



LUMLEY
ESTATES

Grace Avenue

Shenley, Radlett





An exceptional residence of impressive proportions, combining remarkable character with modern family living.

Part of the highly regarded Grade II listed Shenley Manor. Accessed via a gated private carriage driveway, this substantial home is arranged over multiple floors, designed to suit both formal entertaining and relaxed day-to-day living. The generous footprint, coupled with elegant architectural features, creates a home of genuine distinction and versatility.

KEY FEATURES



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6



5

Substantial family home of 6,889 Sq. Ft

Part of Shenley Manor, located in Grace Avenue, Shenley

Exceptional character features throughout

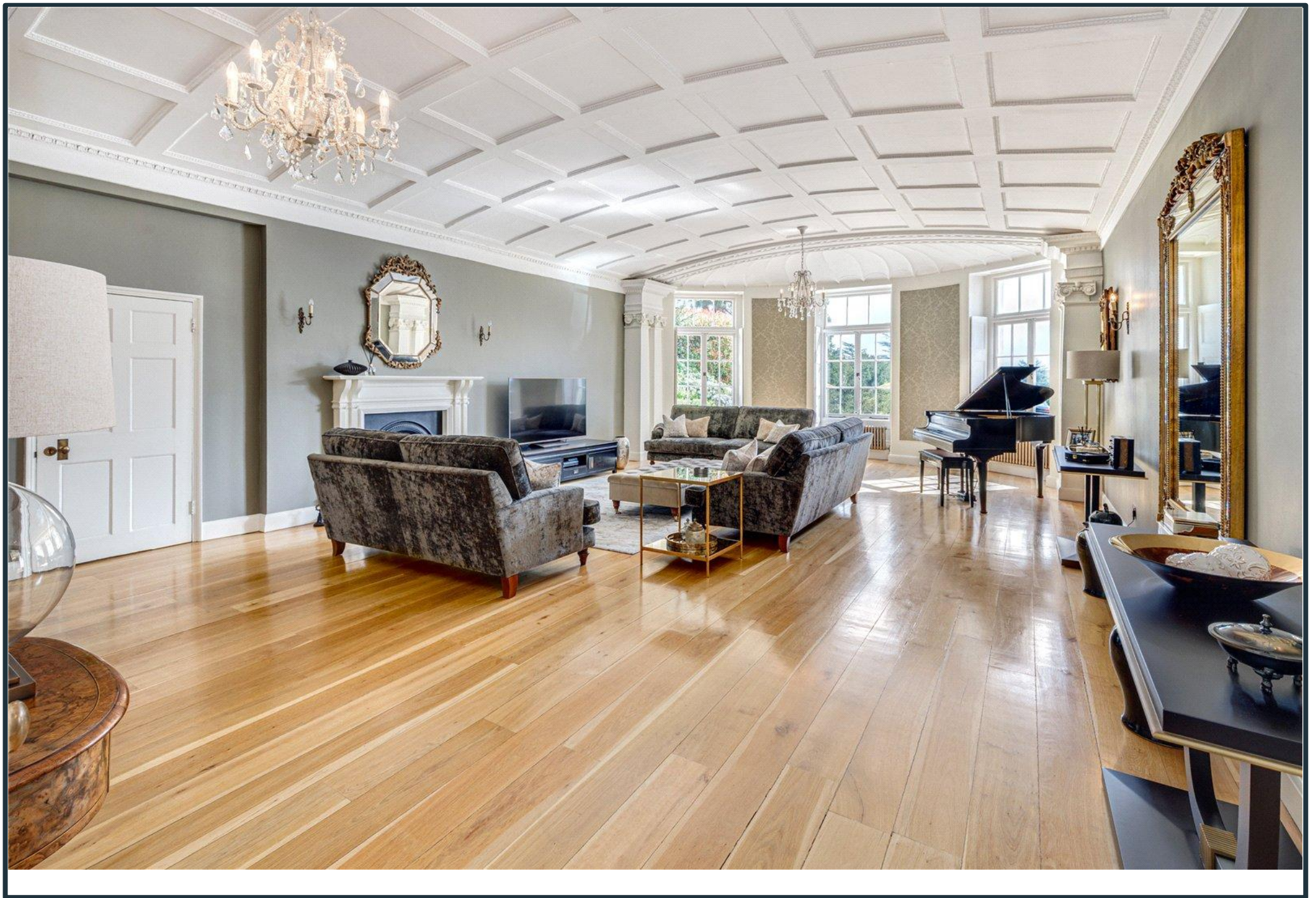
Flexible accommodation arranged over multiple floors

