



Orchard View, Radlett WD7

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# Orchard View, Theobald Street **WD7**

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An exquisite contemporary detached house, with sensational verdant views, set back from the road behind a gated entrance and occupying a substantial plot extending to circa 3.8 acres with double garage and parking for numerous cars.

This exceptional lateral home, built by Griggs Bespoke Homes, extends to circa 8,000 sq ft and is set across two floors only designed and finished to a meticulous standard with an extensive range of modern features including Crestron Home Automation, Lutron Lighting, fully automated blinds/ curtains together with full security (alarm, external movement sensors, CCTV system).

The ground floor features a grand entrance hall featuring a stunning spiral staircase with Flos chandelier, impressive 39ft Siematic kitchen/ lifestyle room with Miele Appliances and Quooker Tap, utility room and WC, reception room, family room/play room, large front facing study, luxurious cinema room, home gym which leads through to the 29ft indoor swimming pool and jacuzzi with bi-folding doors opening onto rear garden as well as a steam room, dressing/shower room and WC.





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Additionally, there is further storage together with an additional double bedroom benefitting from a kitchen and en suite bathroom, well suited for live in staff or guests.

The first floor provides an exceptional principal suite overlooking the expansive garden with dressing room and en suite bathroom and a balcony. In addition, there are a further four double bedrooms all with en suites bathrooms and beautifully appointed with Neatsmith fitted wardrobes. There is an additional laundry room on the first floor.

The wrap around garden has an extensive patio area which provides for all outdoor dining, entertaining and recreational needs with an integrated Napoleon barbecue and an additional two acres of rear land.



