched doorways and was built in the 1990's 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 entrance porch leading through to the lengthy 'L' shaped hallway, large breakfast kitchen and conservatory offering good natural light and far reaching views to the rear. From the hallway there is a large living room with inglenook fireplace and french doors onto the garden, inner lobby / bar area, home office / study / playroom, spacious dining room with french doors leading to the extensive patio area of the rear garden.

The ground floor accommodation is completed by an additional reception room / bedroom with en-suite wet room with walk-in shower area.

To the first floor is a most impressive and very spacious landing. The enormous master suite consists of a huge double bedroom with beautiful views of open countryside and the River Trent, dressing room and a four piece en-suite bath and shower room. There are two further double bedrooms to the first floor and the family bathroom.

## CHURCHSIDE, CHURCH STREET, SHELFORD, NOTTINGHAMSHIRE NG12 1EN



Externally the garden spans across all four sides of the house with a pretty courtyard patio area enjoying the garden and outlook.

The property has electric gates with control intercom in the hallway, a driveway parking for numerous vehicles and a double garage. The property offers flexible and versatile accommodation for an incoming purchaser and early viewing is highly recommended to fully appreciate the space, overall size of the rooms and the position, the setting, the plot and the bucolic views.

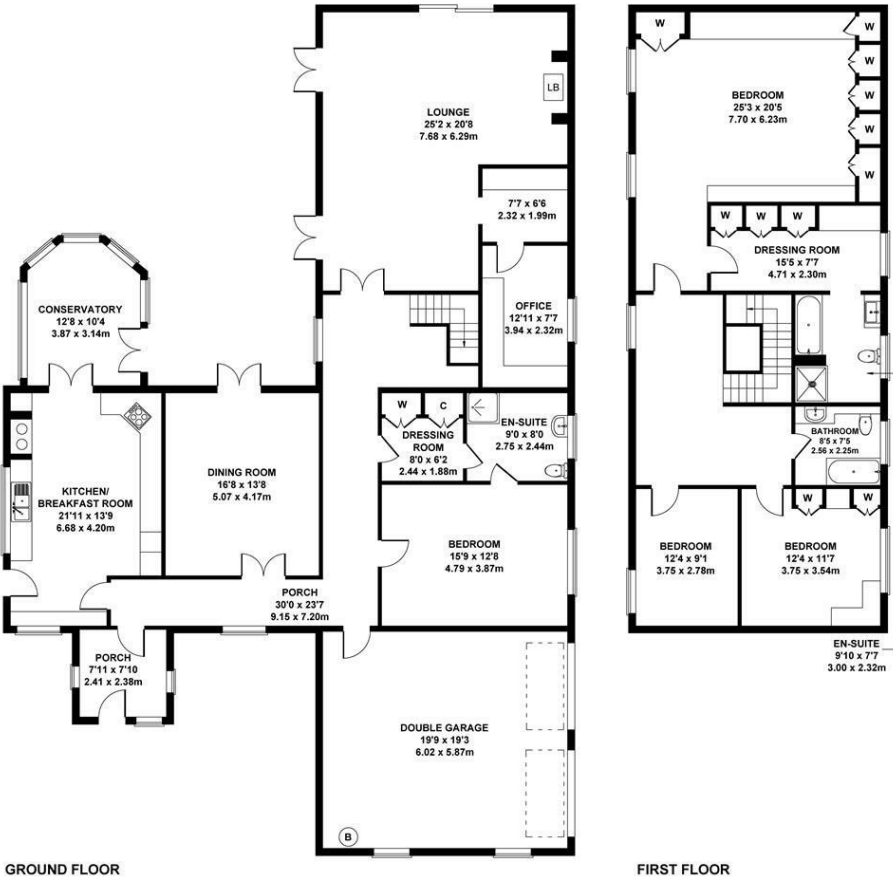
Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

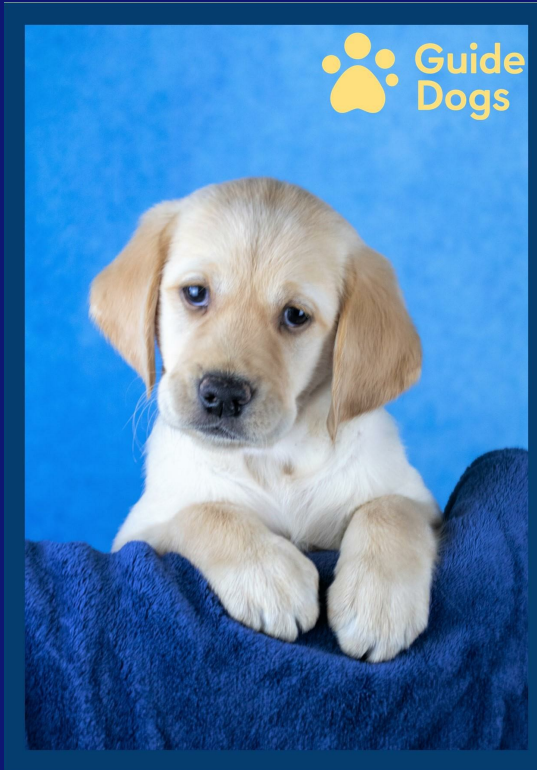
Churchside, Church Street, Shelford, NG12 1EN  
Approximate Gross Internal Area  
3735 sq ft - 347 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Meet 'Pearl'



After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

See all our properties at  
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**Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.**

## **BINGHAM'S COMMUNITY ESTATE AGENT**

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in

**childline**  
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childline.org.uk | 0800 1111



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# **POSITION, SETTING, PLOT & VIEW**

This one really has the lot... tucked away at the end of short cul-de-sac, just off Church Street... with bucolic views across neighbouring farmers' fields. A very well stocked and landscaped garden with mature shrubs and plenty of plants proving both the colour and texture... which can be enjoyed from the comfort of the conservatory or the extensive patio area - the perfect location for those who enjoy al fresco dining during those balmy summer evenings.