Freehold

EPC TBC

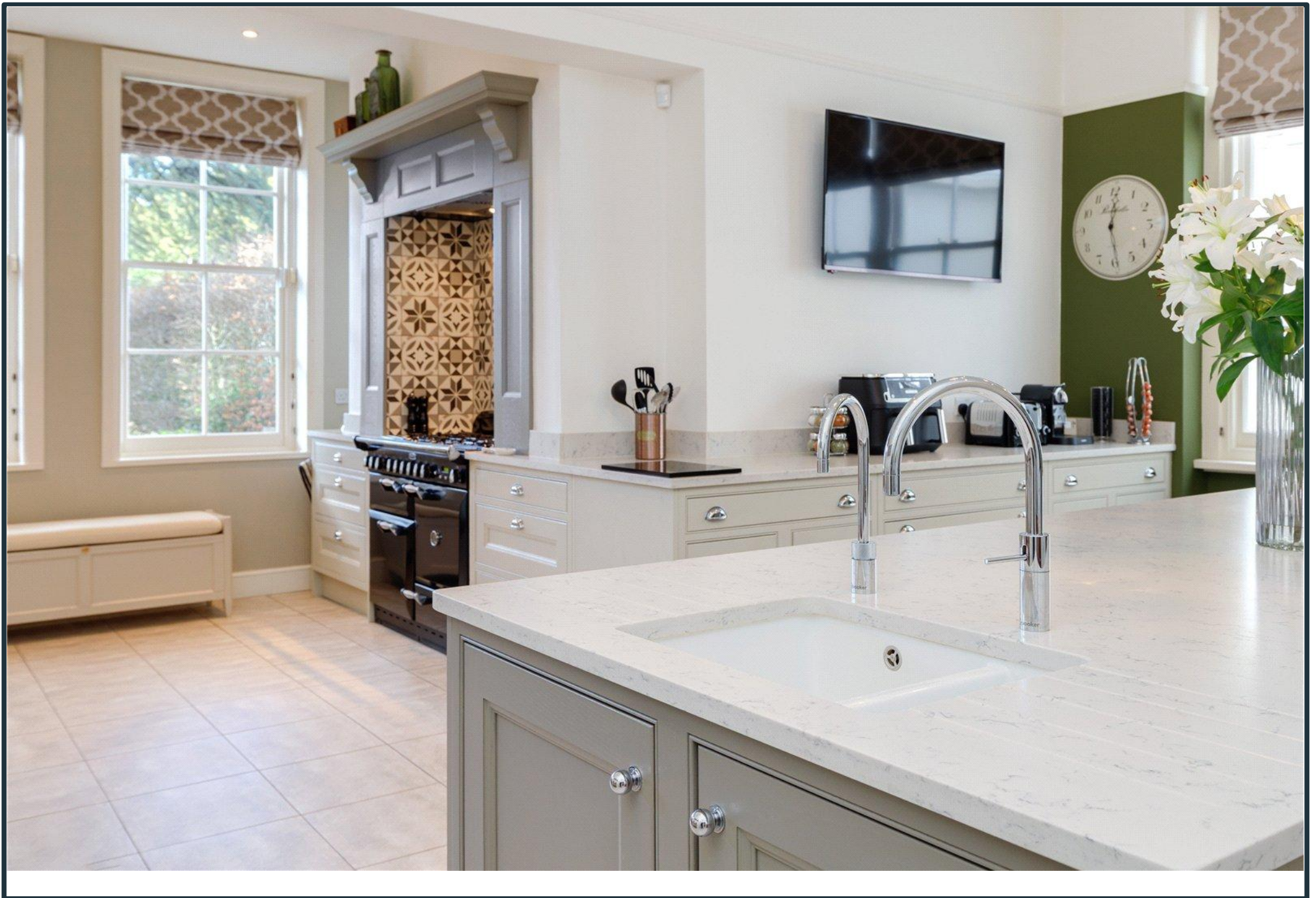
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This impressive Grade II listed home extends to a substantial footprint and offers well-balanced accommodation, as illustrated in the floorplan. The ground floor provides an inviting entrance hall which flows into a series of generous reception spaces, ideal for both entertaining and family living. A large principal reception room sits alongside further versatile living areas, while the kitchen/breakfast room forms the heart of the home with ample space for dining and everyday use.

