



# Shillingoak

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

country  
properties

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.



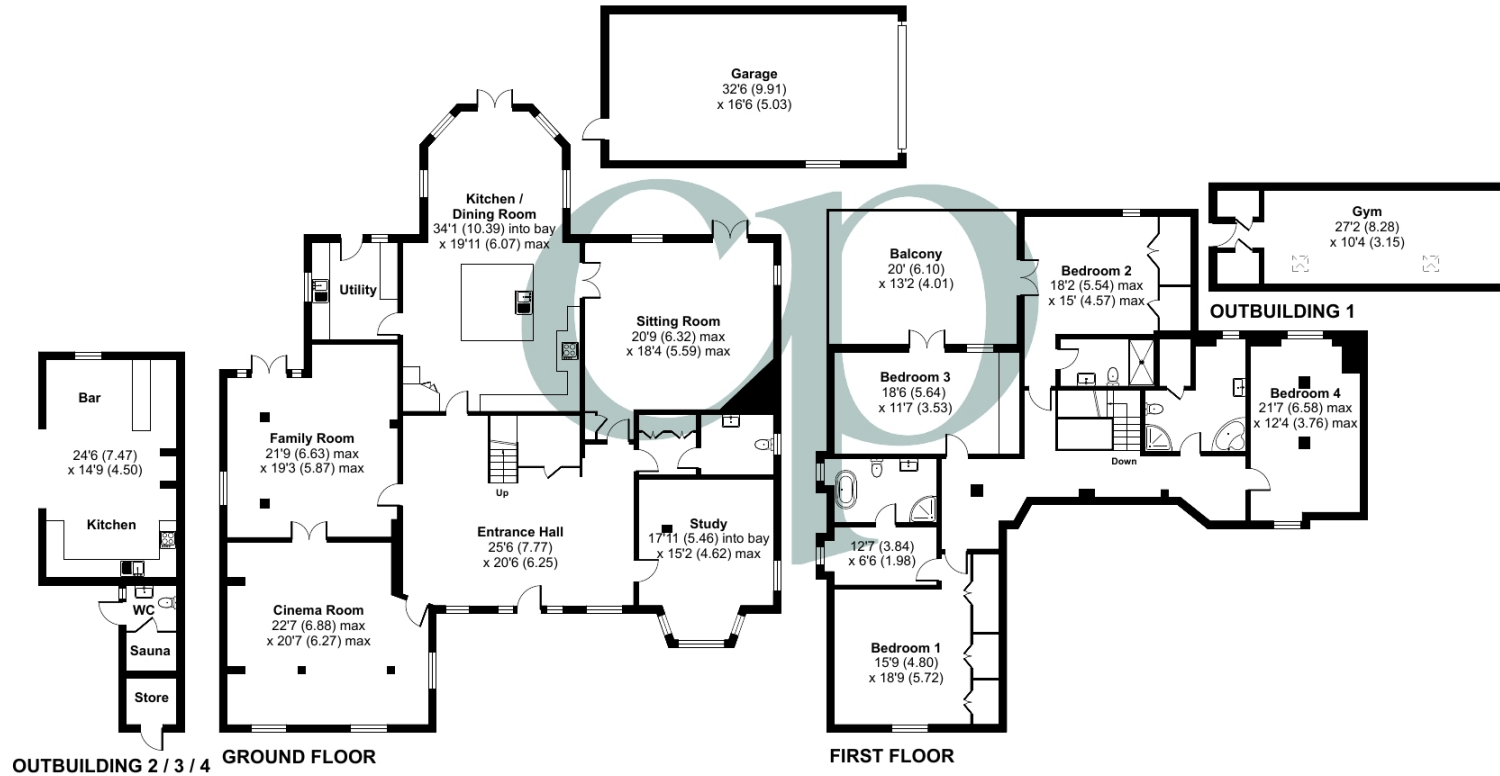






Approximate Area = 4702 sq ft / 436.8 sq m  
 Garage = 536 sq ft / 49.7 sq m  
 Outbuilding = 784 sq ft / 72.8 sq m  
 Total = 6022 sq ft / 559.3 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 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

Country Properties | 46-48, High Street | SG17 5DG  
 T: 01462 811822 | E: shefford@country-properties.co.uk  
 www.country-properties.co.uk

country  
properties

country  
properties