



Shillingoak

Marquis Hill, Shillington,
Bedfordshire, SG5 3HD
£1,395,000

COUNTRY PROPERTIES
PART OF HUNTERS
EXCLUSIVE

Enjoy luxurious living in this stunning 4-bedroom detached home in the sought after village of Shillington on the Hertfordshire/Bedfordshire border with breathtaking farmland views from the front.

Spanning 4,702 sqft, this exquisite property features 4 reception rooms, 34ft kitchen/dining/family room, a galleried landing, cinema room with integrated audio and retractable projector and a large balcony overlooking the beautifully landscaped rear garden.

Relax by the heated swimming pool or entertain in style with an outdoor kitchen, brick pizza oven, and bar with seating area.

Experience unparalleled elegance and comfort in this exceptional residence.



GROUND FLOOR

Entrance Hall

Large entrance hall with vaulted ceiling to galleried landing. Stairs rising to first floor with under stairs storage cupboard. Tiled flooring with underfloor heating. Exposed beams. Feature fireplace with brick detail and hearth. Multi pane double glazed windows to front. Doors into inner lobby, cinema room, sitting room, study, family room and kitchen/dining/family room.

Inner Lobby

Tiled flooring with underfloor heating. Large storage cupboard with shelving. Door into:

Cloakroom

Suite comprising low level wc and wash hand basin. Tiled splash back and tiled flooring. Chrome heated towel rail. Multi pane double glazed window to side.

Study

17' 11" (into bay) x 15' 2" (max) (5.46m x 4.62m) Multi pane double glazed windows to front and side. Underfloor heating. Exposed beams.

Cinema Room

22' 7" (max) x 20' 7" (max) (6.88m x 6.27m) Two multi pane double glazed windows to front and further window to side. Integrated audio system with screen and surround sound - to remain. Feature inglenook fireplace with tiled hearth. Underfloor heating.

Family Room

21' 9" (max) x 19' 3" (max) (6.63m x 5.87m) Dual aspect with multi pane double glazed window to side and double doors with sidelights, opening onto the rear garden. Exposed wall and ceiling beams. Underfloor heating.

Sitting Room

20' 9" (max) x 18' 4" (max) (6.32m x 5.59m) Multi pane double glazed windows to rear and side. Feature full height brick fireplace with inset wood burning stove. Exposed wall and ceiling beams. Ceramic tiled flooring. Double glazed multi pane french doors with sidelights, opening onto the rear garden. Multi pane double doors opening into:

Kitchen/Dining/Family Room

34' 1" (into bay) x 19' 11" (max) (10.39m x 6.07m) A range of wall and base units with granite worksurfaces and upstands. Inset double sink with swan neck mixer tap over. Integrated full height fridge and freezer. Space for range cooker with brick surround and feature tiled splash back area. Large pantry cupboard with fitted shelving. Central island with storage cupboards, integrated dishwasher, double butler sink and granite worksurface incorporating breakfast bar. Exposed ceiling beams. Tiled flooring with underfloor heating. Door to utility room.

Dining Area: Multi pane double glazed windows to both sides and double doors opening onto the rear garden. Tiled flooring with underfloor heating.

Utility Room

A range of wall and base units with granite worksurfaces and upstands. Inset butler sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Integrated Neff microwave. Tiled flooring. Radiator. Double glazed multi pane window to side and further window and door to rear garden.



FIRST FLOOR

Galleried Landing

Access to loft space. Two multi pane double glazed windows with views over open farmland to the front. Two radiators. Doors into all bedrooms and bathroom.

Bedroom 1

18' 9" x 15' 9" (5.71m x 4.80m) Vaulted ceiling with exposed feature wall and ceiling beams. Three fitted double wardrobes. Multi pane double glazed window to front with far reaching countryside views. Radiator. Door into:

Dressing Room

12' 7" x 6' 6" (3.84m x 1.98m) Obscure double glazed window to side. Radiator. Exposed wall and ceiling beams. Door into:

En-Suite Bathroom

Suite comprising double ended bath, low level wc, pedestal wash hand basin and corner shower cubicle. Partially tiled walls and tiled flooring. Chrome heated towel rail. Shaver point. Exposed wall and ceiling beams. Double glazed window to side.