Upstairs, the first floor provides a superb principal bedroom suite along with further well-proportioned bedrooms, each enjoying good natural light and attractive outlooks. Additional bathrooms and dressing areas are thoughtfully arranged to complement the sleeping accommodation. The layout continues to offer flexibility, with further rooms that could serve as guest accommodation, home offices or leisure spaces, depending on requirements.

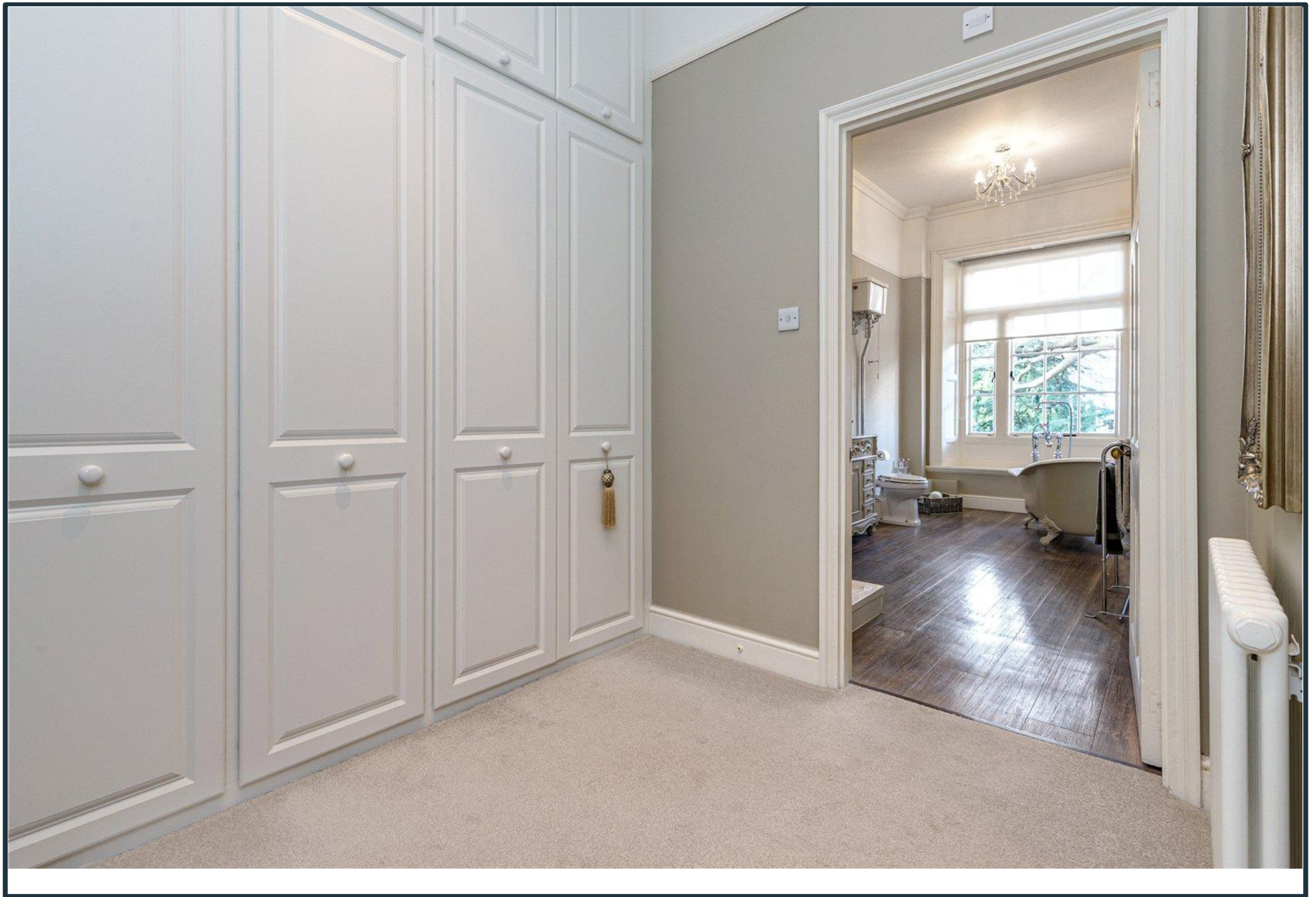
The overall design creates a seamless flow between the living spaces, highlighting the impressive size and character of the property. Situated in Shenley Manor which is located on Grace Avenue in Shenley, within a conservation area, this is the largest property in the manor. It enjoys a prestigious position on one of the area's most desirable residential streets, renowned for its attractive homes and convenient access to local amenities and transport links.

