

# 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 — perfectly suited to modern day-to-day living as well as 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 a bright and welcoming environment rather than a conventional basement space.

The first floor provides five well-proportioned bedrooms, including a principal suite with dressing area and en-suite, alongside multiple additional bathrooms, ensuring comfort and privacy for family and guests.

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 and 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 and efficient route to delivery for those seeking a more straightforward build process.

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

**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.