Bedroom 2

18' 2" (max) x 15' 0" (max) (5.54m x 4.57m) Vaulted ceiling with exposed wall and ceiling beams. Multi pane double glazed window and double doors, both with fitted shutters, opening onto the balcony. Built-in double wardrobe. Storage cupboard with shelving and housing wall mounted gas boiler. Two radiators.

Balcony

20' 0" x 13' 2" (6.10m x 4.01m) Decked balcony area overlooking the rear garden with wood balustrade surround. Double doors to bedrooms 2 & 3.

En-Suite Shower Room

Suite comprising double shower enclosure, low level wc with concealed cistern and wash hand basin. Vaulted ceiling with velux window and exposed wall and ceiling beams. Tiled walls and flooring. Chrome heated towel rail. Extractor fan.

Bedroom 3

18' 6" x 11' 7" (5.64m x 3.53m) Exposed wall and ceiling beams. Radiator. Three built-in wardrobes with mirrored doors. Multi pane double glazed window to rear and multi pane double doors opening onto the balcony.





Bedroom 4

21' 7" (max) x 12' 4" (max) (6.58m x 3.76m) Vaulted ceiling with exposed wall and ceiling beams. Radiator. Dual aspect with multi pane double glazed windows to rear and front with views over open countryside.

Bathroom

Four piece suite comprising corner bath, shower cubicle, pedestal wash hand basin and low level wc. Chrome heated towel rail. Partially tiled walls and tiled flooring. Extractor fan. Large storage cupboard housing pressurised hot water cylinder. Multi pane double glazed window to rear.

OUTSIDE

Front Garden

Remote control gated access to shingled driveway providing parking for numerous cars, leading to the double garage. Brick retaining walls with feature lighting, leading to the lawn area with well stocked flower/shrub borders. Steps down to the main entrance with covered storm porch. Gated access to both sides, leading to the rear garden.

Rear Garden

Private enclosed garden with large paved patio and feature box hedging opening to the lawn area with mature well stocked flower/shrub borders. Further patio seating area with steps leading up to the outdoor bar/kitchen, and surrounding the outdoor swimming pool. Timber shed to remain. Ample power points and lighting throughout the garden. Paved footpath to the rear and gated access to both sides, leading to the front.

Swimming Pool

Outdoor heated swimming pool with raised borders and mature planting, ornate lighting and low level trellis style fencing to one side.

Outside Kitchen/Bar Area

24' 6" x 14' 9" (7.47m x 4.50m) Timber construction on brick base with feature vaulted ceiling. Brick built pizza oven and serving area with worktop, storage areas and stainless steel sink unit with swan neck mixer tap over. Bar area with bar stool seating area. Opening to swimming pool with feature arch stained glass window to side.

WC

Low level wc, wash hand basin, chrome heated towel rail and obscure double glazed window. Door into the sauna. External door to the pool pump house.

Double Garage

32' 6" x 16' 6" (9.91m x 5.03m) Oversized garage with remote control up & over doors, power and light connected. Double glazed window to side and personal door to rear garden. Steps leading up to:

Gym

27' 2" x 10' 4" (8.28m x 3.15m) Double glazed window to front and two velux windows to side. Two storage cupboards.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

