



The Ridgeway  
Cuffley | Hertfordshire | EN6 4BB

FINE & COUNTRY



# Step inside

## The Ridgeway

A 5-bedroom executive style family home extending to nearly 5,000 sq ft set on a beautiful, south facing secluded plot and gardens in excess of an acre. There is currently planning permission to extend to the rear and a subterranean extension to facilitate a swimming pool, Turkish bath, massage room and exercise room. 6/2019/0009/HOUSE

The well planned accommodation comprises a particularly spacious hall, 4 reception rooms plus a study, a John Ladbury fitted kitchen, a breakfast room with separate utility, ground floor cloakroom, master bedroom suite with dressing room and his and hers walk-in wardrobes and en-suite bathroom, 4 further bedrooms all with fitted wardrobes, 2 with en-suites and large family bathroom to the first floor.

The gardens are a wonderful feature of this home with a large secluded frontage accessed via electronic gates, a block paved carriage driveway enters from The Ridgeway and exits onto Vineyards Road. The south facing rear gardens are a delight with full width patio area, lower barbeque patio, topiary garden with summerhouse, top formal lawn, semi-circular beech hedge border separating the lower lawn with orchard and a block paved side section and spinney with trees and shrubs.

There is an outbuilding which could be used as a gym or office backing onto the double garage which has an electric door.

This is a fantastic opportunity to purchase a delightful home on one of the county's premier roads. Should you wish to enlarge the home with a leisure complex, planning permission has already been granted which allows the incoming purchaser to improve an already beautiful home.





















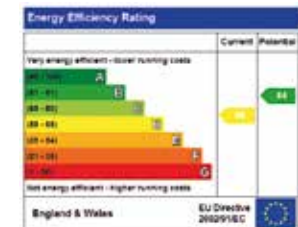
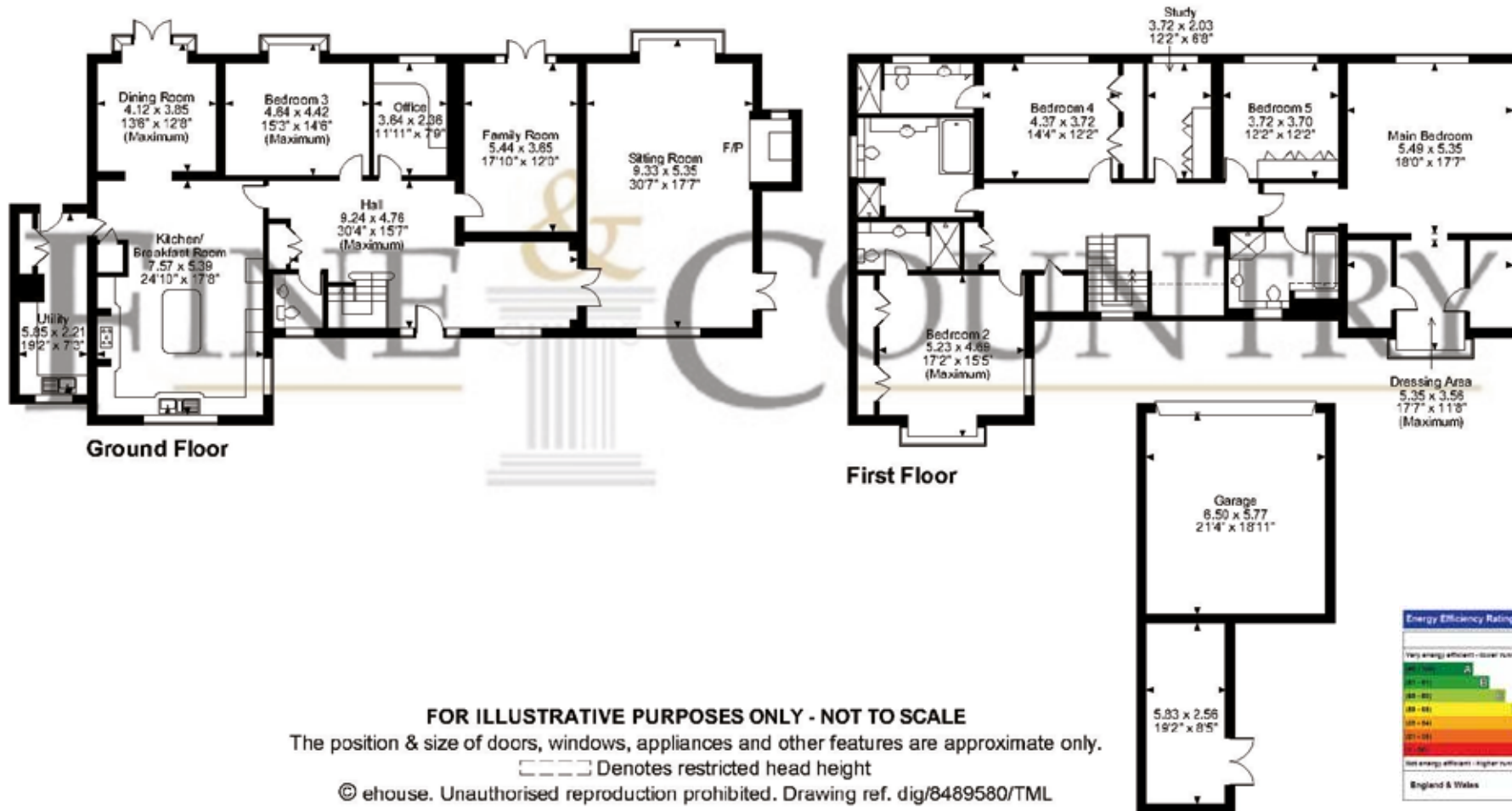
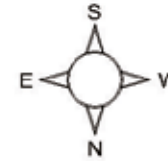








**The Ridgeway, Cuffley, Potters Bar**  
**Approximate Gross Internal Area**  
**Main House = 4316 Sq Ft/401 Sq M**  
**Garage = 404 Sq Ft/38 Sq M**  
**Outbuilding = 161 Sq Ft/15 Sq M**



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 07896278 Registered Office: The Estate Office, Bradmore Green, Brookmans Park, Hertfordshire, AL9 7QS. Printed 28.01.2022



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