

# Watford Road, Radlett

## £1,500,000 (Freehold)



A charming retreat nestled in an historic Grade 2 listed barn, seamlessly blending rustic allure with modern convenience. Originally built in the 17th century, this unique property boasts a spacious living room adorned with exposed wooden beams, exuding timeless character. The kitchen and dining area, on a picturesque mezzanine level, offers a perfect blend of functionality and elegance, while a large galleried study provides a serene workplace.

The 20th century extension comprises three double bedrooms, including a versatile living space, a family bathroom, a separate shower room and a cozy wine storeroom effortlessly complement the barn's original charm.

Ascend to the first floor to discover a luxurious principal bedroom suite, complete with a separate dressing room and bathroom, offering a peaceful sanctuary.

Step outside into your south facing garden oasis, enveloped by lush foliage and mature trees, offering unparalleled privacy and tranquillity. With direct access to the rear garden, enjoy seamless indoor-outdoor living, perfect for entertaining or quiet relaxation.

Descend the garden steps to find a detached double garage, offering ample storage space or potential for conversion into a studio or workshop, accessible via Barn Close.

Ideally situated near to Radlett village shops and Thameslink station, convenience meets country charm in this prime location. Surrounded by scenic views and verdant landscapes, this home provides a serene retreat from the hustle and bustle of urban life whilst still offering easy access to essential amenities. Embrace the idyllic blend of historic elegance and modern comfort in this truly exceptional property.

**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



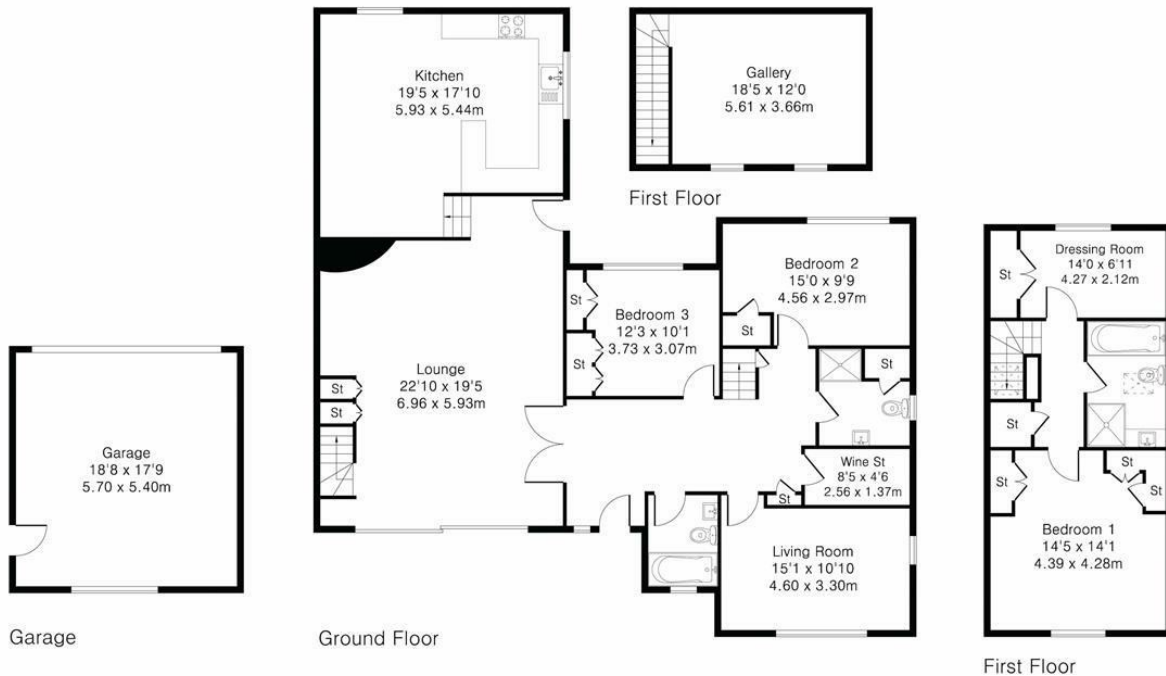
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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.





Approximate Gross Internal Area 2575 sq ft – 239 sq m  
 Ground Floor Area 1574 sq ft – 146 sq m  
 First Floor Area 670 sq ft – 62 sq m  
 Garage Area 331 sq ft – 31 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

