

WE VALUE



YOUR HOME



Court Drive, Shillingford
Offers Over £1,250,000



Set along the prestigious Court Drive in Shillingford, this beautifully extended and renovated four-bedroom detached home blends contemporary comfort with standout outdoor living.

The rear garden is truly something special—immaculately maintained and thoughtfully landscaped, it offers year-round colour and privacy with mature trees, flowering shrubs, and established borders. Multiple seating areas create the perfect setting for relaxed outdoor living and entertaining, while a cleverly designed wild pond—naturally fed by the home's roof and guttering—adds a charming, eco-friendly feature.

Inside, the property has been extended and renovated throughout and benefits from underfloor heating powered by an efficient air source heat pump. The ground floor is ideal for both everyday living and entertaining, featuring a bright dining/reception room with sliding doors opening onto the garden, and a stylish kitchen fitted with high-end integrated appliances. A separate lounge with a cosy log burner offers a warm retreat, complemented by a practical utility room and a downstairs cloakroom.

Upstairs, you'll find well-proportioned spacious double bedrooms, two with en-suite shower rooms, along with a sleek and contemporary family bathroom.

Further highlights include a sizeable double garage, a beautifully maintained front garden, and a generous driveway offering ample off-street parking.

What the owner says:
"Lovely location on a private road with a very friendly community."





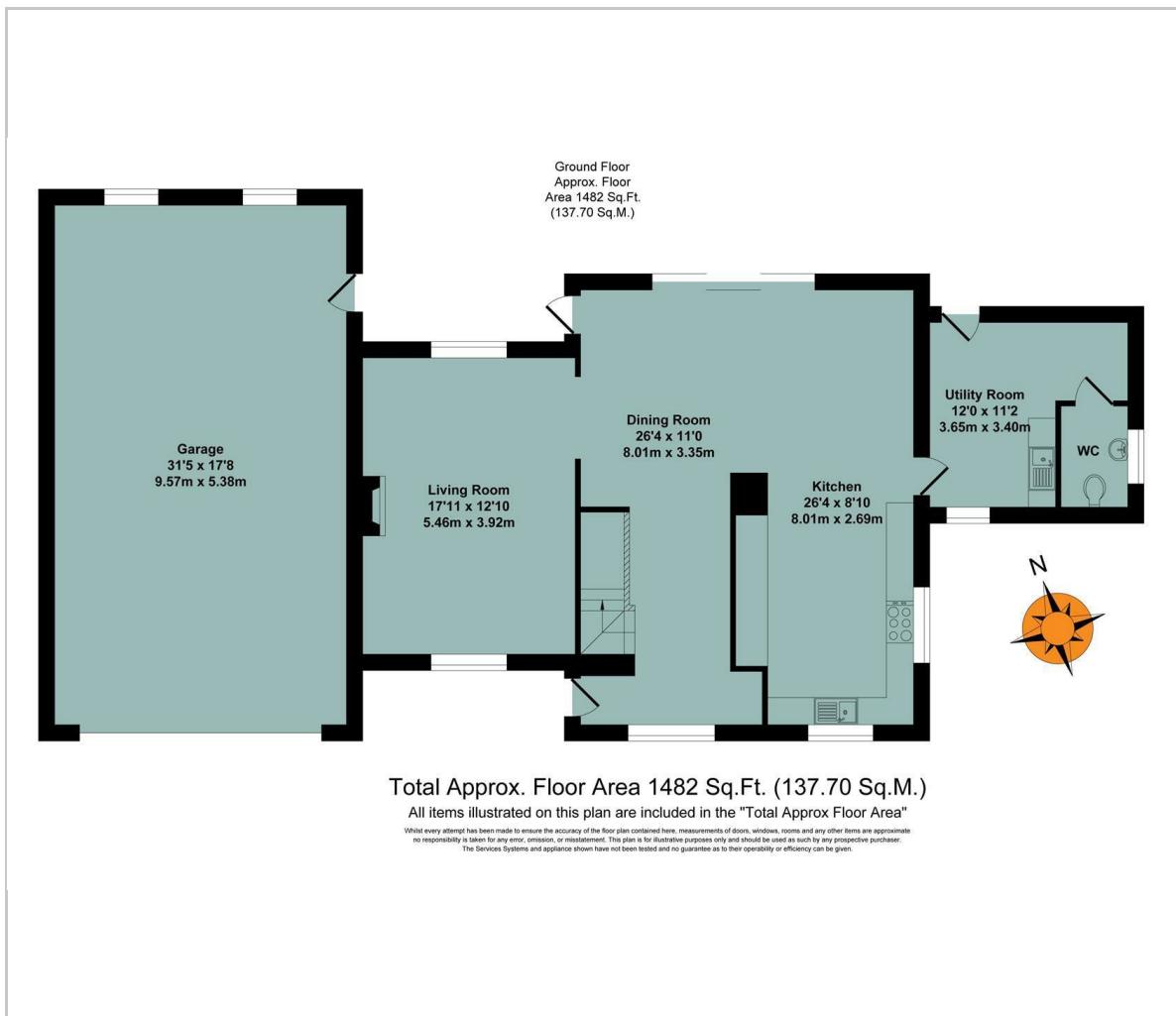
- BEAUTIFULLY PRESENTED THROUGHOUT
- IMMACULATEDLY MAINTAINED & LANDSCAPED REAR GARDEN
- FOUR DOUBLE BEDROOMS WITH TWO EN-SUITES & A FAMILY BATHROOM
- STYLISH KITCHEN WITH HIGH-END INTEGRATED APPLIANCES
- UNDERFLOOR HEATING THROUGHOUT (VIA AN AIR SOURCE HEAT PUMP)
- LOCATED ALONG A PRESTIGIOUS PRIVATE DRIVE
- DOUBLE GARAGE & AMPLE OFF-STREET PARKING
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- SPACIOUS LOUNGE WITH LOG BURNER & SEPARATE DINING ROOM

