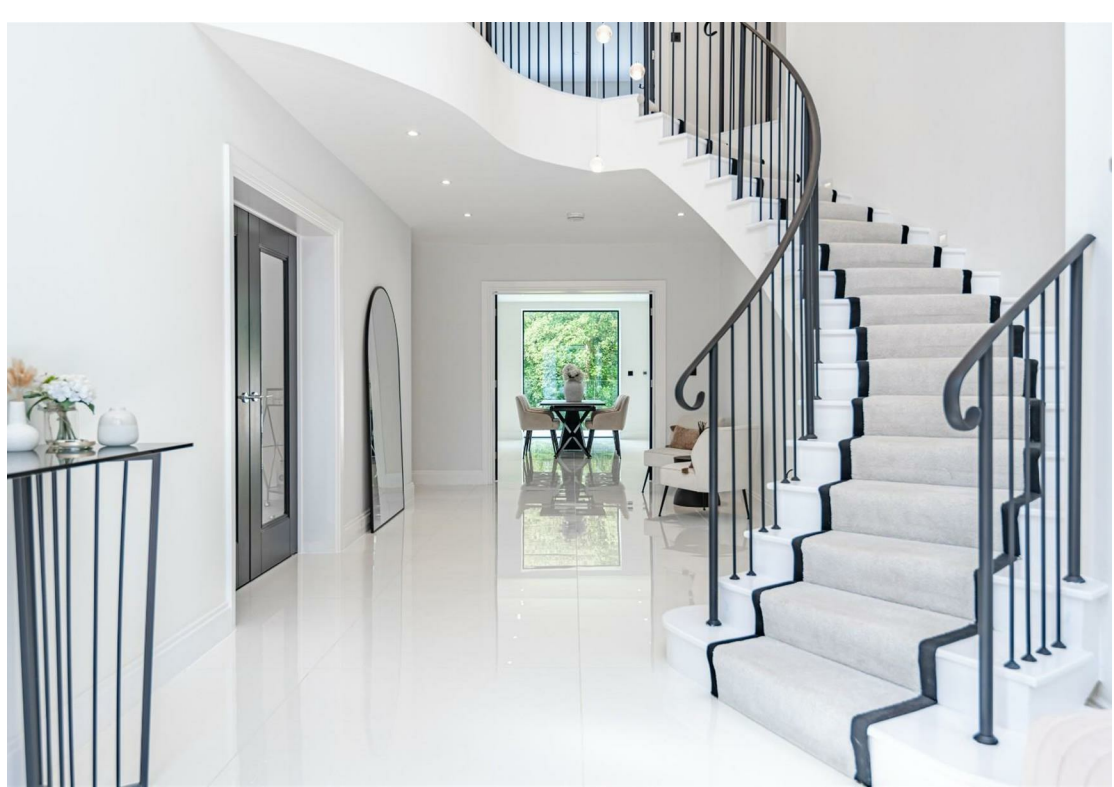




FINE & COUNTRY

Cuffley Hill | Goffs Oak | EN7 5EY | £2,475,000





Cuffley Hill | Goffs Oak | EN7 5EY

A remarkable and spectacular six double bedroom home, finished to the highest of standards throughout and boasting a superb plot approaching 2 acres, including the pleasure of owning a private woodland that backs on to fields. The recently constructed property, has been well designed for modern living, with attention to detail and quality evident instantly.

Upon entering the ground floor you are welcomed by the grand vaulted entrance hall and magnificent staircase, which leads on to the formal living room and the focal point of this floor, the magnificent kitchen / dining / family room with views to the woodland. The terrace and outdoor entertaining space follows via the bespoke patio doors. Also on this level is a utility room, w/c and access to the integral garage.

On the first floor, the galleried landing provides the perfect position to take in the entrance hall below. There are three bedrooms suites that benefit from en suites. The luxurious principal bedroom suite boasts an en suite bathroom with a walk in shower room and dressing room, as well as access on to the roof terrace, where the views are to be admired.

The second floor has great versatility, with three further bedrooms, all of which could be adapted to suit requirements. Bedroom six is currently being used as a cinema room. There is also a bath/ shower room suite on this level.

