



Orchard View

Theobald Street | Radlett | Hertfordshire

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An exceptional residence benefitting from just under 8,000 sq. Ft and located in the sought after village of Radlett, designed and finished to an exquisite standard incorporating cutting edge technology.

Set behind gates and approached via an attractive sweeping driveway offering parking for numerous vehicles and with access to the double garage with storage room.

The ground floor briefly comprises; grand entrance hall featuring a stunning spiral staircase with Flos chandelier impressive 39' Siematic kitchen/lifestyle room with Miele Appliances and Quooker Tap, utility room with appliances, WC, formal 21' lounge, family room / kids play room, large front facing study, luxurious cinema room, home gym which flows through to the 29' indoor swimming pool and jacuzzi with bi-folding doors opening onto rear garden as well as a steam room, dressing / shower room and WC.

Additionally, to the ground floor is a further double bedroom of which benefits from a kitchen and en-suite which is well suited for Au pair or guests.

To the first floor is the master suite which boasts the most perfect dressing room and en-suite bathroom with a free-standing bath, wet room, his and her sinks and floor to ceiling windows which flood the bathroom with natural light. The master suite also has balcony overlooking the rear garden.

The first floor further comprises 4 double bedrooms all with en-suites and Neatsmith fitted wardrobe space. There is an additional laundry room with Miele appliances to complete the upper residence.

As you would expect of a house of this calibre the property offers an extensive range of modern features including, Crestron Home Automation, Lutron Lighting, Fully automated blinds/ curtains full security with alarm, external movement sensors, CCTV system and much more.

The wrap around garden has an extensive patio area which provides for all outdoor dining, entertaining and recreational needs with an integrated Napoleon barbecue and an additional 2 acres of rear land.

































KEY

1	Entrance		
2	Hall	5.78M x 5.58M	18'9" x 18'3"
3	Living	5.98M x 6.01M	19'6" x 19'7"
4	Kitchen	7.19M x 5.16M	23'5" x 16'9"
5	Dining	4.80M x 5.20M	15'7" x 17'
6	Play	4.77M x 4.01M	15'6" x 13'1"
7	WC	1.54M x 1.85M	5' x 6'
8	Prep kitchen	2.44M x 4.31M	8' x 14'1"
9	Kitchen entrance		
10	Study	3.01M x 6.48M	9'8" x 21'2"
11	Bins	1.12M x 2.95M	3'6" x 9'6"
12	Garage	6.25M x 6.05M	20'5" x 19'8"
13	Plant	2.35M x 3.23M	7'7" x 10'5"
14	Nanny	3.73M x 4.63M	12'2" x 15'1"
15	En-suite	1.50M x 2.48M	4'9" x 8'1"
16	WC	1.50M x 2.02M	4'9" x 6'6"
17	Cinema	4.56M x 5.30M	14'9" x 17'3"
18	Pool plant	4.14M x 5.90M	13'5" x 19'3"
19	Gym	4.12M x 5.86M	13'5" x 19'2"
20	Steam	2.39M x 1.65M	7'8" x 5'4"
21	Changing	2.18M x 1.27M	7'1" x 4'1"
22	Shower	1.03M x 1.34M	3'3" x 4'3"
23	WC	1.03M x 1.34M	3'3" x 4'3"
24	Chill out		
25	Jacuzzi	1.57M x 1.87M	5'1" x 6'1"
26	Pool	8.93M x 3.93M	29'2" x 12'8"
27	Terrace		
28	BBQ		

