



THE DELL HOUSE

RADLETT | HERTFORDSHIRE



AN OUTSTANDING NEW HOUSE BUILT TO AN EXACTING SPECIFICATION AND FEATURING STATE OF THE ART FACILITIES



THE DELL HOUSE

RADLETT | HERTFORDSHIRE | WD7 7JR

*Radlett 0.5 miles | St Albans 5 miles | Watford 6 miles | Central London 16.5 miles | Luton Airport 17.5 miles | Heathrow Airport 25 miles
Direct trains from Radlett to St Pancras in 22 minutes.
(All distances and times approximate).*

Entrance hall | Impressive staircase hall with double height library | Elegant drawing room | Bar with sitting area | Dining room
Superb modern kitchen with separate breakfast room and pantry.

Study/Art room | Gymnasium | Steam room | Wine cellar.

Master bedroom suite with dressing room and ensuite bathroom | 5 further bedroom suites.

2 Car Garage | Tennis court | Swimming pool | Outbuilding with potential for further garaging

Neatly manicured gardens and grounds | Attractive woodland dell.

Approximately 8,948 sq. ft.

In all about 3.11 acres.

For sale Freehold.



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Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

The Dell House is a supremely attractive and extremely impressive country house built within the last year and stands in the middle of its own extensive gardens and grounds within walking distance of the popular village of Radlett. The property enjoys an accessible semi-rural location on the edge of one of Hertfordshire's most popular villages within a Conservation Area.



Shopping: There is convenient day-to-day shopping in Radlett half a mile away. More extensive shopping amenities can be found in Watford 6 miles, St Albans 5 miles or in the West End which is an easy drive by car in 20 miles or by train in 22 minutes.

Schooling: There are some outstanding schools for both boys and girls within easy daily driving distance. These include notably Harberdasher's Boy and Girls School, Queenwood School for girls, Purcell School of Music, Aldenham School, Harrow, St Albans School and Eton College.

Airports: Luton Airport and Heathrow Airport are within 17.5 miles and 25 miles respectively. Northolt Private Airport is also convenient about 10 miles to the south.

Communications: Radlett is superbly located for access into London via the A1 M or M1 with Junction 5 lying within 3.5 miles or the M25 Junction 22 within 3.5 miles. This gives fast access into Central London or the national motorway networks.

Golf Courses: There are a number of good golf courses nearby including Aldenham Golf and Country Club, Moor Park Golf Course, Brocket Hall, Verulam Golf Course and The Grove Country Club and Spa also nearby.



DELL HOUSE

Dell House is a classically styled new house completely rebuilt within the last year and finished to the highest possible standard. Built of an attractive mellow red brick under a slate tile roof, the house has followed the lines of traditional architecture yet fashioned to accommodate the latest in modern technology. Great attention to detail has been paid to the internal and external architecture with an intelligent house management system operated from individual rooms or by iPad. The house features gas fired central heating, air conditioning throughout and underfloor heating. All the fixtures and fittings are of high quality. The immediate impression when entering the house into the spectacular staircase hall and the

double height library is one of space and light. An elegant wrought iron staircase rises to the right and double doors into the drawing room to the left. This is a sumptuous room for entertaining and has double doors out onto the terrace. Adjacent is a party room with bespoke fitted bar and drinks area.

The modern kitchen is fully equipped with the latest appliances and has a central breakfast island and doors out to the garden. Off the kitchen is a breakfast room with double doors out to the terrace and a well-equipped utility room/preparation room with space for additional fridges and freezers. Off the back hall is a study/art room with superb views over the garden.











On the lower ground floor is a bedroom suite, currently used as a study/ office, with adjacent bathroom suite and a steam bath. Also on this floor is a feature wine cellar with extensive glass racking and capacity for 732 bottles together with an air conditioned gymnasium and the plant room.