**Guide price:** £9,950,000

**Tenure:** Freehold

**Local authority:** Hertsmere Borough Council

**Council tax band:** H

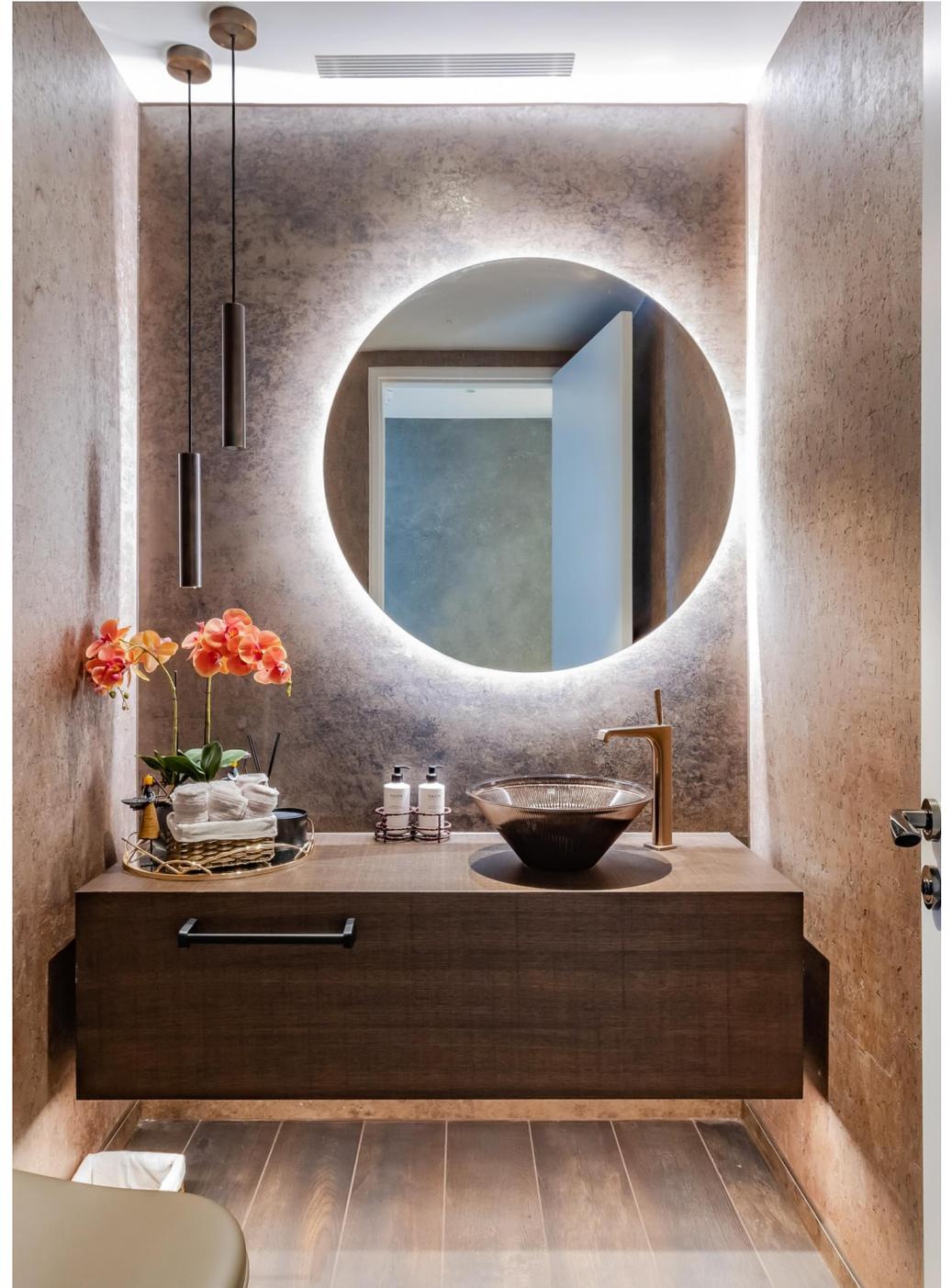
## Location

The property is situated in one of Hertfordshire's most desirable villages within walking distance to the excellent amenities of Radlett High Street with its many shops, restaurants, places of worships and Radlett mainline station which provides a fast service into London St Pancras in under half an hour.

The property is also within easy access to the M1, A1(M) and M25 and the area is also well served by a number of outstanding schools including Haberdashers (Boys and Girls), Aldenham school, Yavneh College, Radlett Prep, North London Collegiate, St Albans Boys and Girls School, Manor Lodge and Edge Grove.







