

# The Warren, £6,500,000 (Freehold)



Nestled in the prestigious area of The Warren in Radlett, this stunning new build detached house offers a luxurious lifestyle like no other. Boasting an impressive 9,200 sq ft of living space, this property features 6 reception rooms, 7 bedrooms, and 8 bathrooms, providing ample space for comfortable living.

One of the standout features of this magnificent home is the indoor swimming pool, leisure complex, golf simulator, gym, and a 13-seater cinema, perfect for entertaining guests or enjoying relaxing evenings with family. The property also includes parking for 7 vehicles, ensuring convenience for you and your visitors.

Situated on a private road with a gated driveway and 24-hour security, this home offers both exclusivity and peace of mind. The 1/3 acre plot provides a spacious outdoor area, ideal for outdoor activities or simply enjoying the fresh air.

This property presents an exciting opportunity for those looking to customise their dream home. With the option to enter a design and build contract, you can tailor this beautiful home to your exact specifications, with completion expected by summer 2026. In addition Creating a saving on stamp duty of circa £480,000!

Don't miss out on the chance to own a truly exceptional property in a sought-after location. Contact us today to arrange a viewing and start envisioning the extraordinary lifestyle that awaits you at this remarkable residence in Radlett.

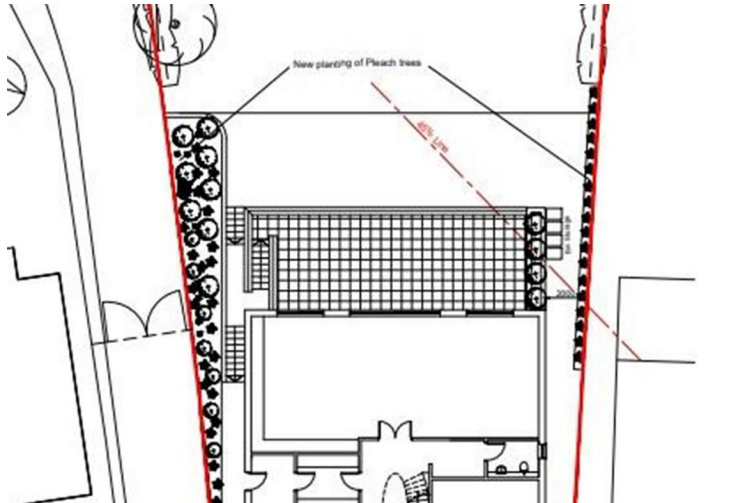
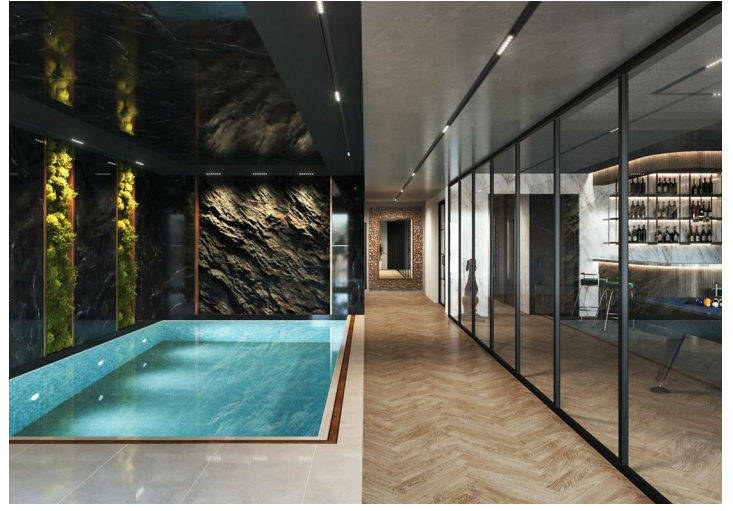
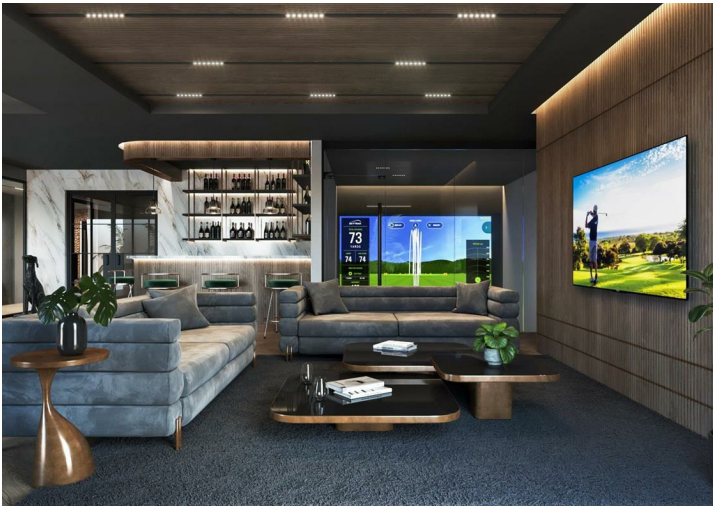
NB: The company that owns this property shares a Director with Village Estates