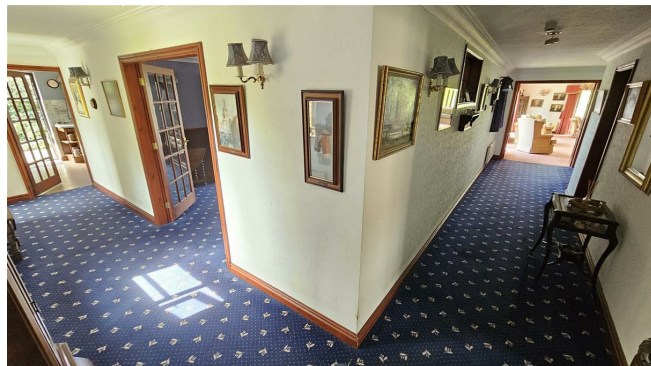


**RECEPTION PORCH**

**'L' SHAPED HALLWAY**

**SPACIOUS BREAKFAST KITCHEN**

21'6 x 13'9 (6.55m x 4.19m)







**CONSERVATORY**  
12'6 x 10'2 (3.81m x 3.10m)



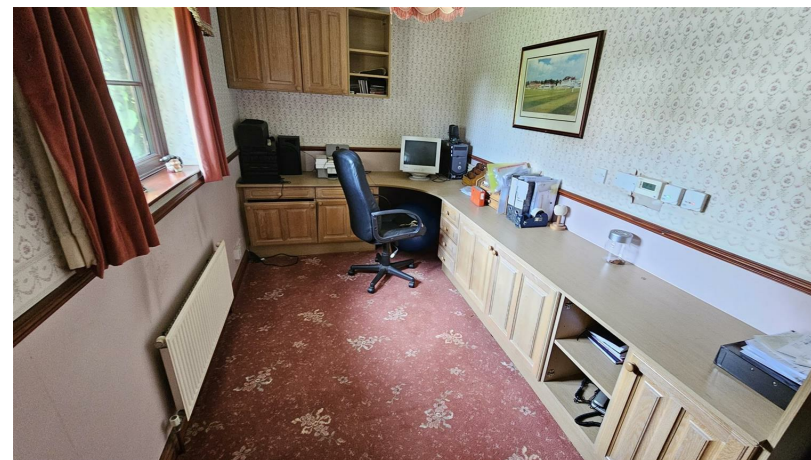




**SPACIOUS LOUNGE**  
25'0 x 16'8 (7.62m x 5.08m)

**INNER BAR / LOBBY AREA**  
with fitted furniture

**HOME OFFICE / PLAYROOM / STUDY**  
12'9 x 7'6 (3.89m x 2.29m)







**FORMAL DINING ROOM**

16'4 x 13'6 (4.98m x 4.11m)

**BEDROOM 4**

15'6 x 12'6 (4.72m x 3.81m)

**EN-SUITE WET ROOM**

**DRESSING ROOM**







### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

25'0 x 20'6 (7.62m x 6.25m)

#### **DRESSING ROOM**

15'0 x 8'0 (4.57m x 2.44m)

#### **EN-SUITE BATH & SHOWER ROOM**

10'0 x 7'6 (3.05m x 2.29m)







**BEDROOM 2**  
12'0 xx 11'6 (3.66m xx 3.51m)

**BEDROOM 3**  
12'0 x 9'0 (3.66m x 2.74m)

**FAMILY BATHROOM**  
8'2 x 7'2 (2.49m x 2.18m)







### OUTSIDE - THE VILLAGE

Nestled in the picturesque Nottinghamshire countryside, Shelford offers a rare blend of tranquil village life and convenient access to modern amenities. Imagine waking up to the gentle sounds of nature, enjoying leisurely strolls along the River Trent, and being part of a close-knit, thriving community.

#### Why Choose Shelford?

**Enviably Location** - Situated just a short drive from the vibrant city of Nottingham and the bustling market town of Bingham, Shelford provides the perfect balance of rural serenity and urban connectivity. Excellent transport links, including the A52 and a local train station at both Bingham and Radcliffe on Trent, make commuting a breeze.

**Charming Village Ambience** - Experience the quintessential English village with its historic church, friendly local pub, and picturesque green spaces. Shelford exudes a welcoming atmosphere that makes you feel instantly at home.







Outstanding Schools - Families will appreciate the excellent local schools, renowned for their strong academic record and nurturing environment, making Shelford a sought-after location for raising children.

Outdoor Pursuits - Embrace an active lifestyle with an abundance of opportunities for walking, cycling, and enjoying the beautiful surrounding countryside. The River Trent offers scenic waterside paths and opportunities for fishing.

Community Spirit - Shelford boasts a strong sense of community, with regular village events and activities that foster connection and belonging.

#### **OUTSIDE - REAR**

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To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto: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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and to discuss what we do  
and how we do it!