



36 Shelford Road
RADCLIFFE-ON-TRENT

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Radcliffe-On-Trent, Nottingham, NG12 1AF

Dating back to 1905, this elegant Edwardian home is steeped in both architectural charm and a rich, carefully preserved history. Originally constructed alongside its adjoining neighbour as a pair of residences — one to be occupied and the other let — forming part of a single family holding before being divided into two flats by a subsequent generation. It was later reinstated as a single dwelling and has therefore been owned by only three families across its remarkable 121-year history, a testament to both its enduring appeal and quality.

Beyond the house itself, the gardens tell their own story, once forming part of a larger market garden and still home to two original pear trees alongside a variety of established and fruit-bearing specimens. Now thoughtfully cultivated as a wildlife garden, the grounds attract an abundance of birds, butterflies and occasional hedgehogs. Internally, the property is arranged over three floors, offering a wonderful balance of reception and bedroom accommodation, all complemented by a wealth of original features including high ceilings, intricate coving, ornate working fireplaces and replacement Accoya wood double glazed sash windows.









Step Inside

The front door opens into a useful enclosed porch, added by the current owners in harmony with the neighbouring property to maintain the symmetry of the pair, while providing practical day-to-day space. The original front door with stained glass then leads into the welcoming entrance hall, where original wood flooring immediately sets a tone of period authenticity. From here, all principal ground floor rooms are accessed, with the staircase rising ahead.

Positioned at the front of the house, the main sitting room is a beautifully proportioned space, enhanced by a striking bay window. The focal point of the room is the exquisite traditional fireplace, complete with a wood surround, ornate tiling and cast iron insert, thoughtfully relocated from the neighbouring property during previous ownership and remaining in full working order.

To the rear of the sitting room lies a formal dining room, currently arranged as a spacious home office, enjoying a pleasant outlook over the garden.





At the end of the hall, the extended dining kitchen provides a superbly functional and sociable space, clearly zoned by a transition from carpeted dining area to wood flooring within the kitchen. The dining area comfortably accommodates a six-seater table and benefits from a traditional farmhouse-style door opening onto the garden, alongside a useful understairs cupboard.

The kitchen itself was comprehensively upgraded in 2014 with a design that particularly suits those with a passion for baking and cooking. It is fitted with a generous range of white gloss cabinetry, including a full-height corner pantry cupboard, set beneath black speckled granite worktops. High-specification appliances include a Miele single oven with moisture plus functionality, a Miele combination microwave and steam oven, and a Smeg five-ring gas hob with extractor over. An integrated larder fridge and undercounter dishwasher are also included, while a one-and-a-half bowl composite sink is ideally positioned beneath the window overlooking the garden.





From the kitchen, a door leads into the rear extension, where a utility area provides additional cabinetry, a large pot sink and space for laundry appliances, along with housing the boiler installed in 2015.

A short set of steps leads down into the garden room, a delightful additional reception space with French doors opening onto the terrace. A raised platform offers practical storage, while a bespoke circular stained glass window, commissioned from Derek Hunt of Limelight Studios, introduces a unique artistic feature, casting beautiful coloured light into both the garden room and adjoining kitchen.

Completing the ground floor, and accessed via the garden room, is a well-appointed shower room fitted with a wash hand basin, WC and corner shower cubicle.



And so to bed

The staircase rises to the first floor landing, which provides access to three bedrooms and the family bathroom.

The principal bedroom is located to the front of the property and mirrors the elegance of the sitting room below, with a charming bay window and ample space for freestanding furniture. A fitted wardrobe with mirrored sliding doors adds practicality.

Two further generously proportioned double bedrooms are situated on this floor, with the rear bedroom benefitting from fitted wardrobes and a built-in dressing table with mirrored sliding doors.

The bathroom is well appointed with tiled flooring and half-tiled walls, featuring a wash hand basin set within a vanity unit, a large walk-in shower with glass enclosure and adjustable fitting, and a separate bathtub. An airing cupboard provides useful storage and houses the water tank, while a separate WC is located adjacent.





A further staircase rises to the second floor, where a fourth bedroom provides an additional spacious and versatile double room, currently utilised as a study.

On the landing, a wash hand basin is already in place, offering the potential for future installation of an ensuite should one wish to further enhance this level.

From here, access is granted to four substantial boarded loft storage areas with an abundance of shelving, providing exceptional additional space rarely found in properties of this style.



Grounds

To the front, the property is set behind a charming brick boundary wall with a widened gateway allowing vehicular access. The granite chip driveway, resurfaced approximately eight years ago, provides parking for up to three vehicles.

