



The Ridgeway
Cuffley, Hertfordshire.



Constructed by the present owners in 1991, this magnificent Georgian-style detached residence sits proudly on one of the largest and most prestigious plots on The Ridgeway, enveloped by approximately 4 acres of exquisitely landscaped gardens and grounds.

From the moment of arrival, the sweeping gravel driveway, offering parking for up to numerous vehicles, sets a tone of quiet grandeur and exclusivity. The beautifully proportioned accommodation comprises five elegant bedrooms, four well-appointed bathrooms, and three gracious reception rooms, perfectly suited to both refined family living and large-scale entertaining.

The home is further enhanced by an integral double garage and a substantial detached two car garage with workshop, providing exceptional practicality alongside its architectural charm. The grounds are nothing short of breathtaking. Mature gardens unfold in a series of enchanting outdoor rooms, featuring a tranquil mini lake, a charming pergola, and a sunken walled garden that invites quiet reflection. An outstanding water feature with cascading waterfall forms a captivating focal point, while expansive lawns and mature planting create a sense of complete privacy and serenity. Offering superb potential for extension, subject to the necessary consents and loft conversion, this is a rare and compelling opportunity to acquire a truly distinguished home in an exceptional setting.

Location:

Situated on The Ridgeway, a premier address in Hertfordshire benefitting from excellent road and rail links. Cuffley village is approx.1 mile away and provides local shops, range of restaurants, doctors, and dentist surgeries, and Cuffley main line station with 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 rail station providing 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.

Council Tax Band: H
Local Authority: Welwyn & Hatfield
Tenure: Freehold

Please contact the Prime Sales Office on 020 8016 4300
paul@statons.com or carolyn@statons.com







