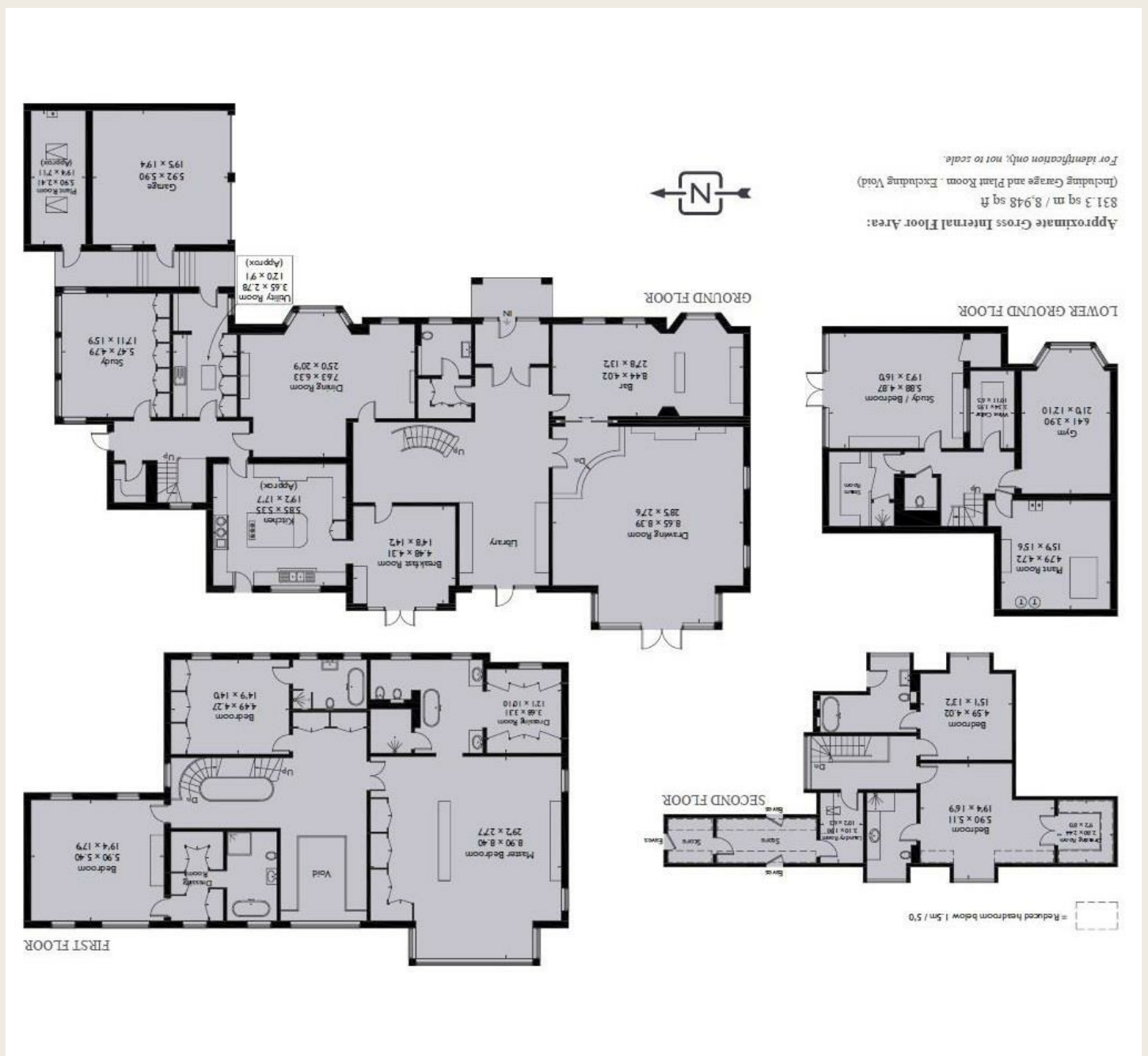
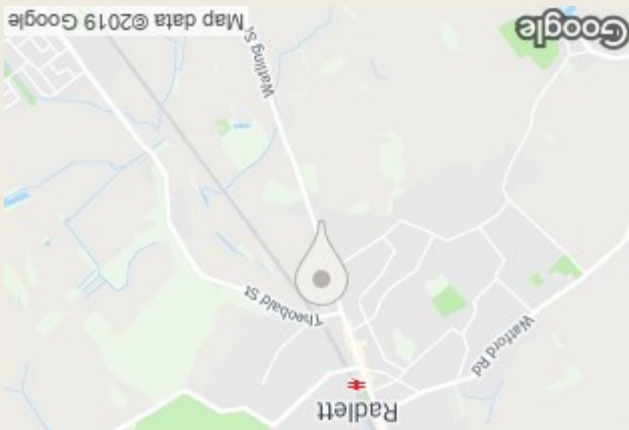


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	65
Potential	67



LUMLEY ESTATES



Cobden Hill, Radlett
Freehold

Tel: 01923 853 366
 Email: info@lumleyestates.co.uk



Cobden Hill
Radlett
Hertfordshire WD7 7JR



This exceptional residence provides an elegantly proportioned freehold property of approximately 8,900 square feet. The house is built in the lines of traditional architecture yet fashioned to accommodate the latest in modern technology. Designed and finished to a benchmark raising standard of bespoke designed features and cutting-edge technology with an intelligent house management system operated from individual rooms or by iPad.

As you enter through the large double doors, an elegant iron staircase rises to the right and double doors into the drawing room to the left. The kitchen is fully fitted with the latest equipment with a large island in the middle and benefits from having the doors opening out to the rear garden, perfect for summer entertaining. The ground floor also has a bar, breakfast room, main dining room and study.

The lower ground floor houses a gym, bedroom suite, steam room and a stunning wine cellar with extensive glass racking. The first floor is dominated by a magnificent master suite with extensive dressing areas, large en-suite bathroom with shower, bath and twin basins. On this floor are two further double bedrooms both with en suites and one with a dressing room. The second floor has two additional bedroom suites.

Occupying a magnificent plot of over 3.11 acres with its own wooded dell which is over an acre. This home sits off the road, up a driveway and is behind security-controlled gates with a double garage and welcoming driveway with space for several cars, all within mature garden landscaping.

To the rear, extensive lawn provides outdoor dining, entertaining and recreational needs, with a sumptuous outdoor swimming pool and tennis courts. All set within a beautifully landscaped garden.

