



RADLETT

BEAUMONT

ONE OF A KIND

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Exclusivity Perfected



# The Residence



Opportunities of this calibre are seldom available – this expansive private home offers an unparalleled blend of space, comfort, and exclusivity, ideal for modern family living and elegant entertaining.







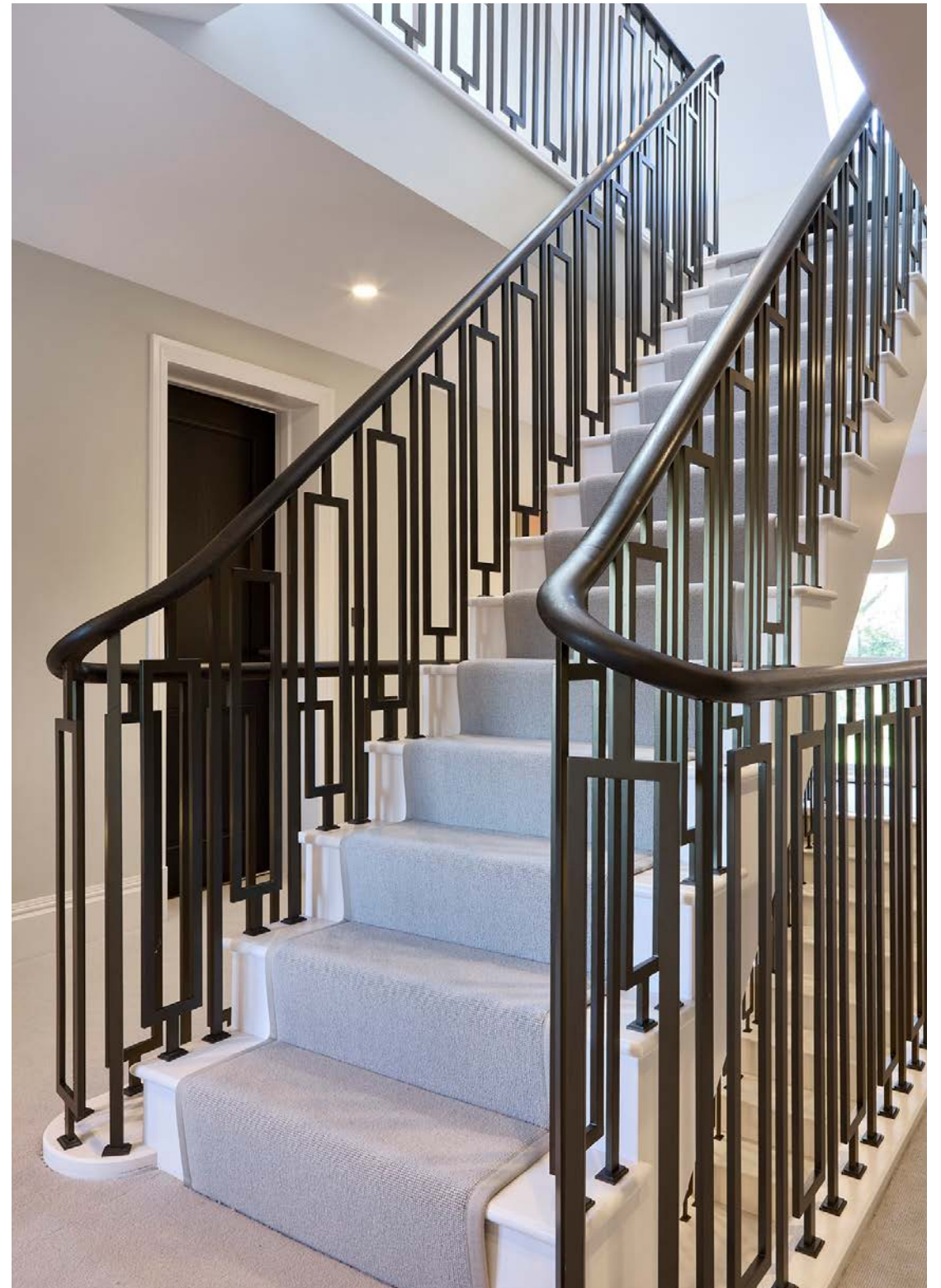


# Take A Dip

A stunning 10 metre heated swimming pool and sauna elevates this substantial home, delivering luxury living at its finest.









