

The Warren, £5,250,000 (Freehold)

VILLAGE ESTATES



Nestled in the prestigious private road of Warren in Radlett, this stunning new build detached house is a true gem waiting to be discovered. Boasting an impressive 7,400 sq ft of luxurious living space, this property offers a perfect blend of elegance and modernity.

An exciting opportunity to enter a design and build contract, delivering this beautiful home ready for completion summer 2026.

As you step inside, you are greeted by not just one, but six reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With seven generously sized bedrooms and eight bathrooms, there is no shortage of comfort and privacy in this magnificent home.

One of the standout features of this property is the 9-seater cinema, perfect for enjoying movie nights with family and friends. Additionally, the large gym offers a convenient space to stay active without ever leaving the comfort of your home.

For those who love to entertain, the property includes a spacious entertainment room complete with a bar, ideal for hosting unforgettable gatherings. The landscaped rear garden and sun terrace provide a tranquil outdoor oasis where you can unwind and soak up the sun.

Convenience is key with parking available for up to six vehicles, ensuring that you and your guests always have a place to park without any hassle. Whether you're looking for a place to call home or an investment opportunity, this property ticks all the boxes for luxury living.

Don't miss out on the chance to own this exceptional property in Radlett - a true masterpiece that offers the epitome of modern living in a prime location.

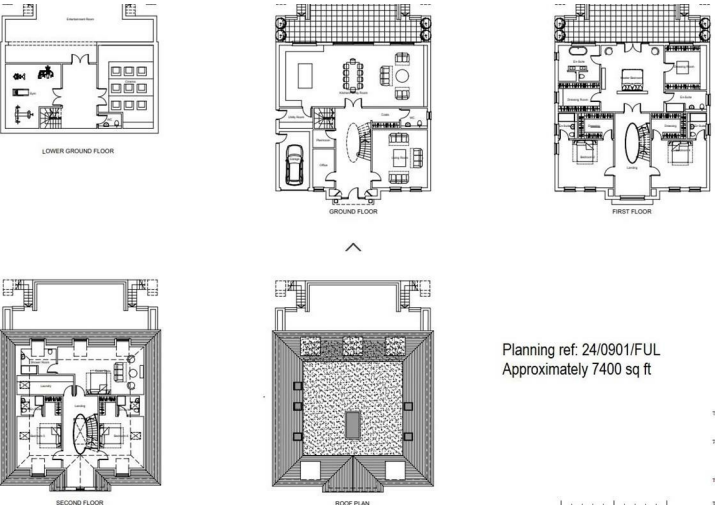
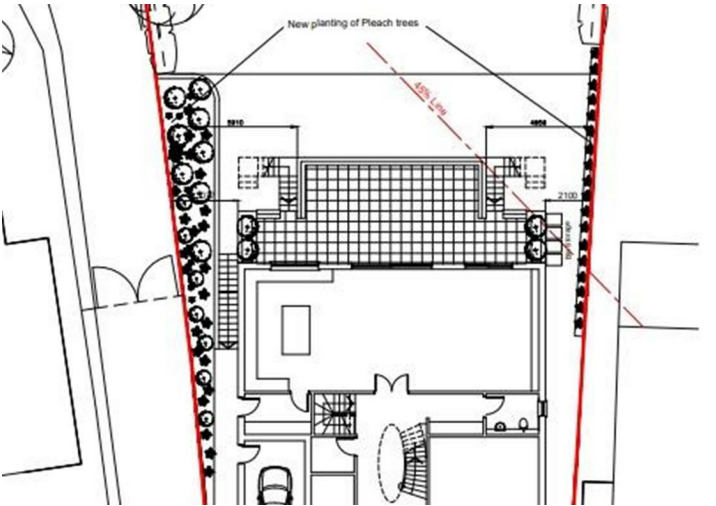
NB: The company that owns this property shares a Director with Village Estates

020 3764 2222
www.village-estates.co.uk



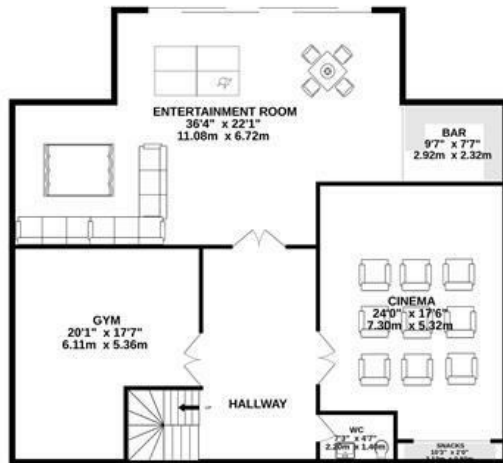
Village Estates
The Corner Shop High Street, Elstree
Herts WD6 3BY

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.

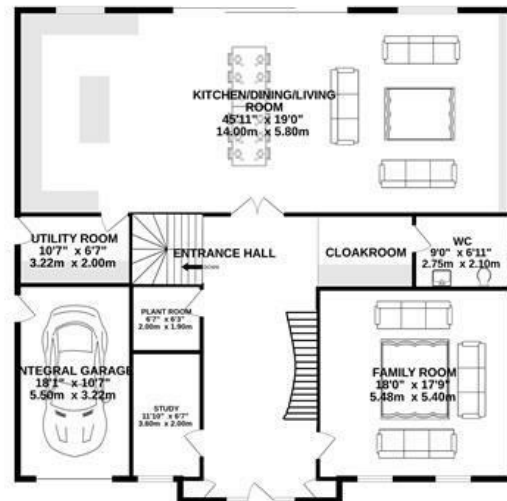


Planning ref: 24/0901/FUL
Approximately 7400 sq ft

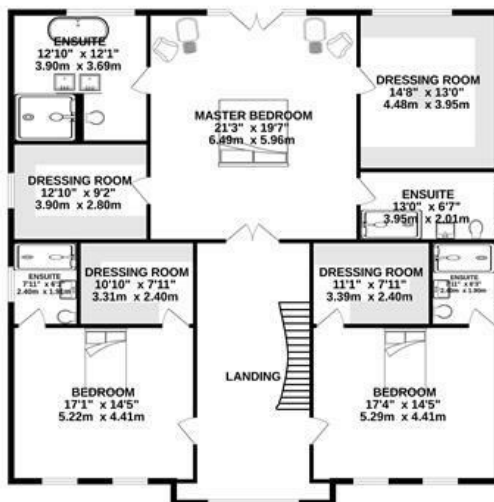
BASEMENT
1770 sq.ft. (164.4 sq.m.) approx.



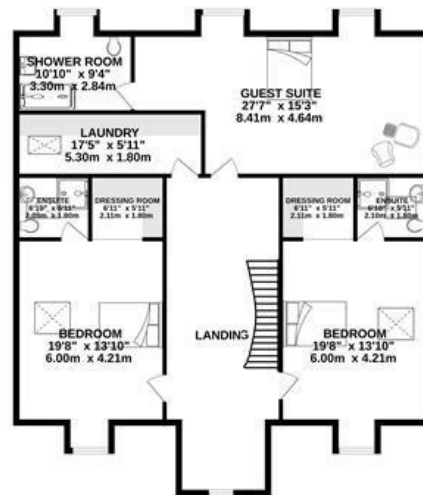
GROUND FLOOR
2034 sq.ft. (188.9 sq.m.) approx.



1ST FLOOR
2002 sq.ft. (186.0 sq.m.) approx.



2ND FLOOR
1491 sq.ft. (138.5 sq.m.) approx.



TOTAL FLOOR AREA : 7395sq.ft. (687.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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