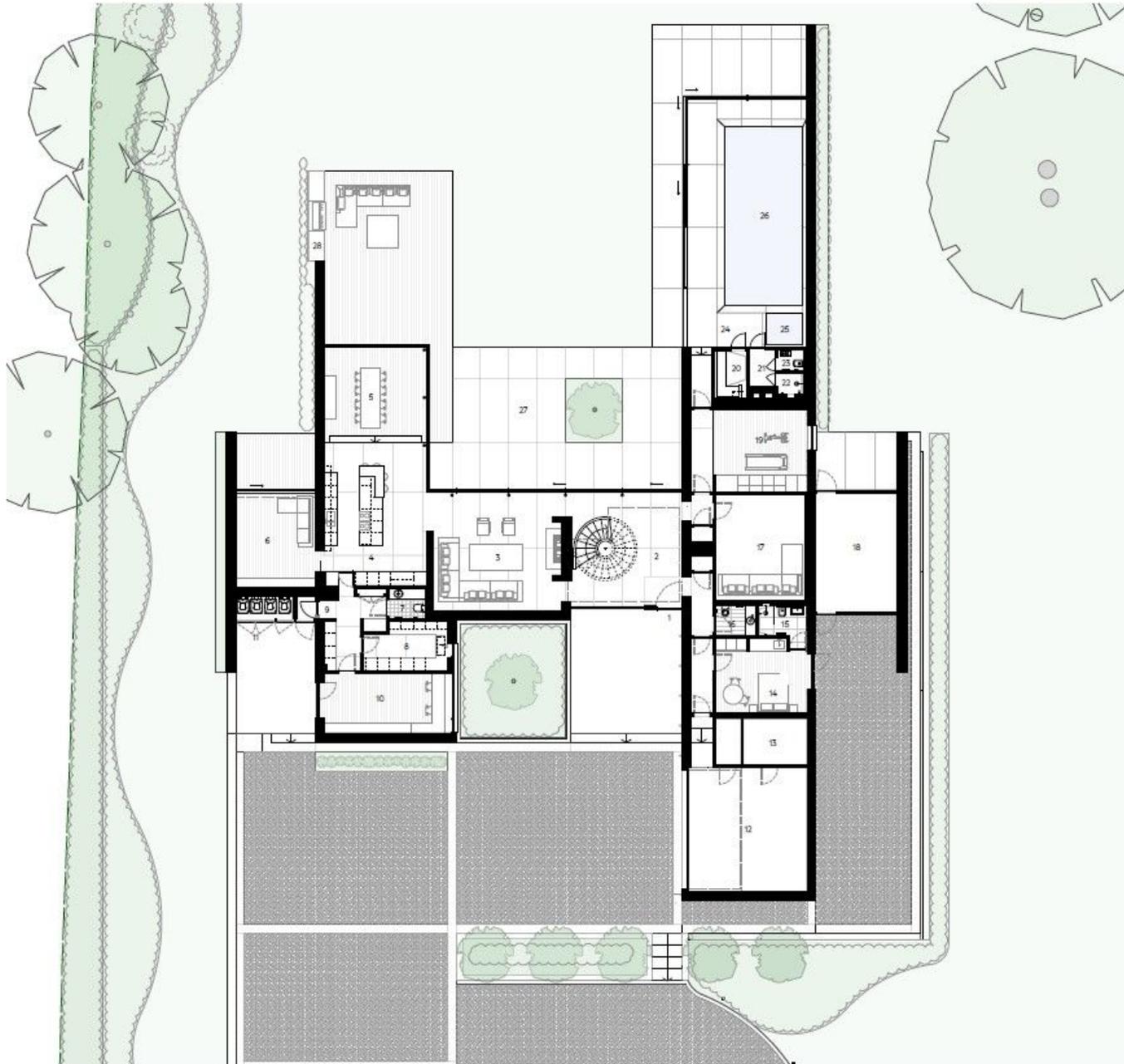






ORCHARD  
VIEW

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VIEW



**KEY**

1	Entrance		
2	Hall	5.78M x 5.58M	18'9" x 18'3"
3	Living	5.98M x 6.01M	19'6" x 19'7"
4	Kitchen	7.19M x 5.16M	23'5" x 16'9"
5	Dining	4.80M x 5.20M	15'7" x 17'
6	Play	4.77M x 4.01M	15'6" x 13'1"
7	WC	1.54M x 1.85M	5' x 6'
8	Prep kitchen	2.44M x 4.31M	8' x 14'1"
9	Kitchen entrance		
10	Study	3.01M x 6.48M	9'8" x 21'2"
11	Bins	1.12M x 2.95M	3'6" x 9'6"
12	Garage	6.25M x 6.05M	20'5" x 19'8"
13	Plant	2.35M x 3.23M	7'7" x 10'5"
14	Nanny	3.73M x 4.63M	12'2" x 15'1"
15	En-suite	1.50M x 2.48M	4'9" x 8'1"
16	WC	1.50M x 2.02M	4'9" x 6'6"
17	Cinema	4.56M x 5.30M	14'9" x 17'3"
18	Pool plant	4.14M x 5.90M	13'5" x 19'3"
19	Gym	4.12M x 5.86M	13'5" x 19'2"
20	Steam	2.39M x 1.65M	7'8" x 5'4"
21	Changing	2.18M x 1.27M	7'1" x 4'1"
22	Shower	1.03M x 1.34M	3'3" x 4'3"
23	WC	1.03M x 1.34M	3'3" x 4'3"
24	Chill out		
25	Jacuzzi	1.57M x 1.87M	5'1" x 6'1"
26	Pool	8.93M x 3.93M	29'2" x 12'8"
27	Terrace		
28	BBQ		

