

Park Ridge House, The Ridgeway
Cuffley, Hertfordshire, EN6 4AX
Price £2,750,000 Freehold

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Bedrooms 7 | Bathrooms 8 | Receptions 6





Park Ridge House, 26 The
Ridgeway
Cuffley, Hertfordshire



Located on Cuffleys Premier road The Ridgeway is this beautiful Georgian style detached 7 Bedroom home. Set behind electric gates, this stunning home offers ample well designed family accommodation arranged over three floors.

You enter via an impressive galleried entrance vestibule which leads to all principle reception rooms and up to the galleried first and second floor landings. The kitchen/family room is fitted with quality units, has a central island unit and a sub floor spiral wine cellar, large utility/boot room which is off the kitchen and leads to the downstairs shower room, elegant dual aspect drawing room overlooking the grounds and features "Neville Johnson" hand crafted bookcases and a homely fireplace. The study is comprehensively fitted by "Neville Johnson" bespoke cabinetry. A cinema room and formal dining room complete the ground floor accommodation.

To the first floor, the superb master bedroom suite has a Juliet balcony which overlooks the rear garden, a fireplace, dressing room and en-suite. There are 3/4 further double bedrooms all having their own en-suite facilities.

On the second floor there is a large games room, gymnasium, sauna, shower room and storage room plus 2 further bedrooms sharing a Jack and Jill bathroom.

Externally, the grounds extend to approaching 2/3 acre, with a double detached garage to the front with a room above and carport to the side, pebble driveway offering ample parking. The well-manicured rear gardens features a pond and water feature, a row of pine trees and a giant Canadian red spruce. There is an indoor heated swimming pool and shower facilities to the rear of the garden.

Throughout the house there is a "living control" sound system with sound piped to all downstairs rooms and every bathroom as well as the gym, sauna and games rooms. All bedrooms and the gym have air conditioning and externally there is a CCTV system.



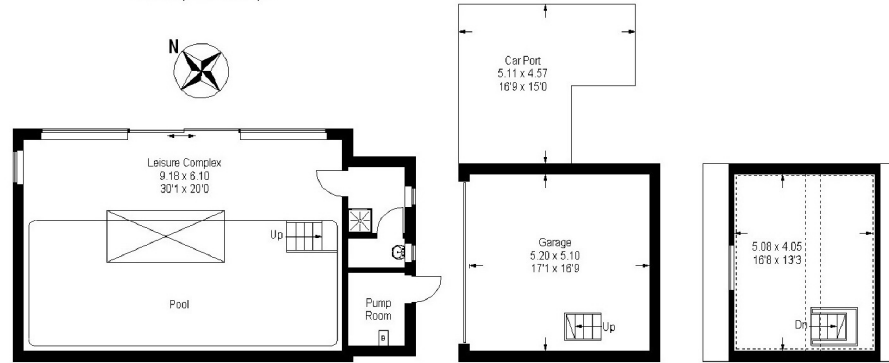
= Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale. (ID220675)



Wine Cellar

Approximate Gross Internal Area
(Excluding Void)
(Including Garage & Leisure Complex & Wine Cellar)
665.0 sq m / 7158 sq ft



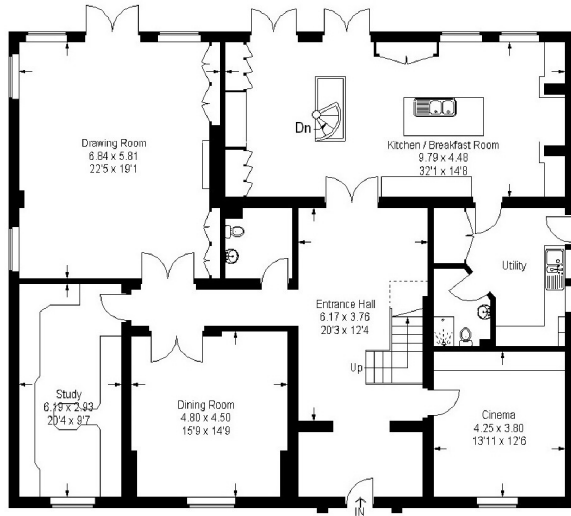
Leisure Complex

(Not Shown In Actual Location / Orientation)

Garage Ground Floor

(Not Shown In Actual Location / Orientation)

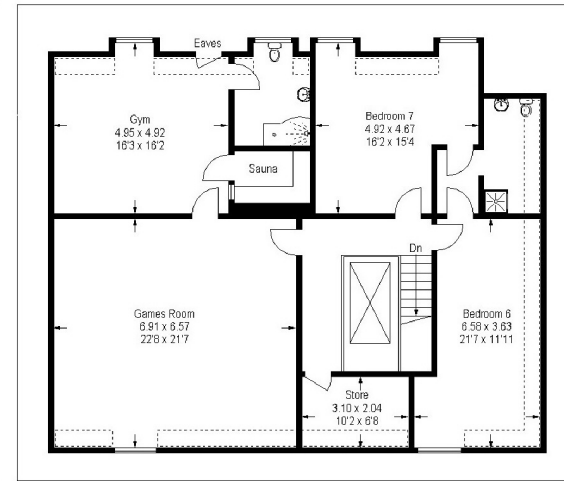
Garage First Floor



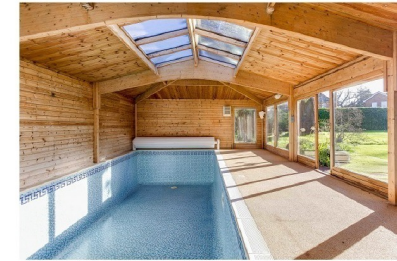
Ground Floor



First Floor



Second Floor



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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