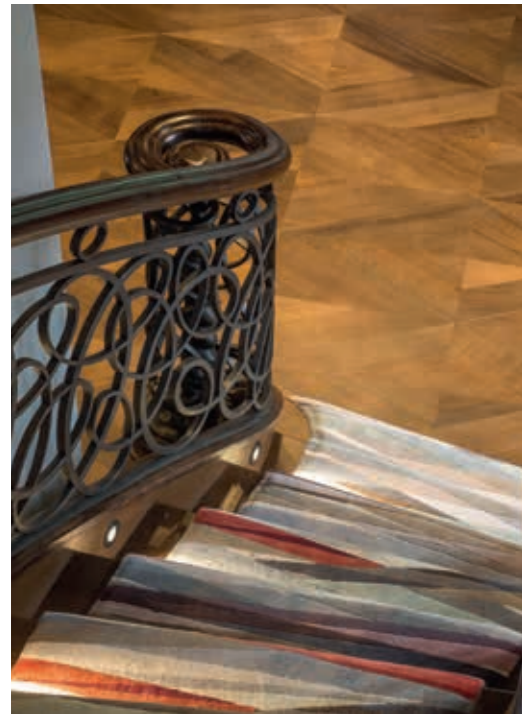


The first floor is dominated by the magnificent master bedroom (29'2 x 27'7) with extensive ladies dressing areas together with a beautifully finished men's dressing room and a large ensuite bathroom with shower, bath and twin basins. On this floor are two further bedrooms suites, one with a large walk-in dressing room. The landing overlooks the entrance hall and has extensive bespoke bookcases and a continuation of the staircase rises to the second floor where there are two additional bedroom suites, one with an extensive dressing room together with a laundry room and further storage.









SPECIFICATION

DESIGNERS

- Rick Baker Bespoke Kitchen.
- Main Bathroom and downstairs cloakroom suites by Bathrooms International.
- Bar by Rick Baker.
- Steam room by Drom.
- Temperature controlled wine cellar by Spiral Cellars.
- Bespoke wrought iron staircase by Matt Livesey Hammond.
- Swimming pool by Unipools.

FLOOR AND JOINERY FINISHES

- Diamond cut quarter sawn dark oak floor finishes to hall and reception rooms.
- Book matched Italian marble floor and wall tiles to bathrooms.
- Honed limestone floor tiles to kitchen by Artisan.
- Bespoke joinery and cabinetry in American walnut and high gloss exteriors by Rock and Bone.
- Painted surfaces by Colchester and Lister.

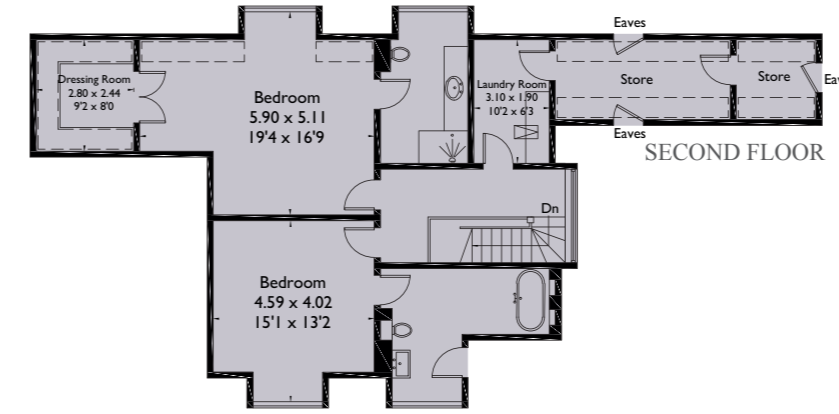
APPLIANCES

- AGA Stove.
- Gaggenau oven.
- Sub Zero fridge.
- Hansgrohe/ Gessi bathroom fittings.
- Baths by Bathrooms International and Villeroy and Bosch.

