



BELVOIR!

# The Collection

The Ridgeway, Cuffley,  
Hertfordshire

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OIRO £3,250,000

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## Key Features

- Attractive and extensive garden
- 5 bedrooms
- 4 bathrooms
- Private gated entrance
- Garage + parking for 6 cars
- Large kitchen/ breakfast room
- EPC rating D
- Freehold





Renew your love of the outdoors! Number 37 The Ridgeway enjoys a vast corner plot where the landscaped gardens seem to run on endlessly. Soak up the sun in this south facing private space or channel your inner Titchmarsh and enhance the already beautiful landscaping.

The Ridgeway is one of the most popular and prestigious roads in Hertfordshire, and this house is a shining example of why.

Discretely hidden from the road by fencing that runs along both The Ridgeway and Vineyards Road, and with electric gates on both sides, this is a private sanctuary.

A paved driveway leads from the gates to a large circular parking area in front of the house, with grass and trees separating that from the fences.

### Downstairs

The house is broadly symmetrical around the central entrance door with sheltered porch where you can leave your shoes or just shake off the day before entering.

The grand hallway immediately feels very open and bright with natural light streaming in from the windowed gallery landing above and reflecting off the real wood flooring which immediately gives a very homely feeling.

The kitchen is the room where the current owners spend most of their time and its easy to see why. The centre-piece is an impressive island, with a built-in wine-cooler and breakfast bar area - perfect for an informal coffee and catch-up with friends. However, our favourite item is the Rangemaster oven - a quality appliance recessed into the old chimney breast and surrounded by 'Alice in Wonderland' style checked tiles.

There is space for a table for intimate family meals, or the area can be kept clear for more social gatherings where guests can mingle and drift at will.

At the rear of the kitchen is the snug. With fully glazed windows and doors to the patio and a large opening to the kitchen, this room is both cosy and open, and is a favourite chill-out zone for the family.

At the other end of the hallway, the lounge diner is a more formal recreation space. The brick-surround fireplace with

wood burner is the shining star in this room and of course there's a regular supply of wood from the garden.

This is the ideal space for wine and dining guests before adjoining to the sofas (and fire) for a board game or two. There are three further reception rooms to explore. The study is a smaller space with views onto the patio and garden. The TV room with patio doors, and a third room which is currently used as a bedroom but would make a perfect cinema room.

The ground floor is then completed by a storage room, guest cloakroom and very generous utility room with an additional sink and units, appliances and a door to the garden so you can tend to the plants without spreading mud through the house.

### Upstairs

The first floor has five bedrooms, three with en-suites, a family bathroom, and a generous landing with a quiet reading area at one side.

The main bedroom is a magnificent size (max 29'8" x 17'7"). It has windows to the front and back and includes a dressing area with 'his n hers' walk-in wardrobes. The main bedroom en suite is another large space with bath and separate shower cubicle.

Bedroom 2 at the other end of the hallway has windows to the front and side, an en suite shower room and built-in wardrobes.

Bedroom 3 overlooks the back garden, has an en suite shower room and built-in wardrobes, while bedroom 4 overlooks the garden and has built-in wardrobes with mirrored doors that add to the feeling of space in this good-sized double.

Bedroom 5 is a single room. It has built-in wardrobes, overlooks the back garden and would be ideal for a nursery or smaller child's bedroom.

Two storage cupboards complete this floor and there is access to the loft above via loft hatches where there is more storage space.







## Outside

To the side is a large double garage with automatic up-and-over door, providing a home for any four-wheel toys and projects. And nestled just behind the garage is another outbuilding which could become a useful gym or office.

The rear garden is an absolute delight. The patio area runs the width of the house and up the sides. It can be accessed from the snug, lounge diner, TV room and utility room. This is a great space for al-fresco dining or just soaking in the sun.

The next level of garden is beautifully landscaped with attractive topiary, flowerbeds and intricate paving. After this there is the open lawn area with mature trees and bushes.

If you'd like even more green open space then Northaw Great Wood Country Park is a few moments away. This is a great place for a walk (with or without a four-legged friend), just make sure you take a pair of wellies for the muddy bits!