Boasting six sumptuous bedrooms, Beaumont redefines perceptions of aesthetic achievement whilst pushing the boundaries in terms of exquisite finish, attention to detail, high specification and classical styling.

Spacious open plan living combined with generous ceiling heights and expansive windows offer an overriding sense of space and light, highlighting the elegant tones of the interior palette.

The Poggenpohl kitchen, positioned alongside modern styled doors, Dekton worktops and sleek chrome ironmongery give a timeless and inviting appeal.

The beautiful expansive garden is highlighted with a ten metre heated swimming pool and sauna in which to entertain and enjoy life's finer moments.



The Aesthetic







# The Magic Of Cinema



A beautifully appointed private cinema room and bar, enhances this impressive residence, offering a luxurious setting for immersive entertainment in complete comfort and privacy.

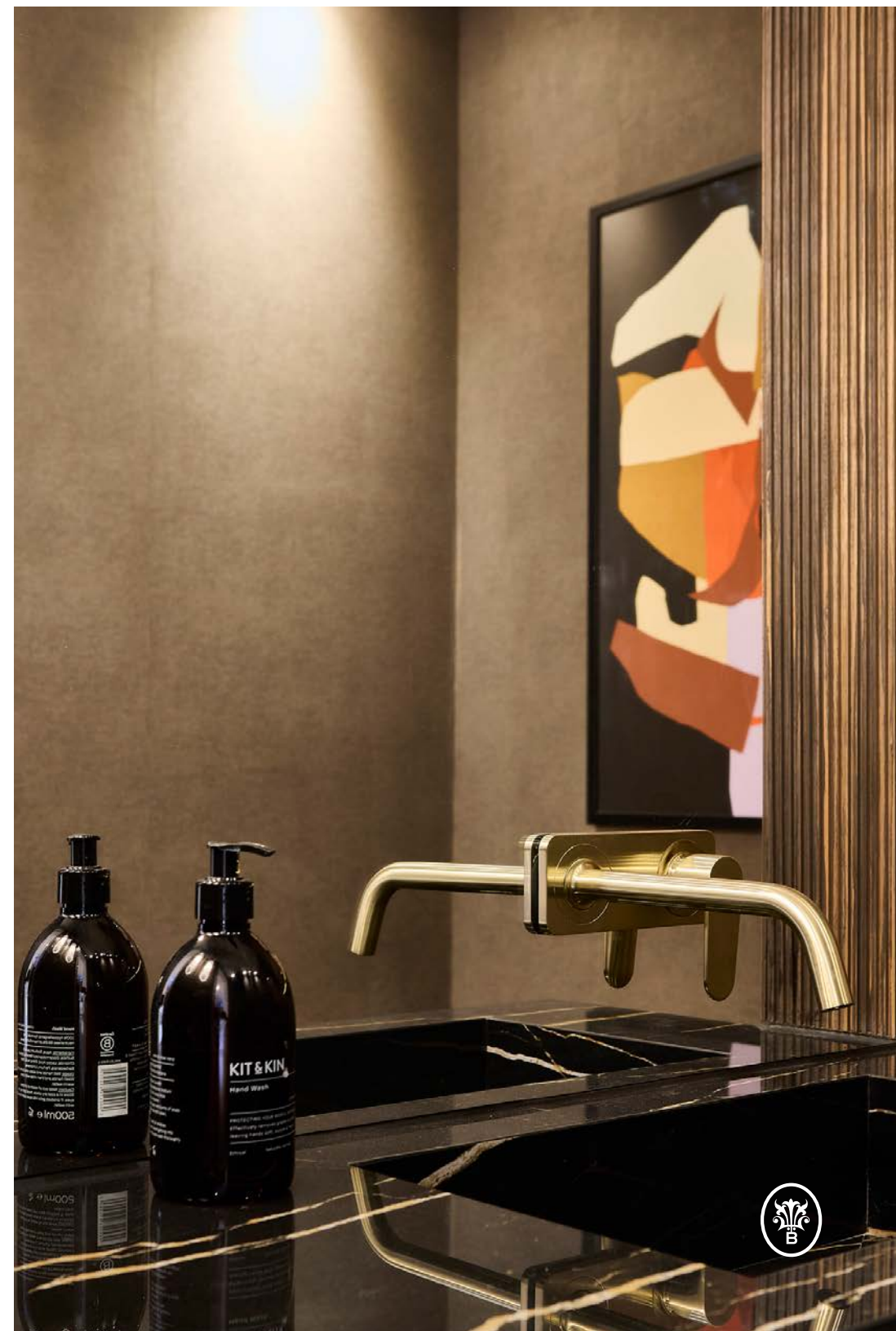








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Large, luminous  
interiors at the heart  
of this prime address

Step into an impressive, light-filled interior where generous proportions and an airy layout create an immediate sense of space and calm. Expansive windows draw in natural light throughout the day, enhancing the openness and highlighting the property's elegant flow.