GROUND FLOOR GROSS INTERNAL FLOOR AREA: 461 SQM / 5177.4 SF



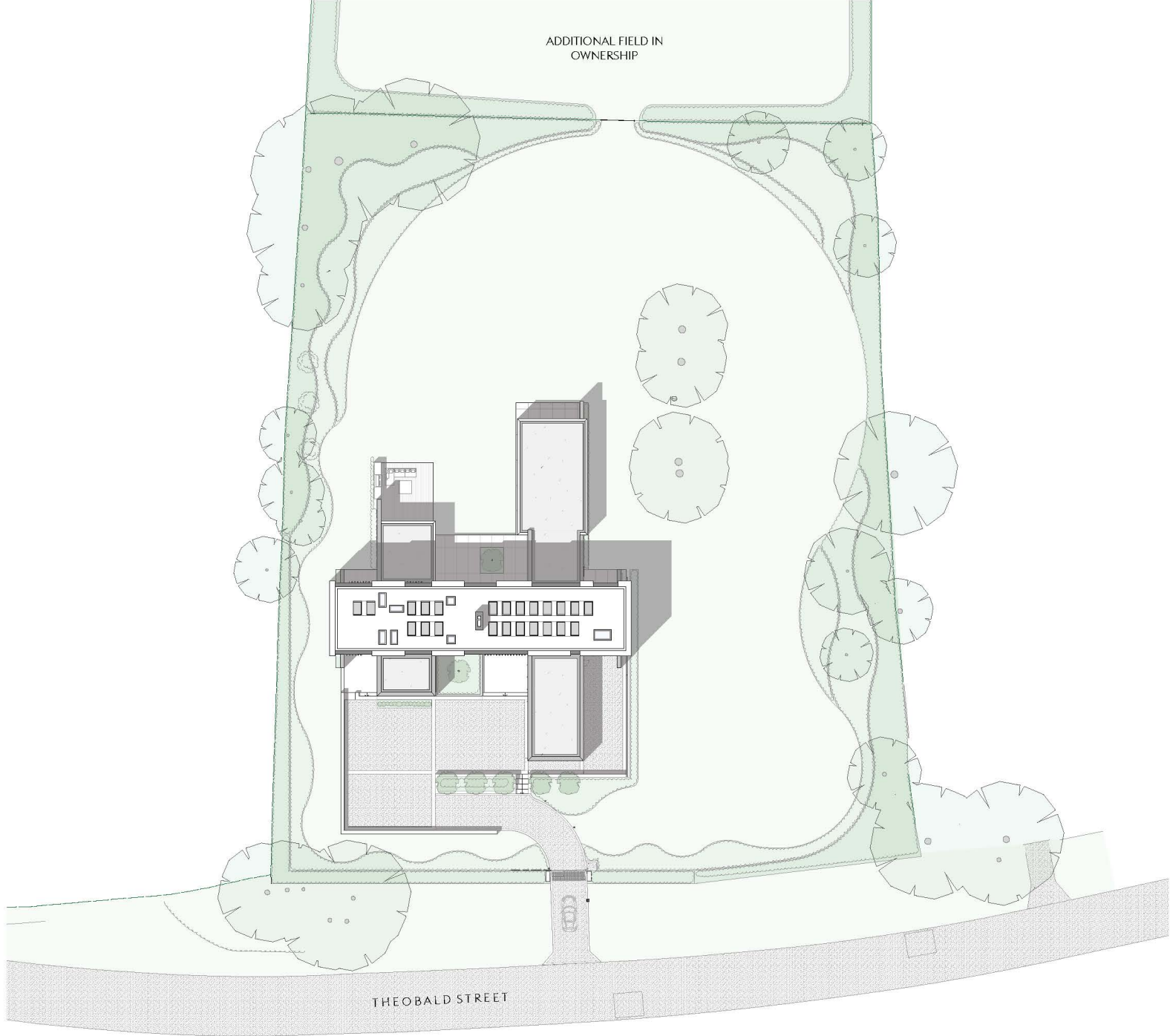
KEY

1A	Bedroom	4.07M x 4.48M	13'3" x 14'6"
1B	Bedroom	3.26M x 4.61M	10'6" x 15'1"
1C	Bedroom	4.06M x 4.49M	13'3" x 14'7"
1D	Bedroom	3.25M x 5.01M	10'6" x 16'4"
1E	Bedroom	5.83M x 6.86M	19'1" x 22'5"
2A	En-suite	3.25M x 1.68M	10'6" x 5'5"
2B	En-suite	2.99M x 1.80M	9'8" x 5'9"
2C	En-suite	3.26M x 1.68M	10'6" x 5'5"
2D	En-suite	3.26M x 1.69M	10'6" x 5'5"
2E	En-suite	4.01M x 5.29M	13'1" x 17'3"
3	Dressing room	5.29M x 3.96M	17'3" x 12'9"
4	Laundry/ Linen	3.25M x 2.16M	10'6" x 7'
5	Temple	3.25M x 2.00M	10'6" x 6'5"
6	Gallery (& Snug)	4.01M x 3.41M	13'1" x 11'1"
7	Void	4.72M x 5.54M	15'4" x 18'1"
8	Store	1.59M x 3.77M	5'2" x 12'1"
9	Balcony	1.17M x 5.83M	3'8" x 19'1"

FIRST FLOOR GROSS INTERNAL FLOOR AREA: 260 SQM / 2799 SQF

TOTAL GROSS INTERNAL FLOOR AREA: 741 SQM / 7976 SQF

ADDITIONAL FIELD IN OWNERSHIP



THEOBALD STREET