



## 30 Gills Hill

Radlett, WD7 8BZ

Guide Price £1,750,000





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A rare opportunity to purchase a detached character five bedroom residence built by the renowned master builder of the period 'Wiggs' and boasting a prime position on Gills Hill. Retaining many of its original features, the property incorporates ornate coving and ceiling features, several stained glass windows and an original period fireplace with ornate mantelpiece.

The ground floor accommodation comprises a large double aspect sitting room and separate dining room overlooking the terrace and gardens, walk in closet, German brand 'Tielsa' kitchen with step down to generous breakfast/TV/family room, large study/playroom, wheelchair friendly guest cloakroom and a utility room leading to the integral garage. The first floor comprises a butterfly landing leading to five good sized bedrooms with three bathrooms (one en suite) as well as access to a large loft.

Extensive areas of lawn and beautifully designed and well-maintained flower beds with seasonally changing flower displays, as well as privacy and seclusion to all sides. A large single garage and carriage driveway completes this outstanding family home.

Situated within easy walking distance to Radlett Station, with direct links to Central London, and the village with its array of restaurants, cafes and boutiques, this charming family home also lies within easy reach of highly acclaimed state and private schools and local places of worship.

While in need of some modernisation, this incredibly well designed and unique home merits early inspection.

## Ground Floor

Brick-built ornate arched and covered porch leading to wooden front door with obscure glazed panels to either side.

## Entrance Hall

Character feature picture rail and decorative coving, fully carpeted, wide staircase to first floor.

## Guest Cloakroom

Particularly spacious and wheelchair accessible with wall-mounted oval wash handbasin, low-level white WC, tiled flooring, cupboard housing water softener, extractor fan.

## Study/Play Room

17'7 x 10'10 (5.36m x 3.30m)

Decorative coving, fully carpeted, illuminated alcove, windows to front and side aspect.

## Sitting Room

19'2 x 15'1 (5.84m x 4.60m)

Attractive, ornate coving and beams to ceiling, an original period fireplace with ornate mantelpiece and hearth with brass surround in a curved beamed alcove and bench-style window seating to either side beneath charming stained glass windows, fully carpeted, windows to front and rear aspect, French doors to garden.

## Dining Room

15 x 13'2 (4.57m x 4.01m)

Feature alcove with stained glass windows to kitchen and storage cupboards to either side, picture shelves, arched recess, decorative coving, fully carpeted, French doors with secondary glazing, windows to either side to rear aspect.

## Kitchen

15'1 x 11'3 (4.60m x 3.43m)

Comprehensive range of German 'Tielsa' wall and base units with complementary worktops, recently installed black induction hob with chrome chimney-style extractor fan and tiled wall behind, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap, 'Bosch' oven with warming drawer and microwave above, integrated dishwasher and integrated fridge, feature brick wall to one side with stained glass windows to dining room, tiled flooring, meter cupboard, inset spotlights, window to side aspect, further 'Velux' style window to side aspect, step down to:

## Family/Breakfast Room

20'8 x 13'2 (6.30m x 4.01m)

Spacious reception room, windows to two sides offering glorious views over rear garden, French doors, fully carpeted, inset spotlights.

## Utility Room

9'8 x 8'6 (2.95m x 2.59m)

Range of cream high gloss wall and base units with complementary worktop and tiled surround, double freezer, freestanding washing machine and dryer, stainless steel sink and drainer with chrome mixer tap, tiled flooring, obscure glazed door to side access, further door to garage.

## First Floor

### Butterfly Landing

Right-hand hallway, picture rail, fully carpeted, seating area and stained glass window to side aspect, further window to front aspect.

Left-hand hallway, fully carpeted, picture rail and airing cupboard.

### Bedroom One

17'6 x 12'4 (5.33m x 3.76m)

Double bedroom, range of fitted wardrobes to one wall, carpeted and inset spotlights, two window to front aspect

### En Suite Bathroom

White suite comprising; wash handbasin with chrome mixer tap and set atop vanity unit with drawers to either side, low-level wall flush WC, bidet with chrome mixer tap, panelled bath with folding shower screen and chrome and gold mixer tap with matching handheld shower attachment, wall-mounted chrome

shower head over bath, wall-mounted mirror fronted medicine cabinet with light above, inset spotlights, wall-mounted chrome heated towel warmer, fully tiled walls and laminate flooring, obscure glazed window to side aspect.

### Inner Hallway

Inner that can be closed off to make guest quarters with door to bedroom and shower room, access hatch to loft.

### Bedroom Two

13'5 x 10 (4.09m x 3.05m)

Double bedroom with built-in wardrobes, fully carpeted, windows to rear aspect giving stunning views over gardens.

### Shower Room

White suite comprising wash handbasin with chrome mixer tap set atop vanity unit, large wall-mounted mirror with lights above, glazed shower cubicle with wall-mounted chrome handheld controls and riser, low-level WC, fully tiled walls, laminate flooring, white wall-mounted heated towel warmer, obscure glazed window to rear aspect.

### Bedroom Three

14'11 x 9'10 (4.55m x 3.00m)

Double bedroom with built-in wardrobe, wash handbasin built into vanity unit with chrome taps and tiled splash back, fully carpeted, windows to front aspect.



### Bedroom Four

14'8 x 9'4 (4.47m x 2.84m)

Double bedroom with fitted wardrobe, wash handbasin with chrome hot and cold taps with tiled splash back set into shelf unit, wall-mounted shelves, fully carpeted, window to rear aspect.

