

# The Cat & Fiddle, Cobden Hill, Radlett

## £1,450,000 (Freehold)



An exclusive conversion of the historic former Cat & Fiddle Pub, an iconic site that has been thoughtfully reimagined to offer modern, luxurious living. With completion expected in January 2026, this unique property presents an exceptional opportunity for those seeking both sophistication and convenience.

This stunning home features an expansive layout with four bedrooms and two beautifully designed bathrooms, all finished to the highest standards. The property boasts approximately 1,775 sq. ft of meticulously crafted living space, perfectly blending elegance, functionality and comfort.

The residence offers the perfect retreat while being just a short stroll from the vibrant Radlett High Street. Enjoy easy access to boutique shops, gourmet dining, and excellent local amenities, all within a sought-after location.

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

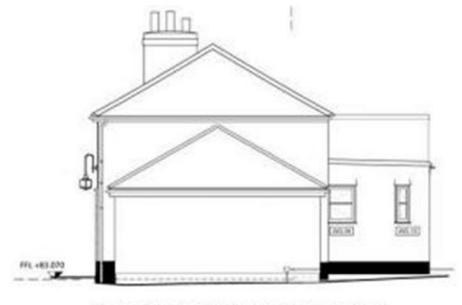


Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.



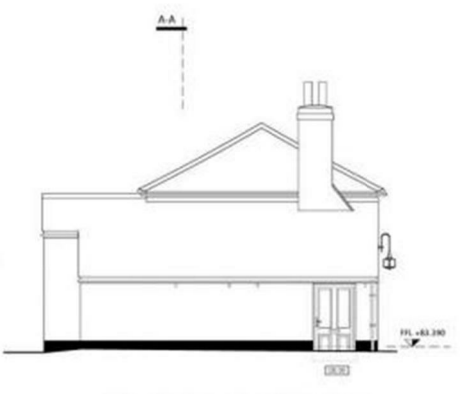
**FRONT ELEVATION (NORTH-EAST)**  
 Scale 1:50



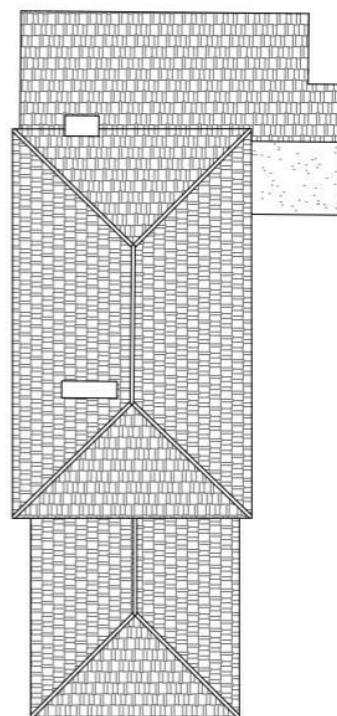
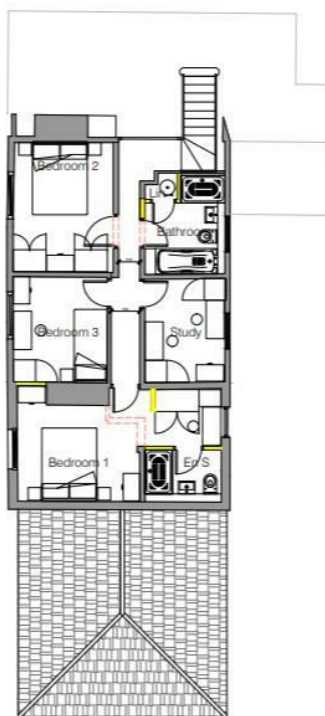
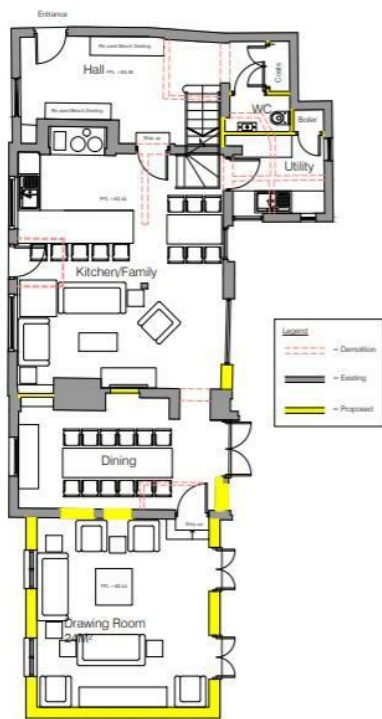
**SIDE ELEVATION (NORTH-WEST)**  
 Scale 1:50



**REAR ELEVATION (SOUTH-WEST)**  
 Scale 1:50



**SIDE ELEVATION (SOUTH-EAST)**  
 Scale 1:50



Energy Efficiency Rating		
	Current	Potential
Very energy 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	