

THE MODERN HOUSE



Radlett, Hertfordshire
£1,500,000 Freehold

Hawthorne Road

This exceptional five-bedroom detached modern home was completed in 1965 to a design by architects Colin G. Liarder and Steve A Kaczmarczyk, having been commissioned by one of the founding staff of ITV. Many of its original architectural features remain, from the pine ship-lap ceilings to the internal glass screens and open-tread staircases. The house occupies a beautiful and leafy position on a private road, with a full-length balcony on its first floor and a well-established garden at the rear.

The Tour

The house sits in a peaceful, secluded plot behind a private driveway. Characterised by clean architectural lines, large single pane windows, brickwork and black painted tongue-and-groove, the façade and proportions of the house are indicative of the modern architectural movement. The neatly enclosed doorway lies to the left and leads to the ground floor, home to a bedroom (currently configured as a gym), a double garage and a storeroom.

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The living spaces occupy the entirety of the first floor, accessed by an exposed open-tread sapele staircase, which beautifully hinges each floor together. Precisely positioned three-story tall vertical windows allow natural sunlight to pour into this space while illuminating the entire house. The living room spans the length of the plan, with floor-to-ceiling windows that slide open to the adjacent patio, creating an easy transition between indoors and out. Internal and original occluded rainglass screens allow further light to permeate through into the hallways.

The open doorways in this room allow for a greater sense of flow between the living space and the kitchen, positioned just behind. Here is where the house's modernist design is most evident, from the pine tongue-and-groove ceiling to the low-hanging pendant lamps and flooring laid in a double herringbone formation. Large windows frame leafy views across the rear garden. A useful utility room lies off the kitchen, with plenty of storage and easily accessible shelving. There is also a well-proportioned study on this floor.

There are four further bedrooms positioned on the top floor, each fanning out from a central hallway. Three are spacious doubles and lie at the front of the plan. The main bedroom also has a walk-in wardrobe, separated via an arched doorway leading to a private en suite. A striking bathroom with a lemon suite also sits on this floor, adding a surprising pop of colour to the predominantly neutral palette of whitewashed walls punctuated by timber doorframes.

The home is heated throughout by gas-fired hot-air heating supplemented by radiators on the ground floor.

Outdoor Space

A spacious south-west-facing balcony traverses the breadth of the house, leading directly from the living area and offering a beautiful elevated vantage point from which to enjoy the view. An immaculately landscaped garden flows from the rear, enclosed with neat hedges, mature apple and pear trees and luscious bamboo. Awash with green, the garden has been purposefully designed to burst with life year-round. There is also a sizeable patio at the rear, an idyllic spot for entertaining or barbeque and a useful shed for storage.

The Area

Hawthorne Road is positioned within the pretty village of Radlett, which sits between St Albans and Elstree in Hertfordshire. The house is near the beautiful surrounding countryside.

Radlett's pleasant high street has a good provision of independent shops, cafés, and restaurants, including several bakeries, grocery shops and the historic Red Lion pub as well as a newly opened Gail's and Per Tutti Italian restaurant. Brass Monkey is excellent for coffee. The Radlett Centre is a contemporary venue providing a varied programme of musical and dramatic events.

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The area is well-known for exceptional schooling, with Haberdashers Boys' and Girls' and Merchant Taylors all nearby.

Slightly further afield is Café in the Orchard at Shenley Park, a lovely spot for a stroll and picnic that also runs a packed summer programme of concerts, plays and events. At the edge of the village is Battlers Green Farm, a working farm and shopping village home to a range of highly distinctive shops, including farm produce, a butcher, a fishmonger and a florist.

Radlett is home to several sporting facilities including cricket, rugby, tennis and golf. Stables and riding facilities are also available nearby. Transport to London and beyond is conveniently catered for through both road and rail. The train station at Radlett is only a few minutes on foot, with direct Thameslink services to St Pancras and West Hampstead in around 25 minutes and which connects directly to the Elizabeth Line at Farringdon. The M1, A1M and M25 are all easily accessible, and both Heathrow and Luton airports can be reached in around 30 minutes

Council Tax Band: G

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.