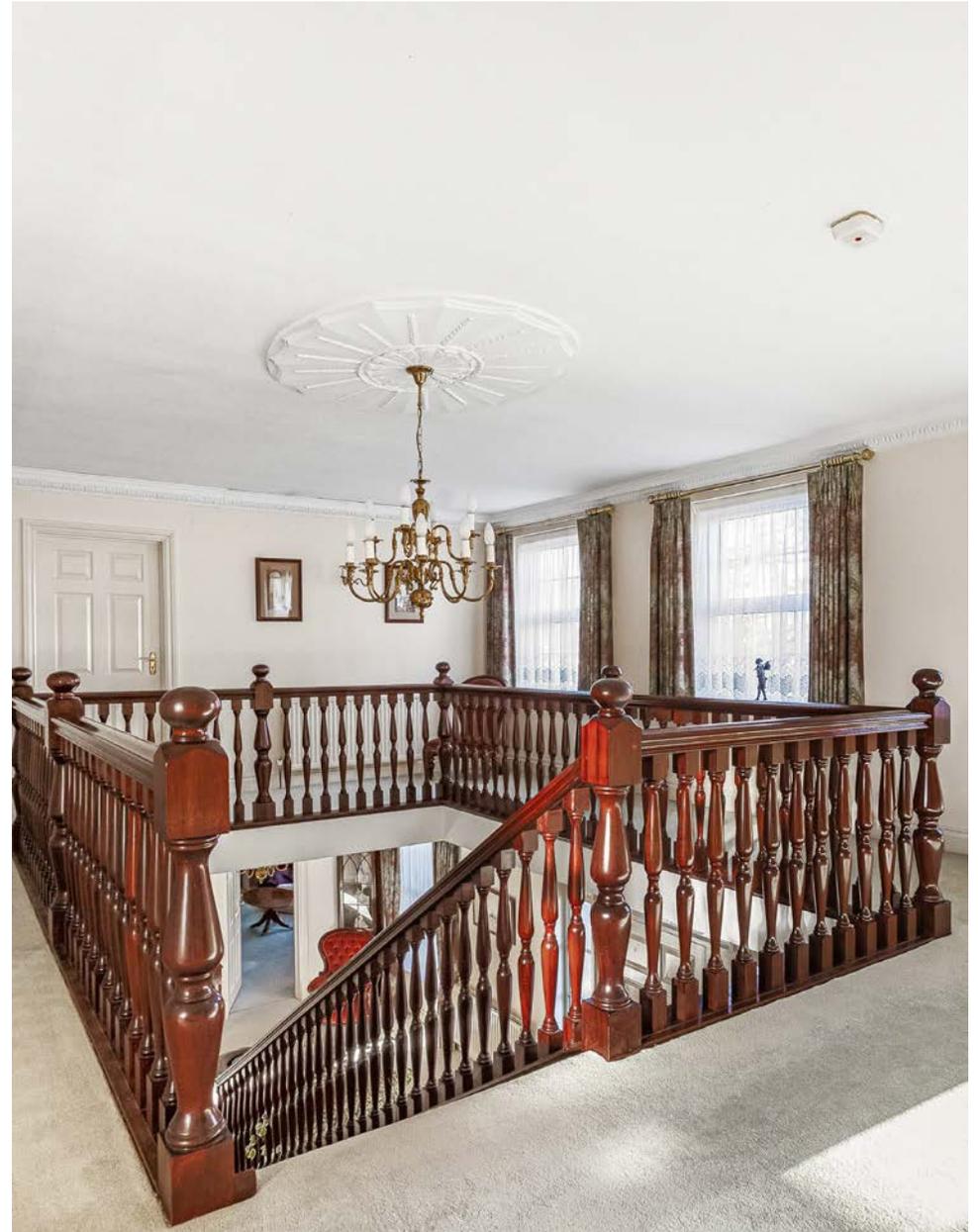






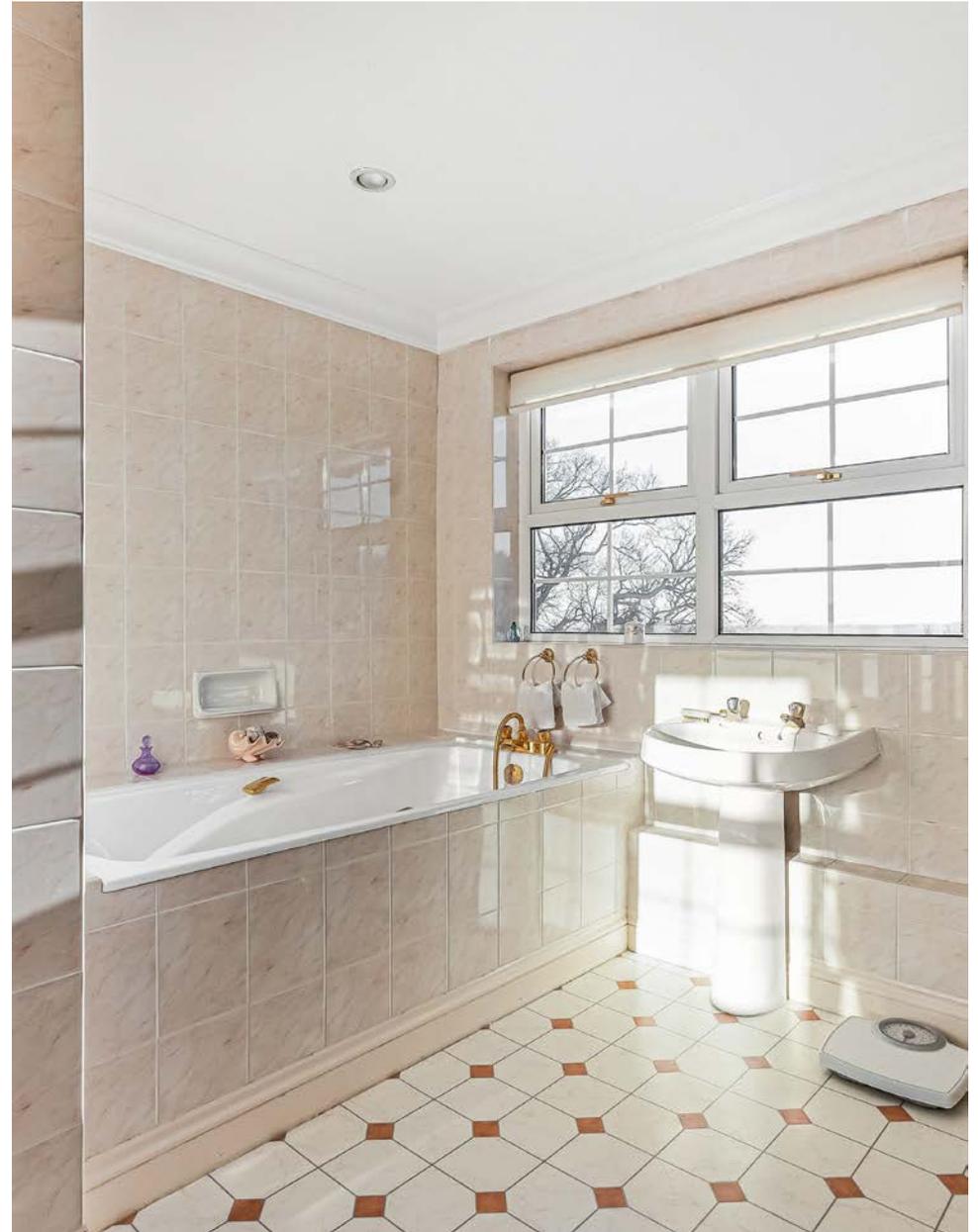






