Loom Lane, Radlett

£2,250,000 (Freehold)

VILLAGE ESTATES

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.

01923 852434

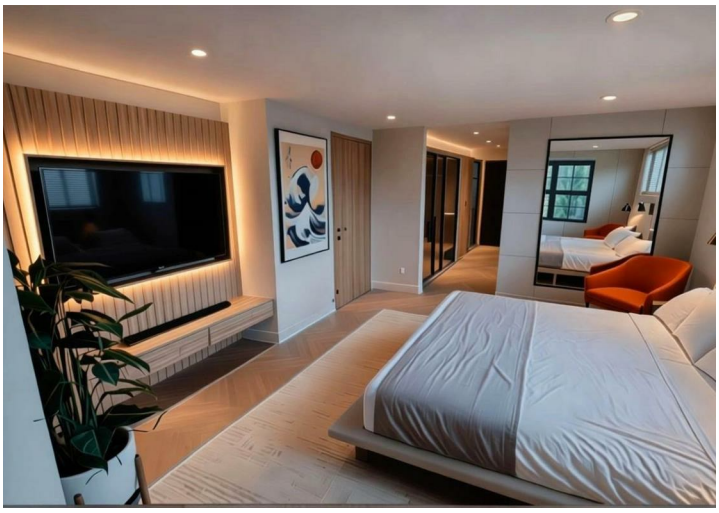
www.village-estates.co.uk

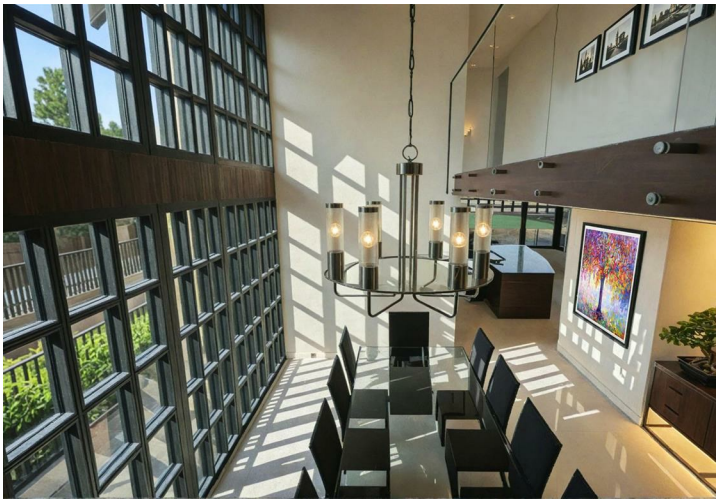
BRITISH PROPERTY AWARDS 2019 GOLD WINNER THE BEST BRITISH ESTATE AGENTS

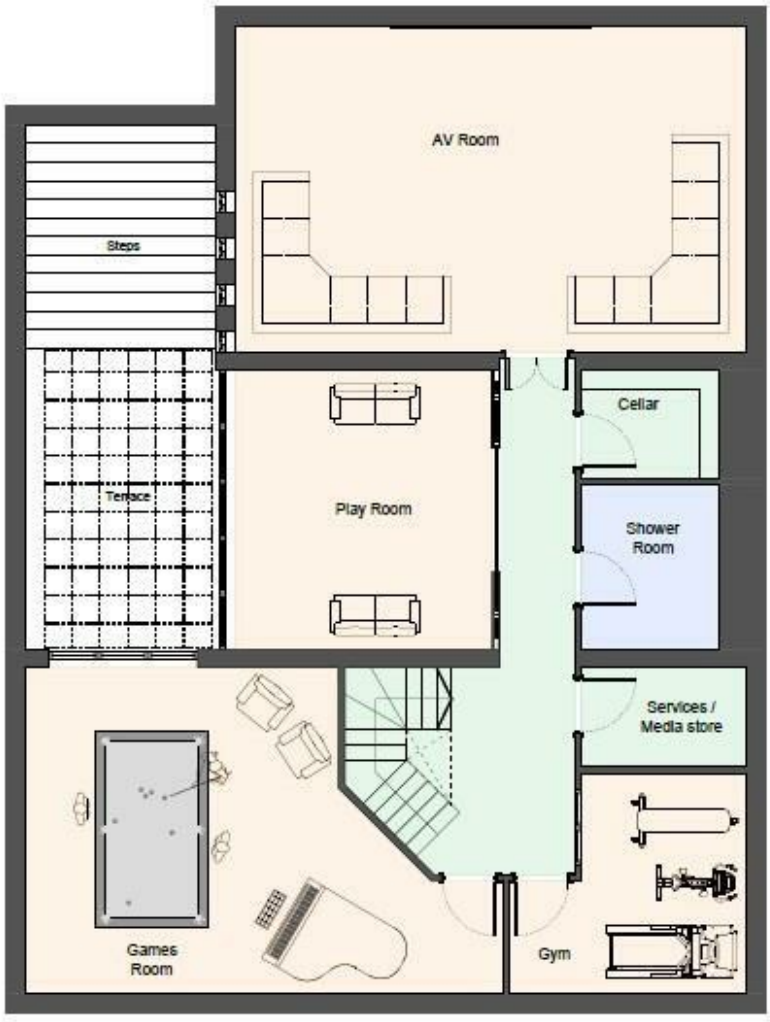
BRITISH PROPERTY AWARDS 2018-2019 GOLD WINNER THE BEST BRITISH LETTING AGENTS

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.







Basement

Available on the App Store

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	