Once your Poggenpohl kitchen purchase is complete and you have settled into your new home, you can expect a visit from our dedicated client liaison. They will guide you through the features and functions of your new appliances, as well as running through the care and maintenance advice for your kitchen. This personalised demonstration will also include assistance on how to register your appliances and answer any questions you may have.

Due to the longevity of our product, Poggenpohl has a dedicated UK based service department that facilitates any customer requirements. Every Poggenpohl kitchen is supplied with a unique service card that enables us to identify the exact kitchen specification, even if the homeowner changes.

This next level service is just one of the many ways that Poggenpohl offers a full luxury experience for our customers.



# The Location

Well-established, fine, refined, community focused, with eclectic charms and a beautiful selection of parks, golf courses and open spaces, Radlett is rich in its appeal and diversity.

From Battlers Green Farm, offering a range of boutique shops to its plethora of cafés and restaurants, Radlett is the ultimate in English rural living and only a step away from the vibrancy of London.



Radlett and the surrounding areas are home to many excellent independent schools including Radlett Preparatory School, Newberries Primary School, Shenley Primary School, St John's C of E Infant and Nursery School, Hertsmere Jewish Primary School, Aldenham School and Haberdashers' Boys' & 'Girls' School.

All high ranking and noted for strong academic performance, Ofsted 'Outstanding' ratings.



The Capital’s heritage, fashion, culture, fine cuisine, shopping and night life all just a step away. Beaumont is perfectly positioned to capitalise on a fast and reliable public transport infrastructure.

Drive Time



Please note:  
All travel times are estimates only

M25 7 mins  
M1 12 mins  
A1M 12 mins

Hartsbourne Country Club 12 mins  
Porters Park Golf Club 8 mins  
The Grove Hotel 20 mins

Luton Airport 30 mins  
Heathrow Airport 40 mins  
London City Airport 60 mins  
Stanstead Airport 75 mins  
Gatwick Airport 80 mins

The Manor Elstree 10 mins  
Battlers Green Farm 5 mins  
Aldenham Country Park 10 mins  
Stanmore Country Park 10 mins  
Edgwarebury Park 10 mins  
Elstree Aerodrome 7 mins  
Elstree Village Gym 6 mins  
David Lloyd Bushey 12 mins

Central London 45 mins  
Brent Cross 17 mins  
Hampstead Heath 25 mins  
Regents Park 35 mins





Ground Floor

| Dimensions                | ft              | m            |
|---------------------------|-----------------|--------------|
| Living / Dining / Kitchen | 33' 0" x 20' 8" | 10.05 x 6.31 |
| Reception                 | 18' 3" x 22' 1" | 5.55 x 6.68  |
| Study                     | 9' 9" x 13' 9"  | 2.98 x 4.20  |
| Games Room                | 25' 7" x 15' 3" | 7.81 x 4.65  |
| Hall                      | 34' 5" x 12' 5" | 10.50 x 3.78 |
| Garage                    | 19' 8" x 19' 8" | 6.00 x 6.00  |

Total 2551.05 sq.ft 237 m<sup>2</sup>



| Dimensions                 | ft              | m           |
|----------------------------|-----------------|-------------|
| Principal Bedroom          | 14' 7" x 15' 7" | 4.45 x 4.76 |
| Principal Bedroom Bathroom | 9' 10" x 13' 9" | 3.00 x 4.20 |
| Bedroom 1                  | 15' 8" x 20' 9" | 4.78 x 6.33 |
| Bedroom 2                  | 11' 0" x 20' 8" | 3.30 x 6.33 |
| Utility / Storage          | 10' 6" x 15' 4" | 3.20 x 4.67 |

