



# PRESTIGE & VILLAGE

UK's finest properties



## THE WARREN, RADLETT, WD7 7DU

Step inside to discover a spacious entrance hall with a captivating staircase on the ground floor. The well-equipped kitchen/breakfast room opens onto a delightful terrace with panoramic garden and greenbelt views. A separate dining room connects seamlessly to a luminous reception space, both extending to the terrace. It also offers a cozy TV snug and a convenient guest WC.

The lower ground floor has an impressive custom office, gym, and a shower room with a convenient WC, strategically located for poolside changes. It also boasts a sizeable utility room, versatile for a second kitchen, along with ample storage, a laundry chute, and an inviting TV/cinema room with garden-access doors.

The first floor unveils a striking principal bedroom with in-room and walk-in wardrobes, accompanied by a generously sized bespoke en-suite bathroom boasting a bathtub, bidet, walk-in shower, and dual sinks. An additional four bedrooms each offer en-suite bathrooms, fitted wardrobes, and dedicated desks/dressing tables.

The property also boasts a 20-foot deep terrace overlooking a spacious patio and beautifully maintained garden, spanning around 100 feet. Mature hedges and trees enveloping the swimming pool and hot tub create a sense of privacy and seclusion.

The front of the property features a sizeable, gated carriage driveway accommodating off-street parking for multiple cars, alongside a spacious integral garage and a conveniently accessible bike shed.

Although now lapsed, the property had planning permission approved to extend to the property to 584m<sup>2</sup>/6,286.12 sq ft. Drawings are available.

OFFERS IN EXCESS OF £3,500,000

# THE WARREN

, RADLETT, WD7 7DU



- CHAIN FREE
- Premier private road
- Five bedrooms - All with en-suite bathrooms
- Approx 5000 sq. f.t of accommodation - Although now lapsed, the property had planning permission approved to extend to the property to 584m<sup>2</sup>/6,286.12 sq ft. Drawings are available.
- Spacious kitchen breakfast room with central island
- TV/Cinema room & Gym \$ Laundry chute
- Heated swimming pool and Hot tub
- Landscaped garden of approx.100' with sun terraces
- Stunning country views
- Sought after location, within easy walking distance to Radlett Thameslink train station

## GROUND FLOOR

The well-equipped kitchen/breakfast room opens onto a delightful terrace with panoramic garden and greenbelt views. A separate dining room connects seamlessly to a luminous reception space, both extending to the terrace. It also offers a cozy TV snug and a convenient guest WC.

**Entrance Hall**  
Inviting foyer with coat storage

**Hallway**  
Magnificent spacious and welcoming hallway with a striking focal staircase

**Reception Room 1 / Dining Room**  
16'10" x 16'6" (5.13m x 5.03m)

**Ample Dining Space:** Enjoy gatherings in the spacious dining room, providing ample room for family and friends to come together for meals and special occasions

**Reception Room 2 / Lounge**  
22'4" x 15'1" (6.81m x 4.60m)

Bright and airy reception room which also leads to the terrace

**Reception Room 3 / TV Room**  
16'8" x 11'5" (5.08m x 3.48m)

A snug TV area for relaxation and comfort

**Kitchen / Breakfast Room**  
20'7" x 16'10" (6.28m x 5.14m)

Expansive kitchen with central island featuring a breakfast bar, ample storage, and a convenient chilled larder, all seamlessly connected to a terrace

## FIRST FLOOR

The first floor unveils a striking principal bedroom with in-room and walk-in wardrobes, accompanied by a generously sized bespoke en-suite bathroom boasting a bathtub, bidet, walk-in shower, and dual sinks. An additional four bedrooms each offer en-suite bathrooms, fitted wardrobes, and dedicated desks/dressing tables.

**Bedroom 1**  
22'3" x 13'3" (6.78m x 4.04m)

Main bedroom featuring in-room and walk-in wardrobe, Air conditioned for extra comfort.

**En-suite Bedroom 1**

10'10" x 9'1" (3.30m x 2.77m)

Spacious custom en-suite bathroom with a bath, bidet, walk-in shower, and dual sinks.

**Bedroom 2**

17'2" x 16'2" (5.23m x 4.93m)

**En-suite Bedroom 2**

6'5" x 6'4" (1.96m x 1.93m)

**Bedroom 3**

15'11" x 11'1" (4.86 x 3.38)

**En-suite Bedroom 3**

8'4" x 9'1" (2.56 x 2.78)

**Bedroom 4**

14'1" x 10'11" (4.3 x 3.34)

**En-suite Bedroom 4**

14'2" x 5'7" (4.32m x 1.72m)

**Bedroom 5**

14'4" x 9'11" (4.37m x 3.02m)

**En-suite Bedroom 5**

10'7" x 3'7" (3.23m x 1.09m)

## BASEMENT LEVEL

The lower ground floor has an impressive custom office, gym, and a shower room with a convenient WC, strategically located for poolside changes. It also boasts a sizeable utility room, versatile for a second kitchen, along with ample storage, a laundry chute, and an inviting TV/cinema room with garden-access doors.