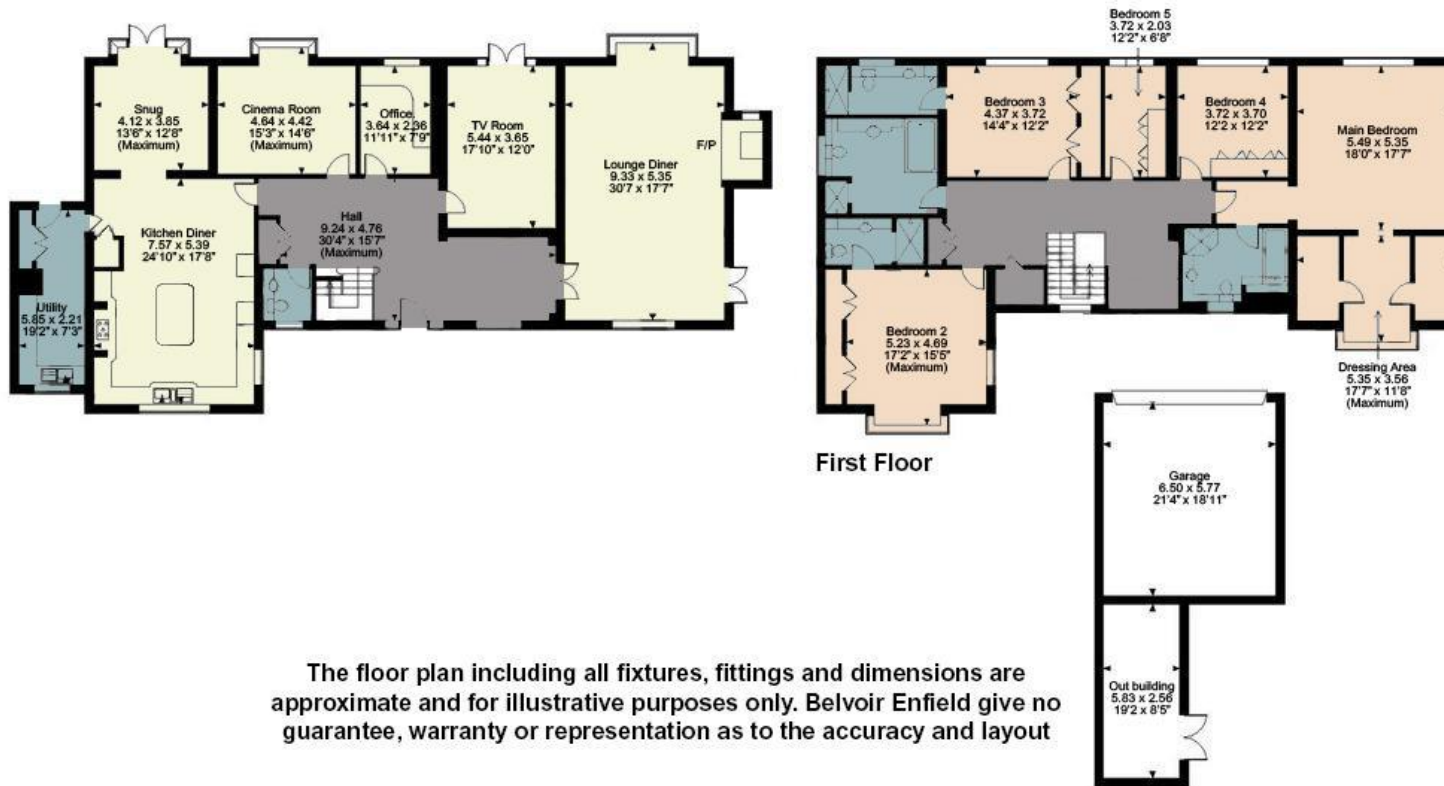
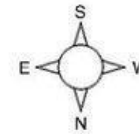
Cuffley village centre is roughly a mile away and here you can find a small selection of shops and facilities for your day-to-day needs. For a more extensive stroll around the shops, venture to nearby Potters Bar or you can take the train from Cuffly Station and be in the city within 45 minutes.

There are a number of highly-regarded state and independent schools nearby including Cuffley Primary, Stormont (girls) and Lochinver House (boys).

