

**Grace Avenue, Shenley**

**£900,000 (Freehold)**

**VILLAGE**  
E S T A T E S



Nestled in a quiet, ultra-private enclave within the historic grounds of Shenley Manor, The Old Buttery is a magnificent detached home with parts of the property dating back to 1755. This unique property seamlessly marries rich historical character with the finest modern comforts.

The ground floor invites you into a welcoming entrance hall leading to a bright and airy living room, a dedicated home office/third bedroom, and a fully integrated modern kitchen. The architectural crown jewel of the home is a breath taking dining room, distinguished by an original brick domed ceiling.

A versatile ground floor bedroom offers the option for a private en-suite, complemented by an additional independent shower room.

Upstairs, the entire first floor is dedicated to an indulgent principal bedroom suite, complete with a bespoke dressing area and a luxury en-suite bathroom.

Outside, the property enjoys a wrap-around south facing garden enveloped by mature trees and shrubs perfect for secluded entertaining.

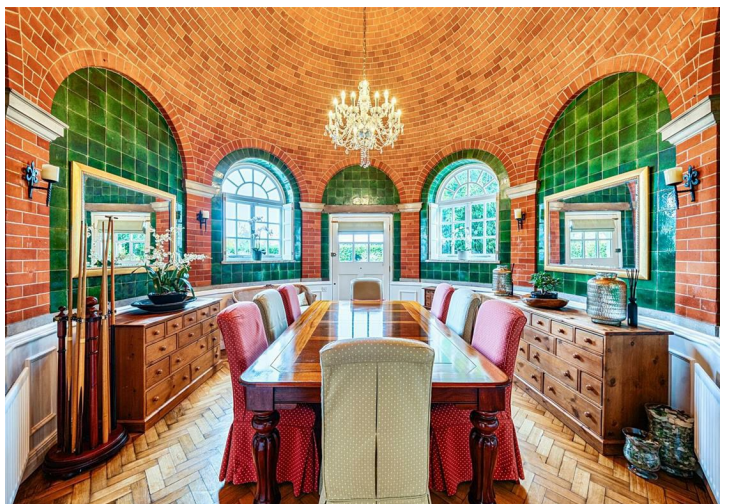
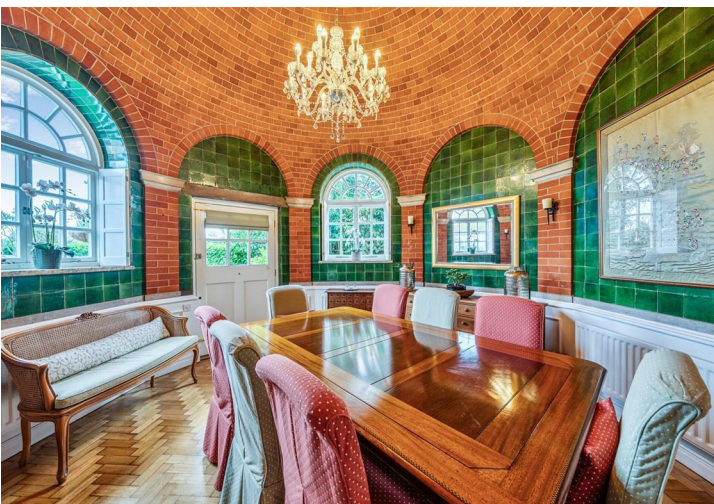
Parking is ample, with private on site spaces and further allocated parking inside a secure, walled courtyard.

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



Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.







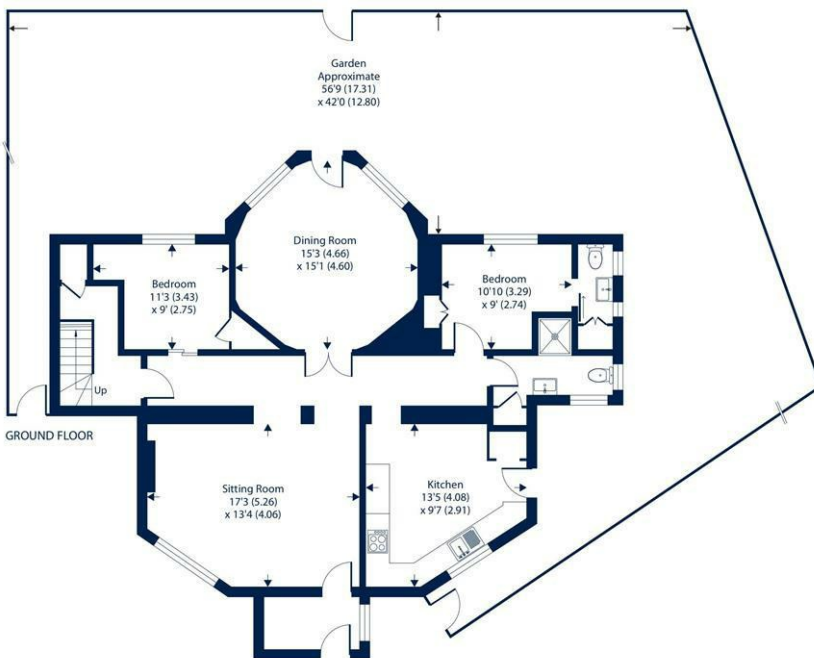
## Grace Avenue, Shenley, Radlett, WD7

Approximate Area = 1352 sq ft / 125.6 sq m (excludes void)

Limited Use Area(s) = 457 sq ft / 42.4 sq m

Total = 1809 sq ft / 168 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hamptons. REF: 1370939



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ANDROID APP ON Google play

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	