



Cuffley Hills Barn, The Ridgeway, Cuffley EN6



# Cuffley Hills Barn, The Ridgeway, Cuffley, EN6

**\*\*\* 2 ACRE PLOT FOR SALE WITH PLANNING PERMISSION AND STUNNING COUNTRYSIDE VIEWS \*\*\***

Planning permission has recently been granted for this stunning contemporary style home which is circa 10,000sq ft and will sit in grounds of circa 2 acres, being approached via a deep secluded private drive.

Abutting rolling Greenbelt fields with spectacular panoramic views of the countryside and the City of London in the distance. Offering privacy and seclusion yet extremely well located within this premier road in Cuffley within easy reach of the local shops, and mainline station.

The Ridgeway is a prime address in Hertfordshire and benefits from excellent communications by both road and rail. Cuffley village is approx.1 mile away and provides local shops, and Cuffley main line station provides a regular services to Moorgate in 35 minutes. Potters Bar is approx. 3 miles away and offers a more comprehensive range of shops and amenities with the mainline station provides services to both London Kings Cross and Moorgate in 18 minutes and 35 minutes respectively.

Central London is approximately 20 miles away and the property is ideally placed for access to the national motorway network via the M25 or A1.

There is an excellent selection of schools nearby including Queenswood, Stormont, Lochinver House and Haileybury.

\*Please note images are indicative CGI's\*





## SWIMMING POOL COMPLEX

The swimming pool complex has the benefit of

- Changing rooms
- Sauna
- Steam room
- Beauty treatment room







## **MASTER BEDROOM SUITE**

Comprises of

- His and hers ensuite bathrooms
- His and hers Dressing Rooms
- Commanding views over the London skyline Canary Wharf & Docklands



# Schedule Of Accommodation

## GROUND FLOOR:

Double Height Reception Hall Entrance with Vaulted Ceiling  
Passenger Lift  
Guest Cloakroom  
Store Room  
Wine Room  
Principle Lounge  
Games Room/Television Room  
Study  
Snug  
Fitted Kitchen/Dining Room/Day Room  
Walk in Larder  
Prep Kitchen/Utility Room

## FIRST FLOOR:

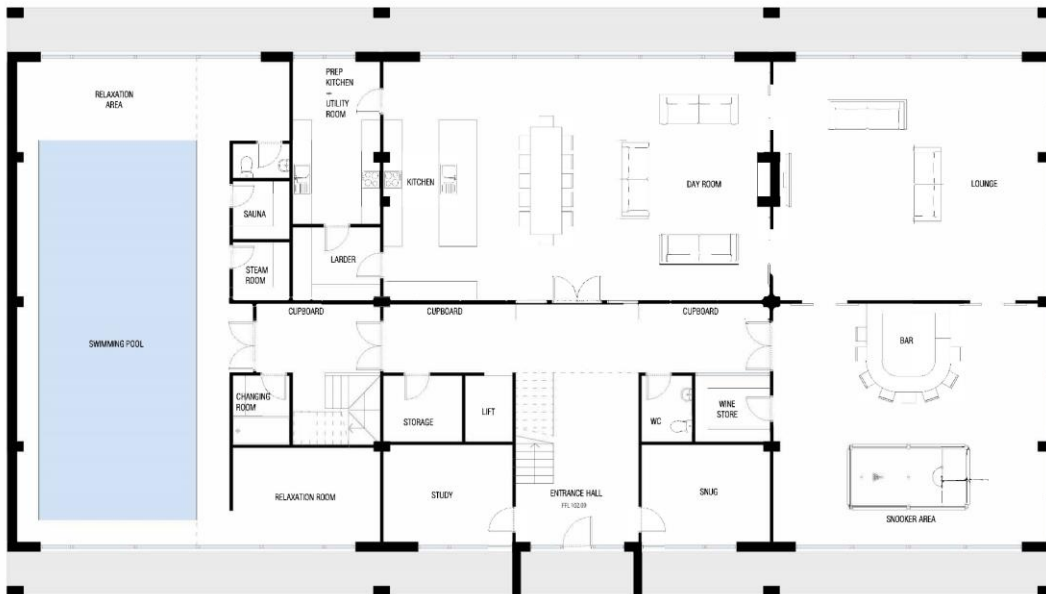
Large Landing with Void and Lift  
Principle Bedroom Suite With Balcony  
Twin Dressing Rooms and His 'n' Hers Bathrooms  
4 Further Bedrooms All With En Suite Bathrooms  
Balconies to 2<sup>nd</sup> & 3<sup>rd</sup> Bedrooms  
Terrace to 4<sup>th</sup> Bedroom  
Laundry Room  
Access To Indoor Pool Complex and Gymnasium