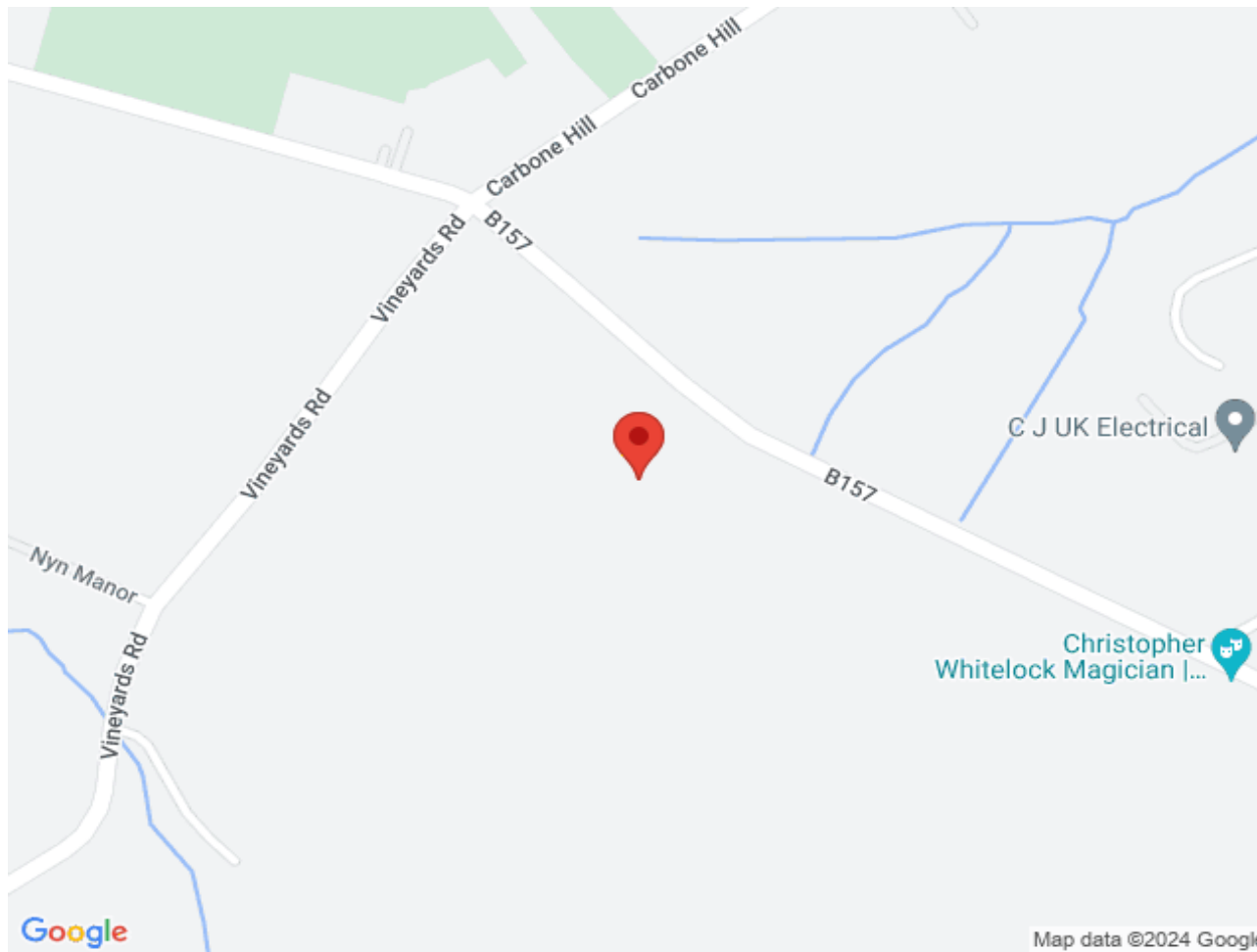
For the sports enthusiast you can find tennis, football and golf available at nearby clubs.



The Ridgeway, Cuffley  
 Approximate Gross Internal Area  
 Main House = 4316 Sq Ft/401 Sq M  
 Garage = 404 Sq Ft/38 Sq M  
 Out building = 161 Sq Ft/15 Sq M



The floor plan including all fixtures, fittings and dimensions are approximate and for illustrative purposes only. Belvoir Enfield give no guarantee, warranty or representation as to the accuracy and layout



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