



The Ridings

Ponsbourne Manor, Newgate Street, SG13 8QX

1 The Ridings

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***** CHAIN FREE *****

This fabulous home boasts spectacular views and circa 2078 sq ft of luxurious accommodation arranged over two floors.

The ground floor comprises welcoming hallway, wonderful kitchen/family room, lounge, utility room and guest cloakroom.

On the first floor there are four bedrooms, two of which have en-suite facilities and a family bathroom.

The rear garden boasts spectacular views and has a paved seating area to the immediate rear with the remainder laid mainly to lawn.

Located within the highly sought after village of Newgate Street, which has a thriving equestrian community, and with sweeping views across the stunning Ponsbourne Park estate, 'The Ridings' is accessed via a private, wooded road, and provides access to an excellent variety of bridleways and paths, ideal for outdoor activities such as walking, jogging, cycling and horse riding.

The peacefulness of the setting is not at the expense of proximity to amenities vital for contemporary living, being a five minute walk into Newgate Street Village, local to Queenswood School and Cuffley Station with trains direct to Moorgate Station in 45 minutes.



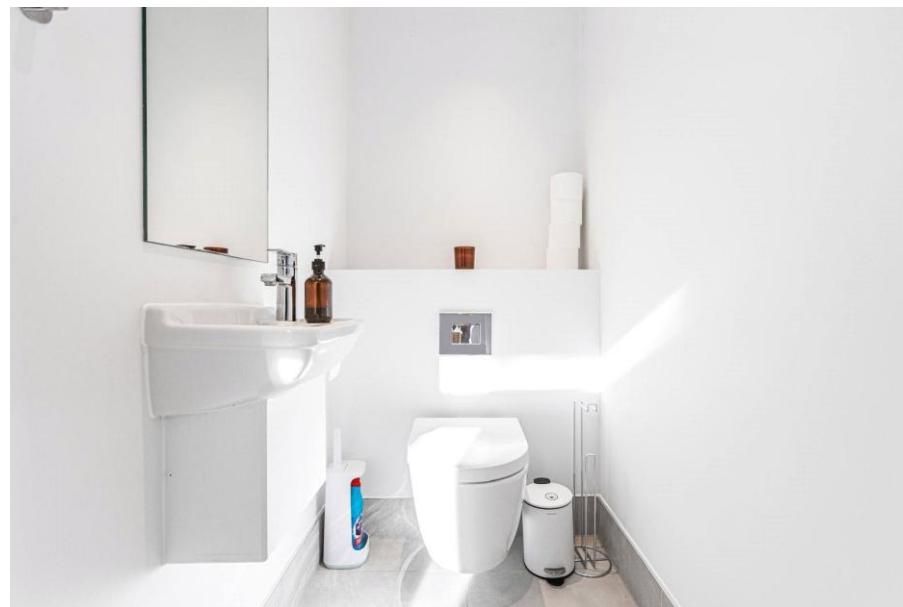


























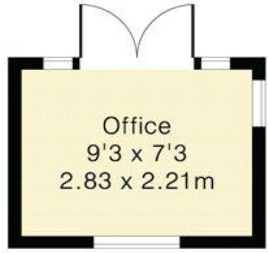




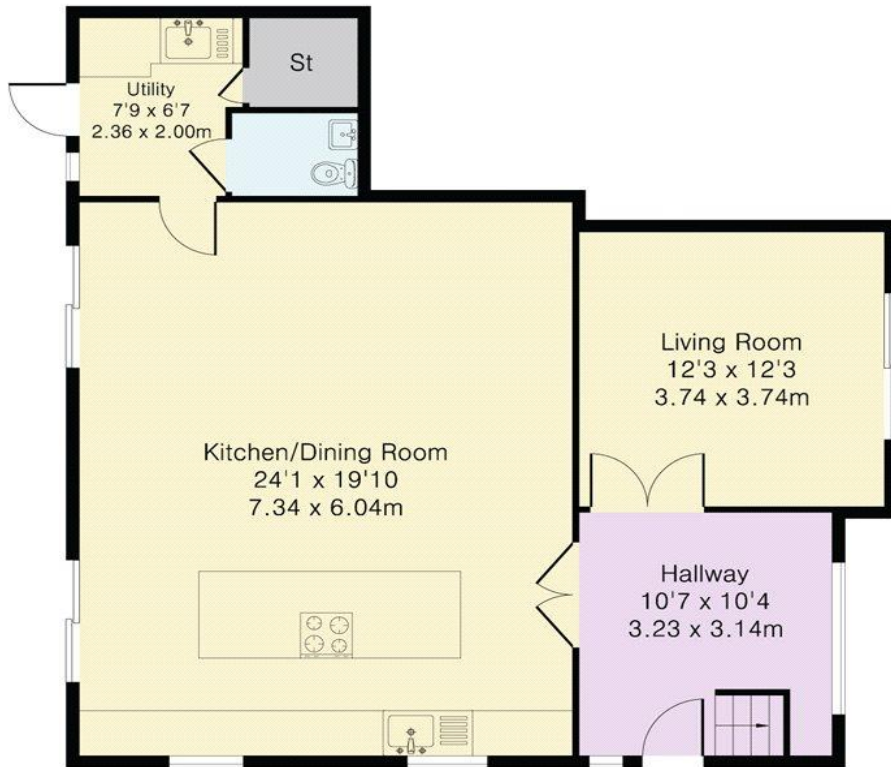








Outbuilding



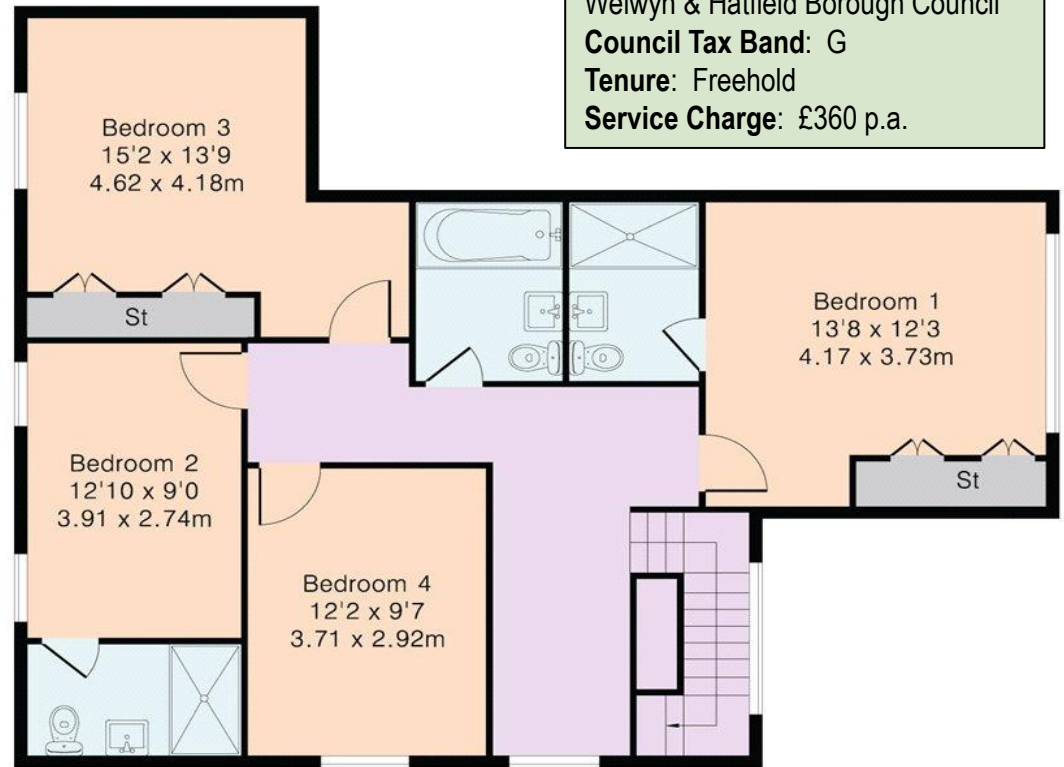
Ground Floor

Approximate Gross Internal Area 1843 sq ft - 171 sq m

Ground Floor Area 830 sq ft – 77 sq m

First Floor Area 946 sq ft – 88 sq m

Outbuilding Area 67 sq ft – 6 sq m



First Floor

Local Authority:
Welwyn & Hatfield Borough Council
Council Tax Band: G
Tenure: Freehold
Service Charge: £360 p.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 sizes are approximate. All dimensions include wardrobe spaces where applicable.



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