### Bedroom Five

12'6 x 8'7 (3.81m x 2.62m)

Double bedroom with space for wardrobe, fully carpeted, window to rear aspect.

### Family Bathroom

Cream suite comprising panelled bath with chrome hot and cold taps, wall-mounted shower controls and riser with glazed shower screen, pedestal wash handbasin with chrome hot and cold taps, mirror fronted wall-mounted medicine cabinet with light above, low-level WC, fully tiled

walls, laminate flooring, obscure glazed window to side aspect.

### Exterior

#### Frontage

'Tudor-style' elevations, large carriage driveway with parking for several vehicles, flowerbeds to all sides filled with an exciting and well-maintained array of seasonal plants and flowers, Climbing Rose adorned trellis work, large single garage with up and over door, power and lighting.

#### Rear

Large paved patio with Rose adorned trellis to one side, low retaining wall leading to huge lawns surrounded with stunning flower beds filled with an extraordinary selection of seasonal shrubs, plants, bushes and trees providing privacy seclusion, gated side access, wooden storage shed and further concrete shed.









Road Map



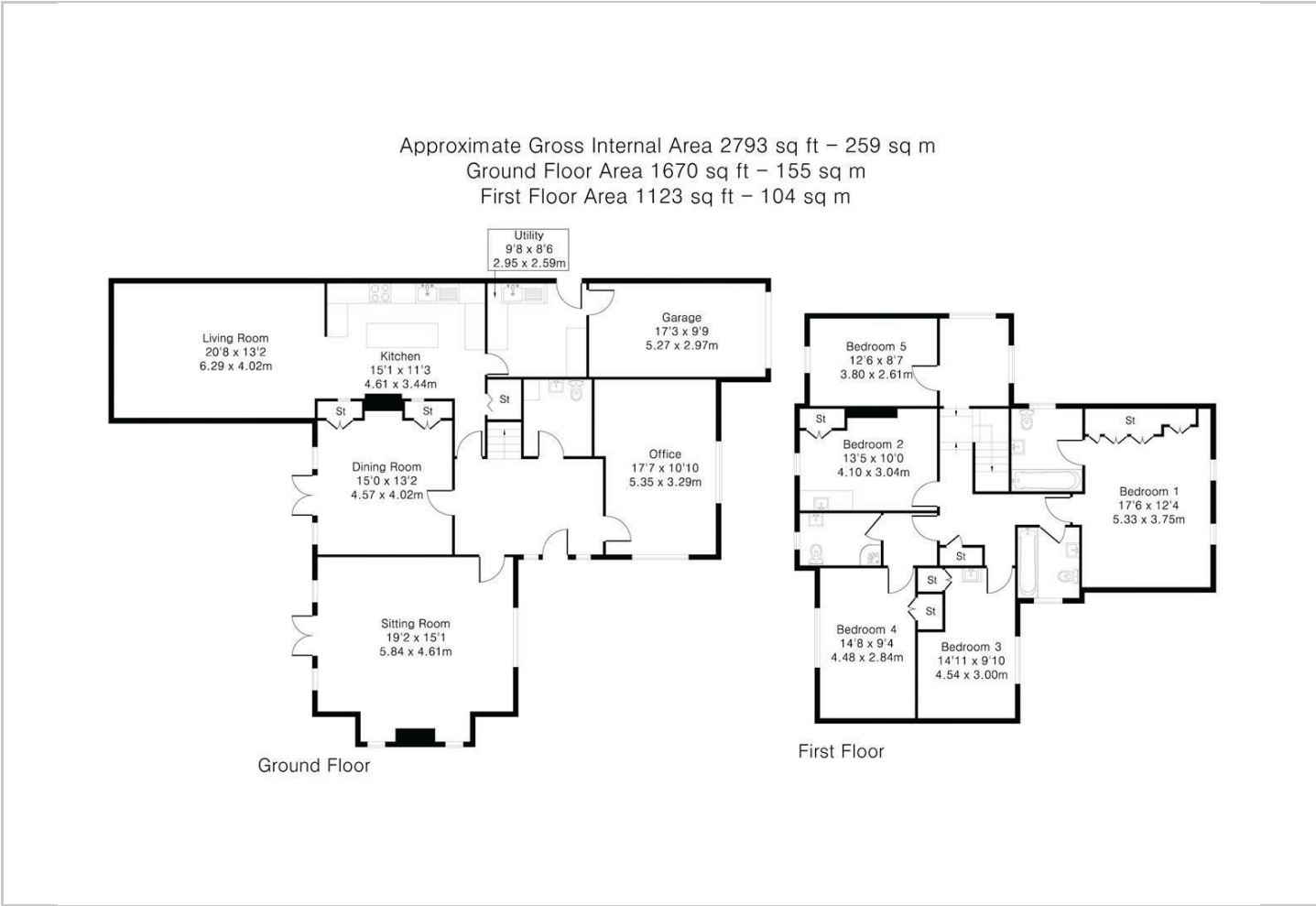
Hybrid Map



Terrain Map



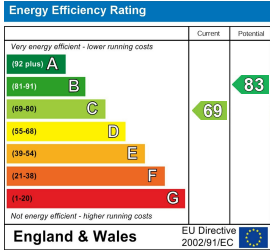
Floor Plan



Viewing

Please contact our Open Estates - Sales Office on 01923 537 111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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