## DOUBLE HEIGHT INDOOR LEISURE COMPLEX:

Swimming Pool  
Sauna  
Steam Room  
Relaxation Room  
Cloakroom  
Changing Room  
Stairs To Gymnasium

## EXTERIOR:

Grounds of circa 2 acres  
Approached via Deep Secluded Private Drive  
Ample Parking

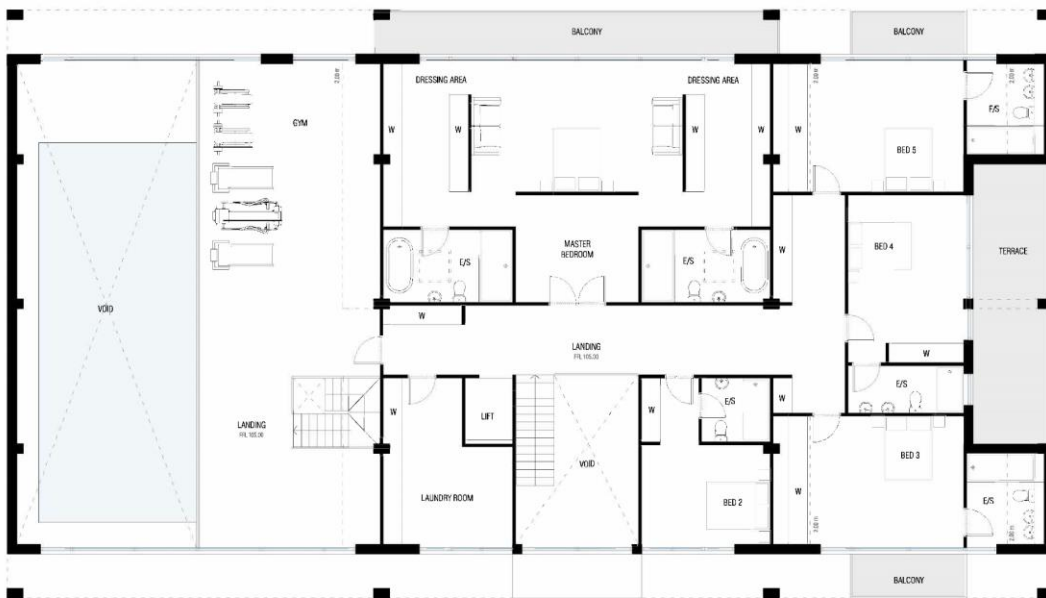


[01] GROUND FLOOR PLAN

GIA - 496 sqm

NOTES

LOCAL AUTHORITY : WELWYN &  
HATFIELD  
COUNCIL TAX: TBC  
FREEHOLD



[02] FIRST FLOOR PLAN

GIA - 363 sqm



A Reorganisation of the windows in the Bay window kitchen AB 02/21  
 Reason Approval Drawn By Date

PLANNING



Address CUFFLEY HILLS BARN  
THE RIDGEWAY  
CUFFLEY, ENG. AW

PROPOSED FLOOR PLANS

Scale 1:100@A2 Drawing No. PL08  
 Project No. 20\_437 Revision No. A

**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All size are approximate. All dimensions include wardrobe spaces where applicable.



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