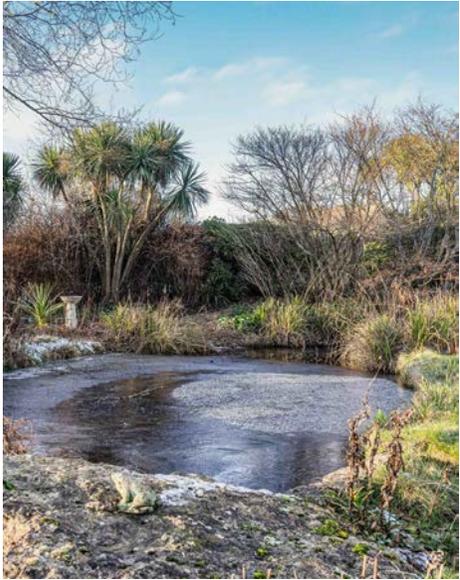
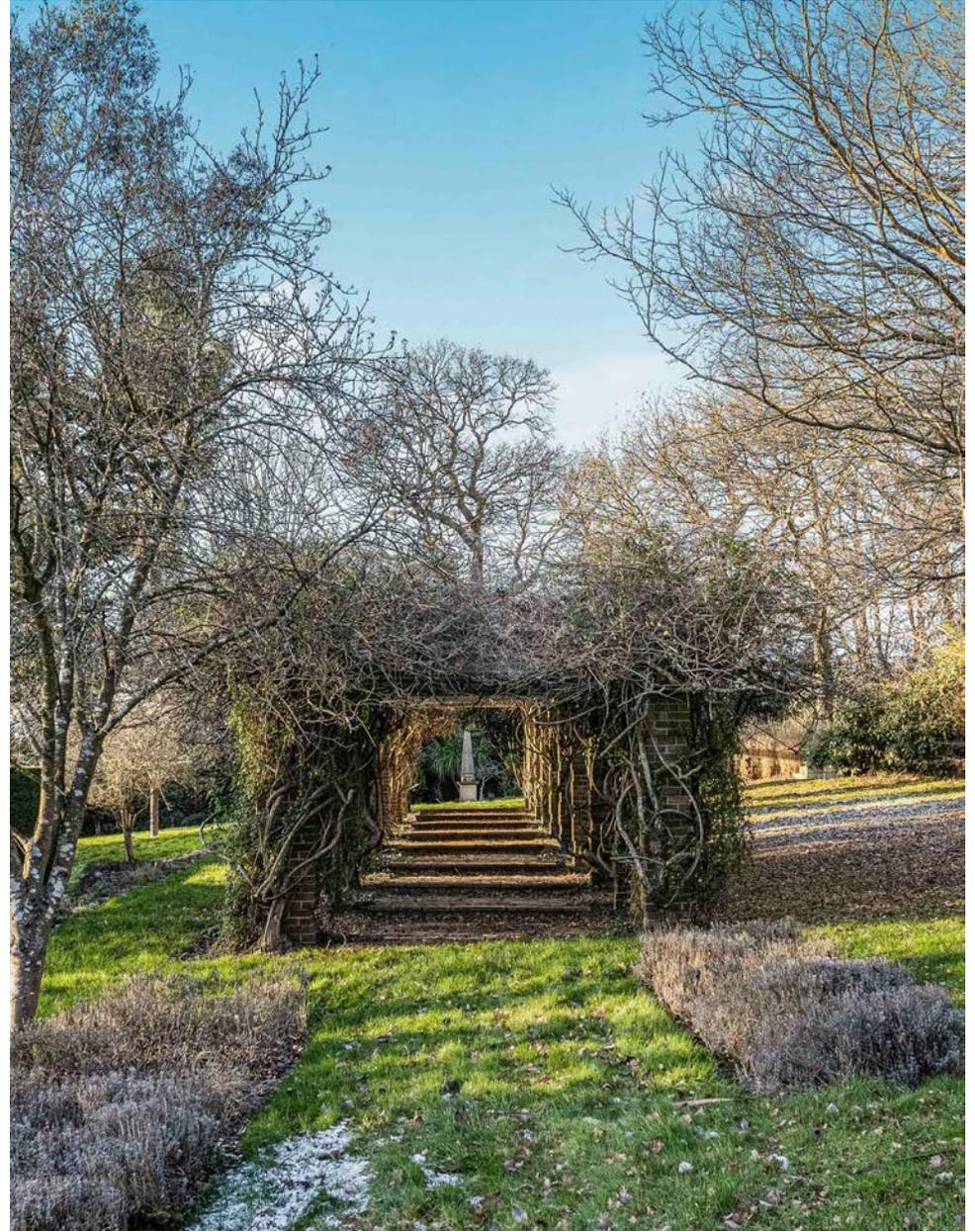




























