

Loom Lane, Radlett

£2,250,000 (Freehold)



A rare opportunity to create a beautifully designed 5,500 sq. ft family home on Loom Lane, one of Radlett's most prestigious and sought-after addresses, with full planning permission already secured.

The proposed design has been thoughtfully developed to deliver both impressive scale and practical family living. The ground floor centres around a substantial open-plan kitchen and family space spanning the rear of the property, complemented by formal reception and dining rooms, a separate study, and extensive utility and pantry areas — ideal for modern family living and entertaining.

A standout feature of the design is the lower ground floor, which provides a dedicated leisure and lifestyle level including a gym, cinema/media room, games room, and additional ancillary spaces — offering flexibility for both family use and entertaining. Importantly, this level benefits from a substantial terrace/lightwell, specifically designed to introduce natural daylight and ventilation, creating bright living space rather than a conventional basement.

The first floor provides five well-proportioned bedrooms, including a principal suite with dressing area and en-suite, alongside multiple additional bathrooms. The second floor offers flexible additional accommodation including a further bedroom, bathroom and separate room, ideal for guests, staff accommodation, a home office or studio.

Externally, the property benefits from a generous plot of approximately one third of an acre, with a private driveway, garaging, and landscaped gardens designed to complement the scale & setting of the house. A separate room above the garage provides ideal space for a home office or studio.

Build cost guidance has been established, with current estimates ranging between £1.7m and £2.0m. The current owner is also willing to introduce the architect and build team involved, providing a clear route to delivery.

Loom Lane is one of Radlett's premier roads, close to excellent schools & transport links.

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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.







Basement



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App Store



ANDROID APP ON
Google play

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