GROUND FLOOR GROSS INTERNAL FLOOR AREA: 481 SQM / 5177.4 SF

TOTAL GROSS INTERNAL FLOOR AREA: 741 SQM / 7976 SF



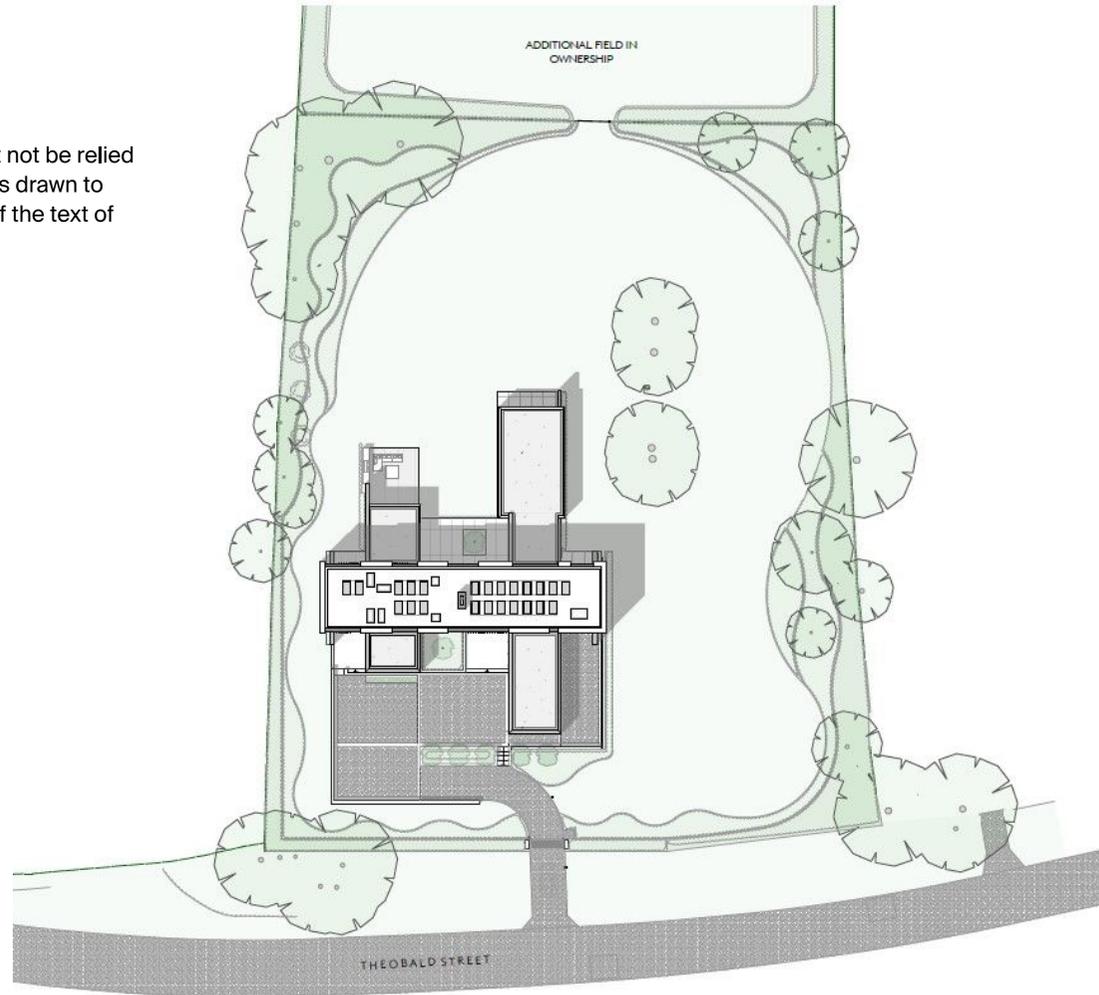
**KEY**

1A	Bedroom	4.07M x 4.48M	13'3" x 14'6"
1B	Bedroom	3.26M x 4.61M	10'6" x 15'1"
1C	Bedroom	4.06M x 4.49M	13'3" x 14'7"
1D	Bedroom	3.25M x 5.01M	10'6" x 16'4"
1E	Bedroom	5.83M x 6.86M	19'1" x 22'5"
2A	En-suite	3.25M x 1.68M	10'6" x 5'5"
2B	En-suite	2.99M x 1.80M	9'8" x 5'9"
2C	En-suite	3.26M x 1.68M	10'6" x 5'5"
2D	En-suite	3.26M x 1.69M	10'6" x 5'5"
2E	En-suite	4.01M x 5.29M	13'1" x 17'3"
3	Dressing room	5.29M x 3.96M	17'3" x 12'9"
4	Laundry/ Linen	3.25M x 2.16M	10'6" x 7'
5	Temple	3.25M x 2.00M	10'6" x 6'5"
6	Gallery (& Snug)	4.01M x 3.41M	13'1" x 11'1"
7	Void	4.72M x 5.54M	15'4" x 18'1"
8	Store	1.59M x 3.77M	5'2" x 12'1"
9	Balcony	1.17M x 5.83M	3'8" x 19'1"

FIRST FLOOR GROSS INTERNAL FLOOR AREA: 260 SQM / 2799 SQF

TOTAL GROSS INTERNAL FLOOR AREA: 741 SQM / 7976 SQF

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated May 2023.

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