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	

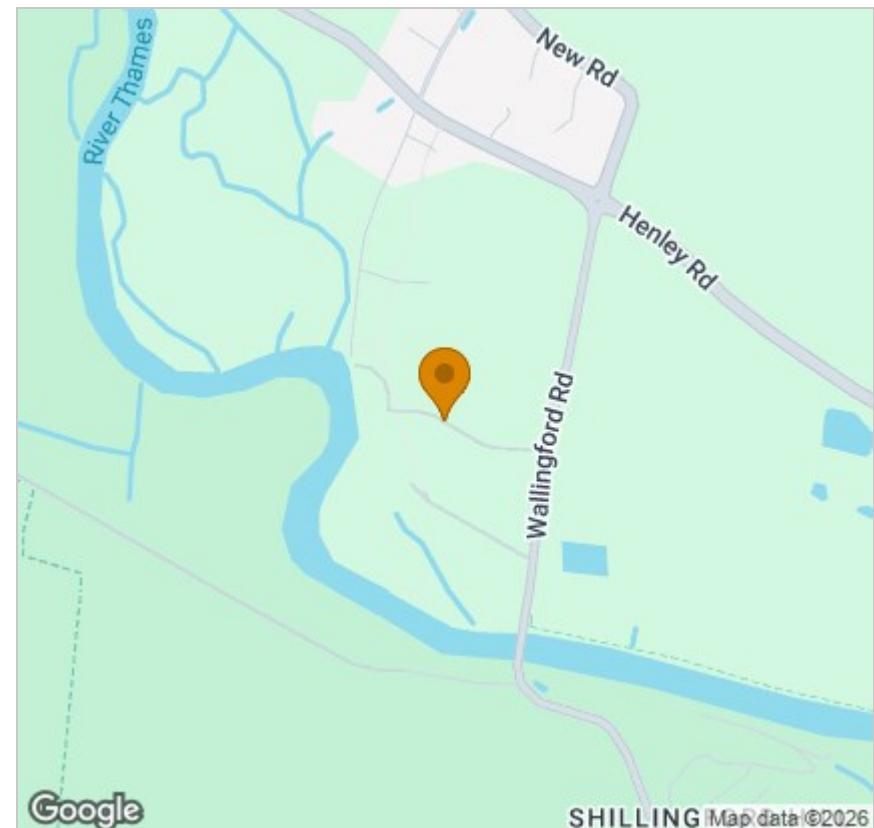
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

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