**Hallway**

**Reception Room 4**

21'4" x 19'5" (6.52 x 5.92)

Exceptional TV/Cinema room featuring garden-access doors

**Study**

19'5" x 13'7" (5.92m x 4.14m)

Impressive custom-designed office with equipped with air conditioning

**Gym**

16'3" x 10'4" (4.95m x 3.15m)

**Kitchen / Utility**

18'4" x 8'11" (5.60m x 2.74m)

Large fully equipped second kitchen and utility room

**Laundry Room**

8'1" x 4'1" (2.46m x 1.24m)

Laundry room with laundry chute

**Electric Room**

9'1" x 9'1" (2.77m x 2.77m)

**Bathroom**

9'11" x 9'1" (3.02m x 2.77m)

## EXTERNAL SPACE

The property also boasts a 20-foot deep terrace overlooking a spacious patio and beautifully maintained garden, spanning around 100 feet. Mature hedges and trees enveloping the swimming pool and hot tub create a sense of privacy and seclusion.

The front of the property features a sizeable, gated carriage driveway accommodating off-street parking for multiple cars, alongside a spacious integral garage and a conveniently accessible bike shed.

**Garage**

20'9" x 16'4" (6.32m x 4.98m)

**Swimming pool**

Elegant and generously sized heated swimming pool complete with an all weather pool cover,



## Directions

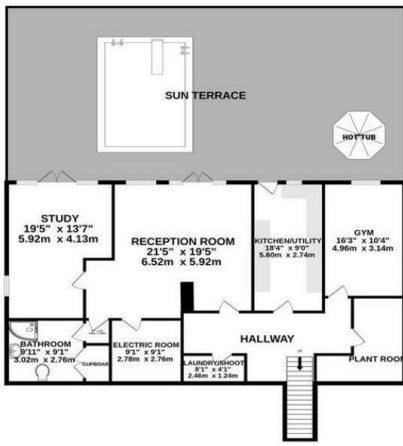
The property is situated in this tranquil, highly desirable location and is within close proximity to the excellent amenities of Radlett High Street with its many shops, restaurants, places of worships and Radlett mainline station which provides a fast service into London St Pancras in under half an hour. The property is within easy access to the M1, A1(M) and M25 and the area is also well served by a number of outstanding schools including Haberdashers Aske's

Hertsmere  
Band H

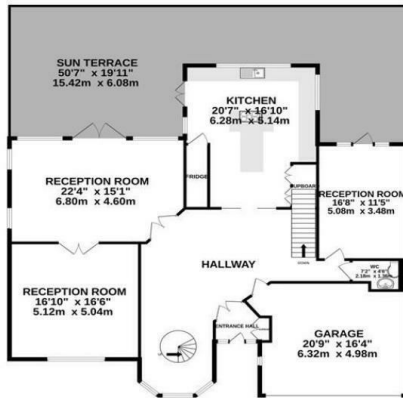


# FLOOR PLAN

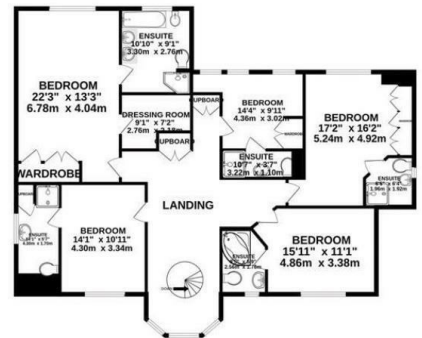
**BASEMENT LEVEL**  
1464 sq.ft. (136.0 sq.m.) approx.



**GROUND FLOOR**  
1905 sq.ft. (177.0 sq.m.) approx.



**1ST FLOOR**  
1578 sq.ft. (146.6 sq.m.) approx.



**TOTAL FLOOR AREA : 4948 sq.ft. (459.6 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>	(81-91) <b>B</b>			(92 plus) <b>A</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>	(55-68) <b>D</b>			(69-80) <b>C</b>	(55-68) <b>D</b>		
(29-54) <b>E</b>	(21-26) <b>F</b>			(29-54) <b>E</b>	(21-26) <b>F</b>		
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		81	85				