Total 2163.55 sq.ft 201 m<sup>2</sup>



Second Floor

| Dimensions | ft              | m           |
|------------|-----------------|-------------|
| Bedroom 3  | 24' 6" x 14' 5" | 7.47 x 4.39 |
| Bedroom 4  | 17' 0" x 18' 1" | 5.19 x 5.52 |
| Bedroom 5  | 27' 8" x 14' 5" | 8.42 x 4.40 |

Total 1248.61 sq.ft 116 m<sup>2</sup>





A sanctuary of elegance,  
designed for ultimate comfort



























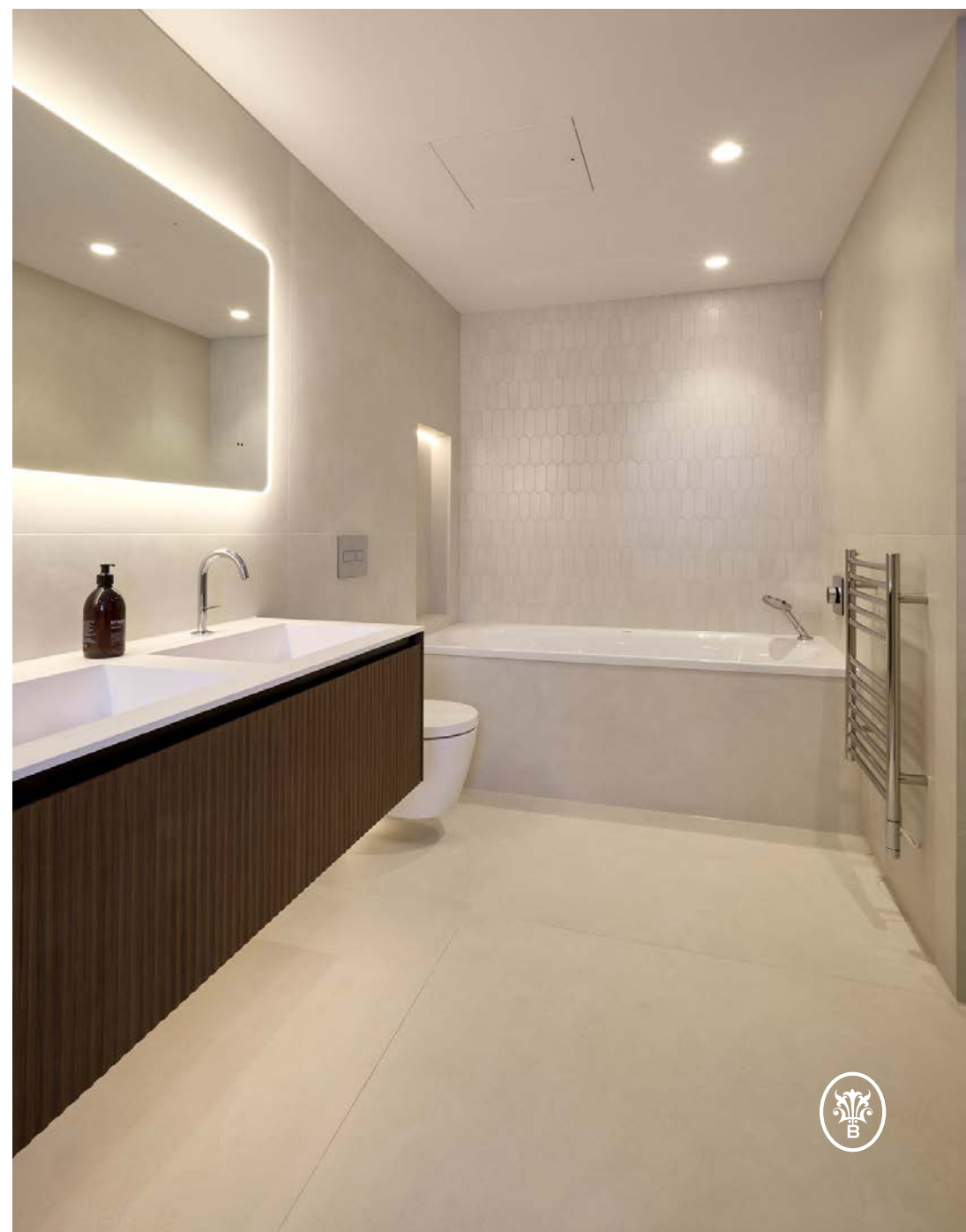








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## Design & Construction

- Solid concrete floors throughout
- High quality aluminium double glazed Windows
- Accoya timber front doors
- Banham Locks

