



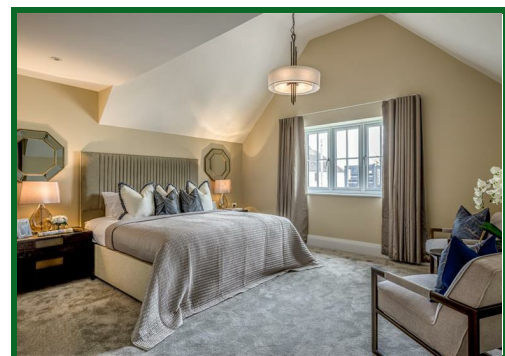
**8 Ridgehill Rise, Shenley
Herts WD7 9FP
Guide Price £1,525,000**

Offered for sale CHAIN FREE is this stunning 'turnkey' house located on a private gated development of just eight luxury detached homes. This prestigious development, built in 2022 is sited on the outskirts of Shenley in a quiet and secluded location, yet easily accessible to major roads, Shenley Village, sought after schools and other local amenities.

This sustainable home with a reduced carbon footprint offers over 2500 square feet of living space with four generous double bedrooms, three bathrooms (including two ensembles), and extensive downstairs living space comprising spacious entrance hall, wc, a large open plan kitchen, dining and living area and two additional reception rooms.

The property also benefits from a garage with driveway to the front and an additional parking space, air conditioning in the master bedroom and the kitchen/dining/living area, front garden, large rear garden with extensive patio area and outstanding views of the open countryside.

This is an rare opportunity to live in the heart of the countryside in a highly accessible location. Viewing is strongly recommended.



Entrance Hall

Downstairs WC

Study
15'3 x 9'2 (4.65m x 2.79m)

Living Room
20'1 excluding bay window x 14'10 (6.12m excluding bay window x 4.52m)

Kitchen/Dining/Living/Area
30'2 x 23'8 at max points (9.19m x 7.21m at max points)

Utility Room
9'2 x 6'4 (2.79m x 1.93m)

Landing

Master Bedroom
14'9 x 13'9 excluding wardrobes (4.50m x 4.19m excluding wardrobes)

En-Suite Shower Room

Bedroom Two
14'10 x 11'8 (4.52m x 3.56m)

En-Suite Shower Room

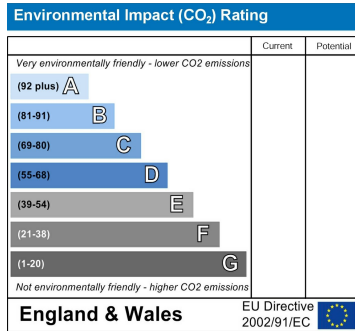
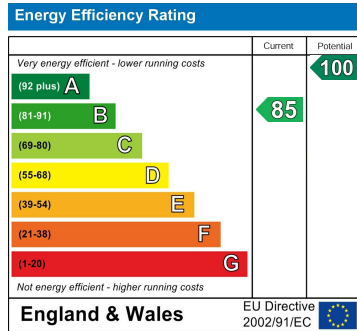
Bedroom Three
15'7 x 14'10 at max points (4.75m x 4.52m at max points)

Bedroom Four
13'3 x 9'9 (4.04m x 2.97m)

Family Bathroom

Rear Garden

Garage & Driveway



20 Andrew Close, Shenley | Herts WD7 9LP
Tel: 01923 856464 | Email: info@shenleystates.com





Ground Floor
Area: 1385 ft² ... 128.7 m²



First Floor
Area: 1133 ft² ... 105.3 m²

Total Area: 2518 ft² ... 234.0 m²
All measurements are approximate and for display purposes only