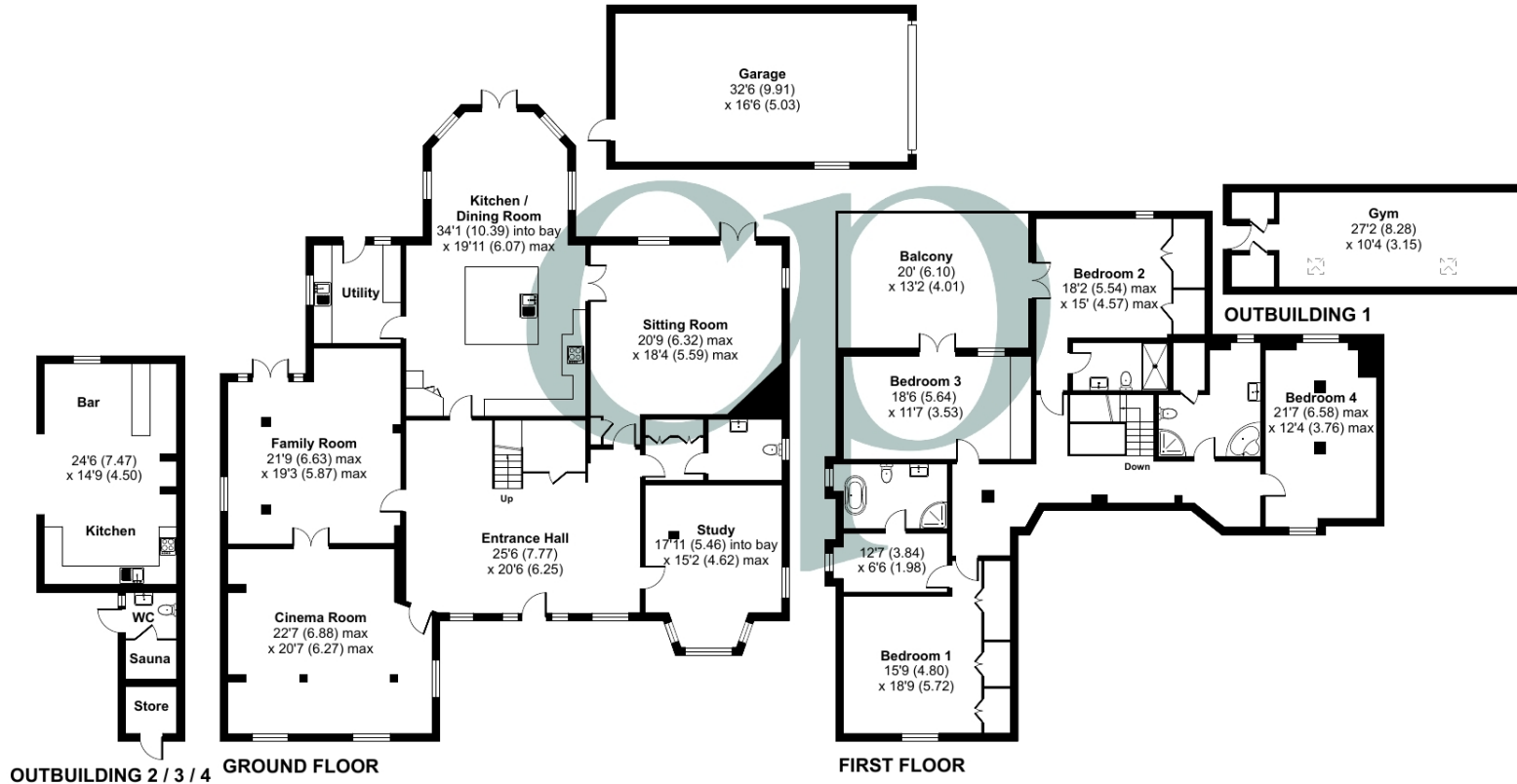






Approximate Area = 4702 sq ft / 436.8 sq m
 Garage = 536 sq ft / 49.7 sq m
 Outbuilding = 784 sq ft / 72.8 sq m
 Total = 6022 sq ft / 559.3 sq m

For identification only - Not to scale

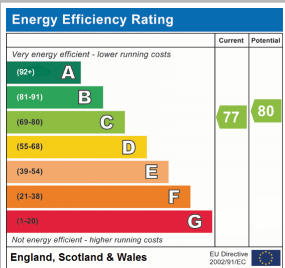


OUTBUILDING 2 / 3 / 4 GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Country Properties. REF: 1147540



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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