## Arrival Hall

- Feature floor and wall finishes
- Feature decorative lighting
- Large format porcelain tiling to entrance hall
- Stone staircase with bronze balustrading capped with stained oak handrail

## Interior Finishes

- Bespoke panelled oversized timber doors with a painted finish
- Bespoke skirting, architrave
- Amtico floors throughout kitchen, study, entertainment, and main reception rooms
- High quality carpet to all bedrooms and dressing areas
- Bespoke fitted wardrobes to master and guest bedroom suites including shelving, rails, drawers and concealed lighting
- Bronze finish ironmongery to all doors

## Bathrooms & Powder Rooms

- Large format Italian porcelain tiling to wall and floor finishes to master en-suite bathrooms and guest en-suite bathrooms
- Bespoke vanity units exclusively designed for Beaumont by The Design Studio @ Simpson & Voyle
- De-mist mirrors to all master en-suite bathrooms
- Rain showers to all en-suite bathrooms
- Hand showers to all baths in master en-suite bathrooms
- Wall mounted WC pan with soft close seat/cover and concealed cistern to all en-suite bathrooms
- Heated towel rail to all en-suite bathrooms

## Kitchen & Utility Rooms

- Bespoke Poggenpohl kitchen and utility room with Quartzite worktops
- Miele integrated oven
- Miele induction hob with integrated extractor
- Miele integrated combination microwave/oven
- Miele integrated – steam and combination cooking
- Miele integrated full-height fridge
- Miele integrated full-height fridge freezer
- Miele dishwasher
- Miele – integrated wine conditioning
- Quooker hot water taps
- Miele washing machine
- Miele dryer





## Entertainment Room

- Luxury fully fitted bar featuring Quartzite worktops, with drinks fridge & dishwasher
- Cinema area with starlight ceiling
- 100” UHD TV and immersive 5.1.2 Dolby Atmos surround sound system

## Lighting & Technology

- Feature ceiling coffers with concealed lighting to principal reception rooms and master bedroom suites
- Recessed LED down lighters throughout
- 5-amp lighting circuits to selected principal reception rooms and bedroom suites
- PIR lighting where appropriate
- Integrated music system and ceiling speakers to selected principal reception rooms and master bedroom suites
- Telephone and data points to selected principal reception rooms
- Television points to principal reception rooms and bedroom suites
- Control 4 audio system with the ability to AirPlay from your mobile or tablet devices
- Control 4 door entry system with the ability to answer whilst away from the home
- Lutron lighting control
- Automated blinds, curtains and windows
- CCTV system
- WiFi 7 connectivity throughout the property
- Entertainment room with an 100” TV and a 5.1.2 Dolby Atmos surround sound system
- Freeview connectivity to each TV location

## Garden & Pool

- Bespoke landscape design
- External feature lighting
- Porcelain laid patio
- 5m x 10m heated swimming pool
- Air source heat pump for water heating
- Electric integrated pool cover
- Pool house featuring:
  - 6 person sauna with remote access
  - Italian tiled luxury shower room
  - Kitchen area and gym area
- TV point
- Ceiling speakers

## Heating & Cooling

- Air source heat pump providing underfloor heating to all rooms
- Individual room thermostatic climate control
- Air-conditioning to all rooms
- Solar panels

## Security

- Video entry system to operate private entry / exit via security gates
- Individually designed zoned alarm system installed
- Mains operated and fire alarm smoke detectors
- External lighting to selected areas

## Car Park

- Secure off street parking with remote controlled gates
- 2 x vehicle charging points

- 10 year new home build warranty



Homes that are thoughtful in design, friendly to the environment and built by craftsmen

Artemi & Gibbs have been successfully developing properties in London and the South East for over twenty-five years. Priority is given to the design and construction of all their developments, creating the kind of home we all aspire to live in.

Homes that are thoughtful in design, friendly to the environment and built by craftsmen with modern skills and traditional values.

Artemi & Gibbs have a singular obsession always to strive for perfection and to pay attention to the smallest detail. They believe buying a new home should be one of life's most rewarding experiences. An Artemi & Gibbs home is now much sought after by those looking for something more.



Artemi & Gibbs

INTERIOR DESIGN BY



SIMPSON & VOYLE

INTERIOR DESIGN STUDIO





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