**Approximate Gross Internal Area 4857 sq ft - 451 sq m
(Excluding Garage)**

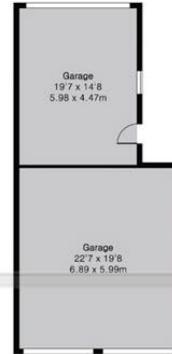
Ground Floor Area 2265 sq ft – 210 sq m

First Floor Area 2592 sq ft – 241 sq m

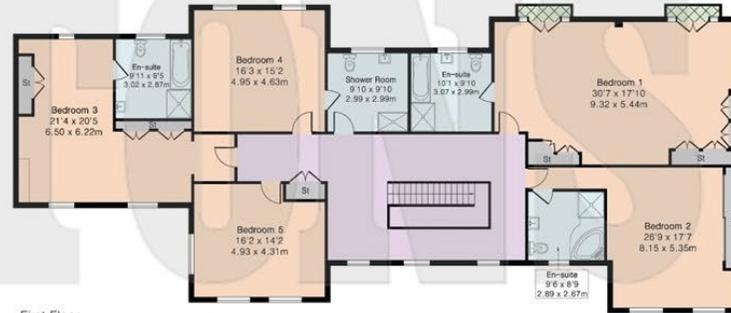
Garage Area 1199 sq ft – 111 sq m



Ground Floor



Garage



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 C	81 B
39-54	E		
21-38	F		
1-20	G		



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.



STATONS
PRIME

10 Crescent West, Hadley Wood, Herts, EN4 0EJ

Tel: 020 8016 4300

Email: paul@statons.com/carolyn@statons.com

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www.statons.com