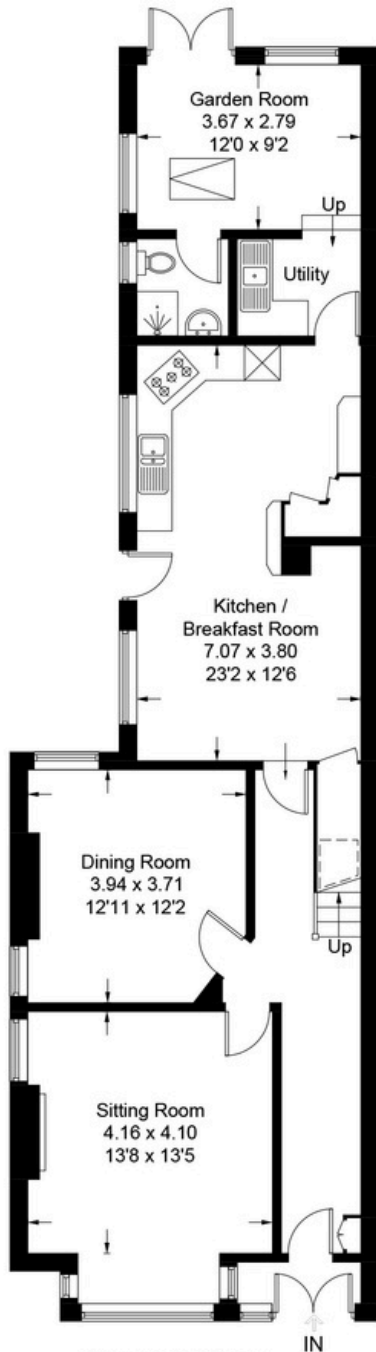
To the side of the property, a generous area is accessed via a five-bar wooden gate, leading to a practical tarmacked section. This space houses a cedar workshop with chest freezer, power and lighting, as well as a substantial log store capable of accommodating up to two years' supply.

An arched trellis leads into the rear garden, a truly special feature of the property. Once part of a nineteenth-century market garden, it has been carefully cultivated into a mature and thriving wildlife haven. The garden is home to an array of heritage fruit trees, including apple, plum and damson, alongside soft fruits and a wide variety of established planting. Two original pear trees, dating back approximately 125 years, remain as a nod to the garden's heritage, while later additions include a mature oak and beech tree.

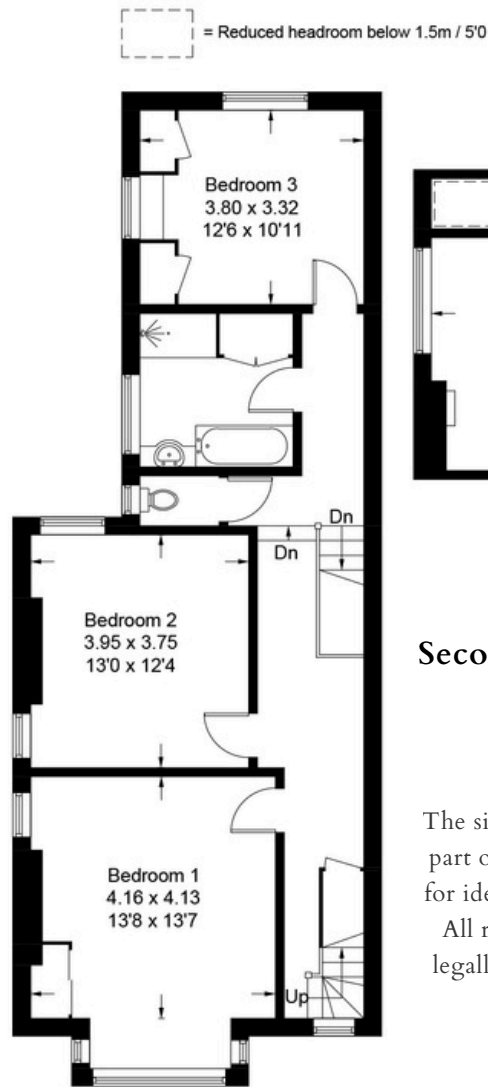
Towards the end of the garden, a productive area includes beds for rhubarb, raspberries and gooseberries, accompanied by a greenhouse and shed. The garden is alive with wildlife, attracting birds, butterflies, bees, frogs within the ornamental pond, squirrels and occasional hedgehogs.

Two distinct seating areas provide ideal spaces for both relaxation and outdoor dining, one directly adjoining the garden room and another positioned further along the garden. The lawn is interspersed with well-stocked borders, and the boundaries are enclosed by fencing with a wall to the right-hand side, creating a private and tranquil setting.

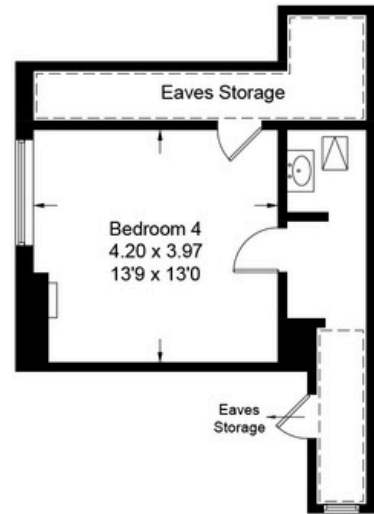




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area:
203.4 sq m / 2189 sq ft
(including Eaves Storage)

Local Area

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible.

Services

Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. of the services nor appliances have been checked by the agent.

Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Finer Details

Local Authority: Rushcliffe Borough Council

Council Tax Band: E

Tenure: Freehold

Possession: Vacant upon completion

EPC Rating: 56 | D

EPC Rating Potential: 71 | C

The site and floor plans forming part of these sale particulars are for identification purposes only.

All relevant details should be legally checked as appropriate.



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