Externally, the property is equally impressive, set behind secure gates with beautifully maintained grounds that complement the scale of the home. The shared front lawns and private garden to the rear provide ample space for outdoor entertaining, relaxation and family activities, with mature planting adding privacy and charm. A generous carriage driveway offers ample parking to the front of the manor, alongside two dedicated spaces in the car park, enhancing both practicality and kerb appeal.

The outdoor space mirrors the internal accommodation in both size and quality, providing a wonderful extension of the living areas. The setting on Grace Avenue further enhances the appeal, combining a peaceful residential environment with convenient access to nearby amenities, schools and leisure facilities.

















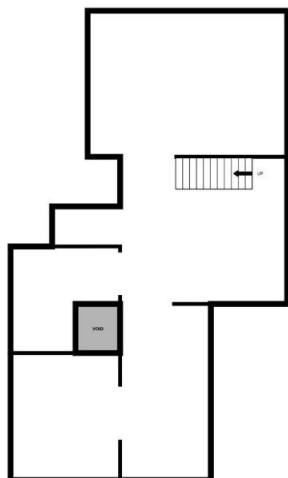




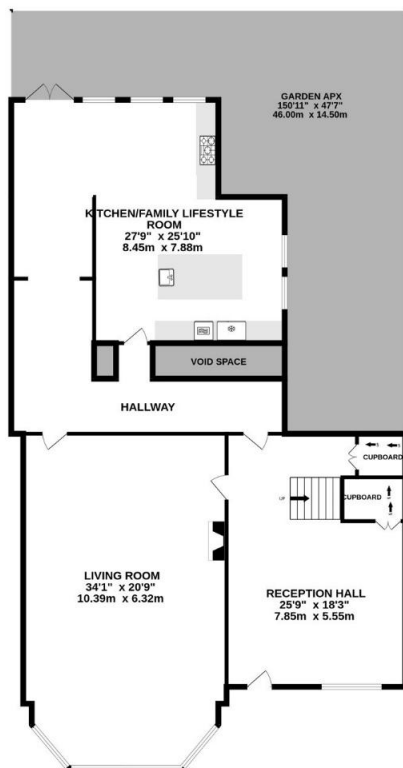




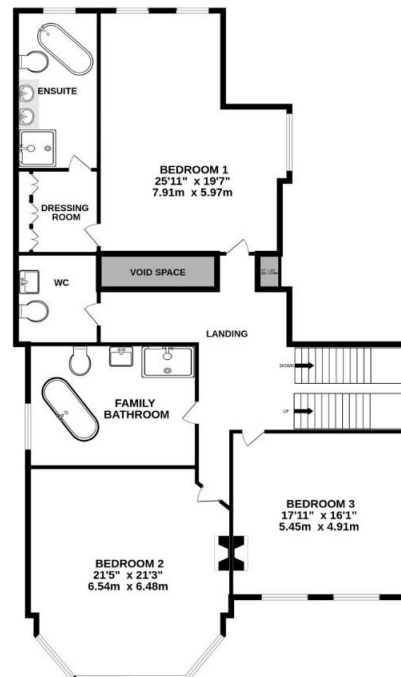
CELLAR
980 sq.ft. (91.0 sq.m.) approx.



GROUND FLOOR
1970 sq.ft. (183.0 sq.m.) approx.



1ST FLOOR
1970 sq.ft. (183.0 sq.m.) approx.



2ND FLOOR
1970 sq.ft. (183.0 sq.m.) approx.



TOTAL FLOOR AREA : 6889 sq.ft. (640.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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