**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)

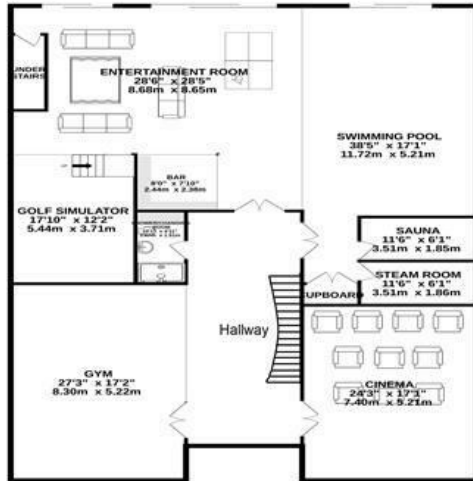


Village Estates  
The Corner Shop High Street, Elstree  
Herts WD6 3BY

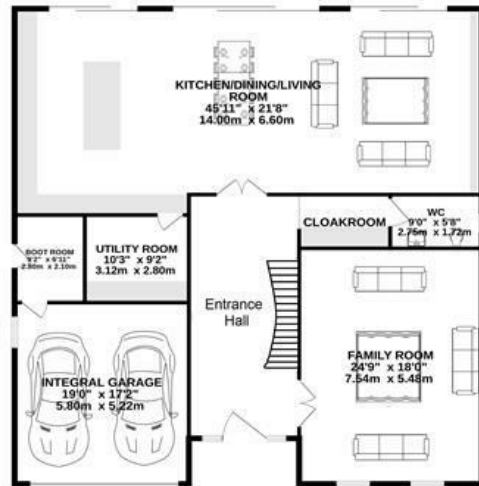
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.



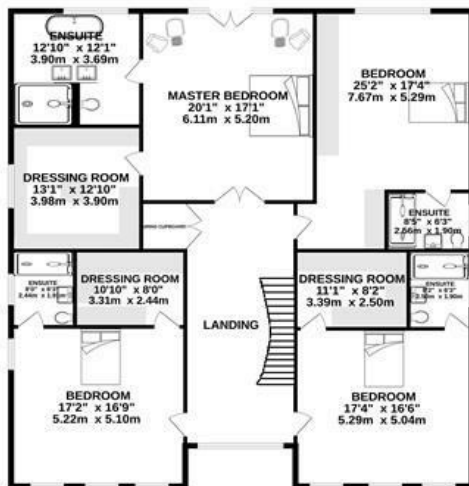
**BASEMENT**  
2938 sq.ft. (272.9 sq.m.) approx.



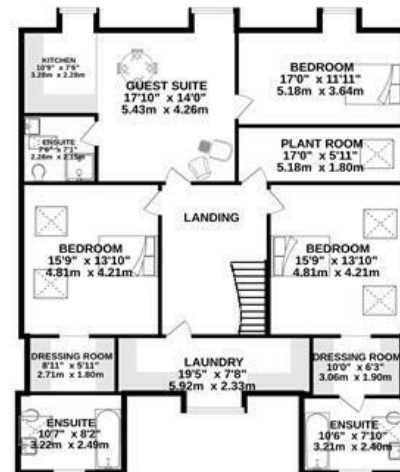
**GROUND FLOOR**  
2240 sq.ft. (208.1 sq.m.) approx.



**1ST FLOOR**  
2210 sq.ft. (205.3 sq.m.) approx.



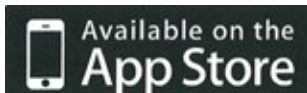
**2ND FLOOR**  
1641 sq.ft. (152.4 sq.m.) approx.



**TOTAL FLOOR AREA : 9197sq.ft. (854.4 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 very efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	