HOUSE MANAGEMENT

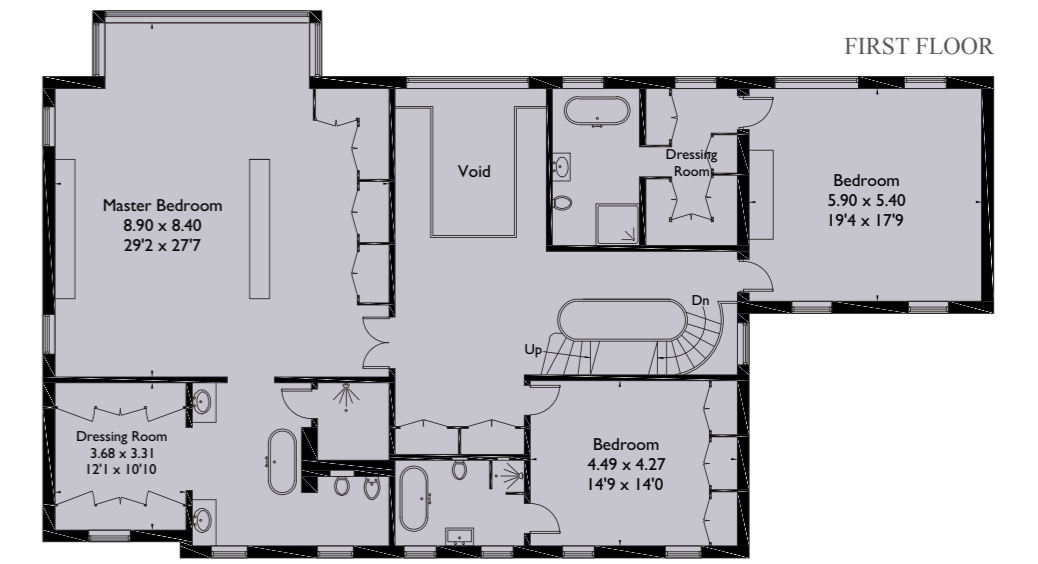
- WMS Underfloor heating throughout basement, ground floor and master suite.
- Daikin air conditioning throughout.
- Crestron controlled audio visual throughout.
- BMS intelligent house management system.
- Lutron lighting.
- New gas fired boilers by Valliant.

= Reduced headroom below 1.5m / 5'0



LOWER GROUND FLOOR

Approximate Gross Internal Floor Area:
831.3 sq m / 8,948 sq ft
(Including Garage and Plant Room . Excluding Void)
For identification only, not to scale.



FIRST FLOOR



GROUND FLOOR



GARDENS AND GROUNDS

Beautifully landscaped gardens surround the house on all sides with a long sun terrace stretching along the western elevation providing a large dining and entertainment area. Steps lead down to a sheltered and private swimming pool bordered by attractive lawns and towards the north a path leads to a hard tennis court within a sheltered area surrounded by lawned areas and flowerbeds. To one side is a large gravelled courtyard suitable for overflow car parking. To the south of the house is a wonderful wooded Dell, after which the house was named, providing ideal space for children to play and also a haven for wildlife.



GARAGE BLOCK

Approached over a covered walkway from the house is a two bay garage block together with a plant room. A spur off the main drive leads to an outbuilding which provides an opportunity for further garaging or storage.



SERVICES

Mains water, electricity and drainage. Underfloor heating and air conditioning to the main house.

FIXTURES AND FITTINGS

All those items usually known as tenant's fixtures and fittings including fitted carpets, curtains and light fittings are excluded from the sale but the majority of such items together with a certain number of contents can be made available by separate negotiation.

DIRECTIONS (POSTCODE: WD7 7JR)

From London take the M1 to Junction 4 and head north on the A5183 through Elstree to as far as Radlett. Before entering the village the entrance to the house will be seen on the left hand side set back and approached through wrought iron gates.

IMPORTANT NOTICE

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Particulars dated: October 2017.

Photographs dated: September 2017.

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