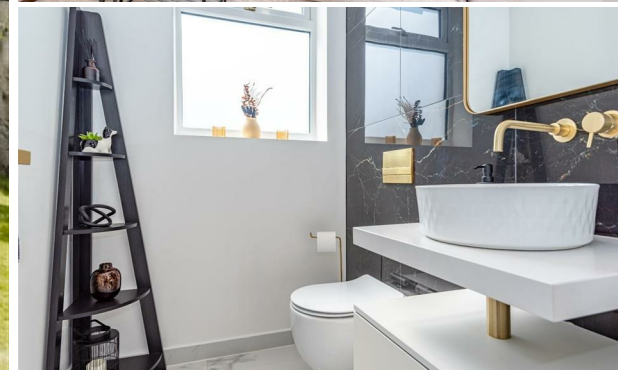
On arrival at the residence, the wonderful symmetry of this bespoke property is instantly on display. Once through the gates, the front driveway provides ample parking for a number of vehicles with the added advantage of an electric car charging point.

To the rear of the property this exciting opportunity continues, with an outdoor terrace ideal for entertaining, a further patio area on two levels and a lawned garden. Beyond the garden there is the unique bonus of your own private woodlands, which has stunning views over neighbouring countryside, an abundance of wildlife and nature. The overall plot nearing approximately 2 acres.





The property provides the perfect balance of lifestyle, with a tranquil and peaceful setting, while still being within easy reach of every day essentials. Cuffley & Cheshunt train stations are nearby, which provide services to Liverpool Street and Moorgate, the M25 & A10 are also easily accessed. Highly regarded schooling, both state and private are located close by, as well as an array of amenities from the local High Street to the popular Brookfield Farm Shopping Centre.

- A Remarkable & Spectacular Six Bedroom Home
- Private Woodlands With Stunning Views
- 3 En Suites & Bathroom Suite
- Finished To The Highest Of Standards Throughout
- Superb Kitchen / Dining / Family Room
- Electric Security Gates
- Boasting A Superb Plot Nearing 2 Acres
- Principle Bedroom Suite With Roof Terrace & Dressing Room
- In Excess of 4000 Sq Ft





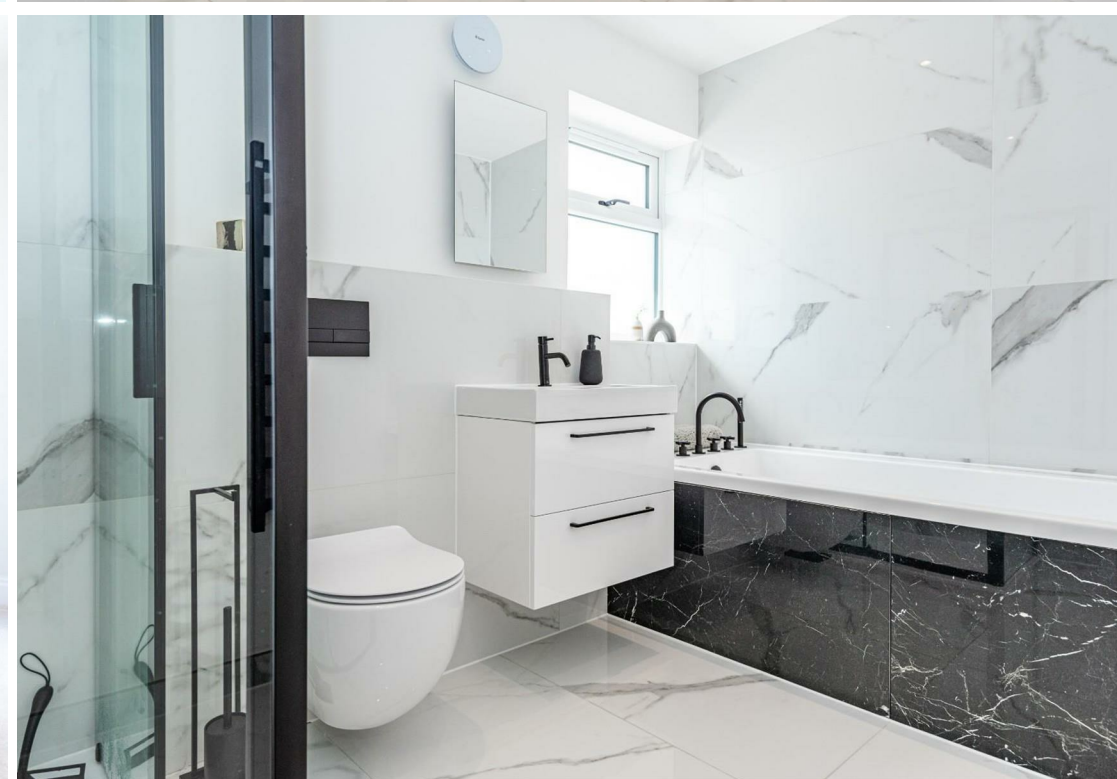
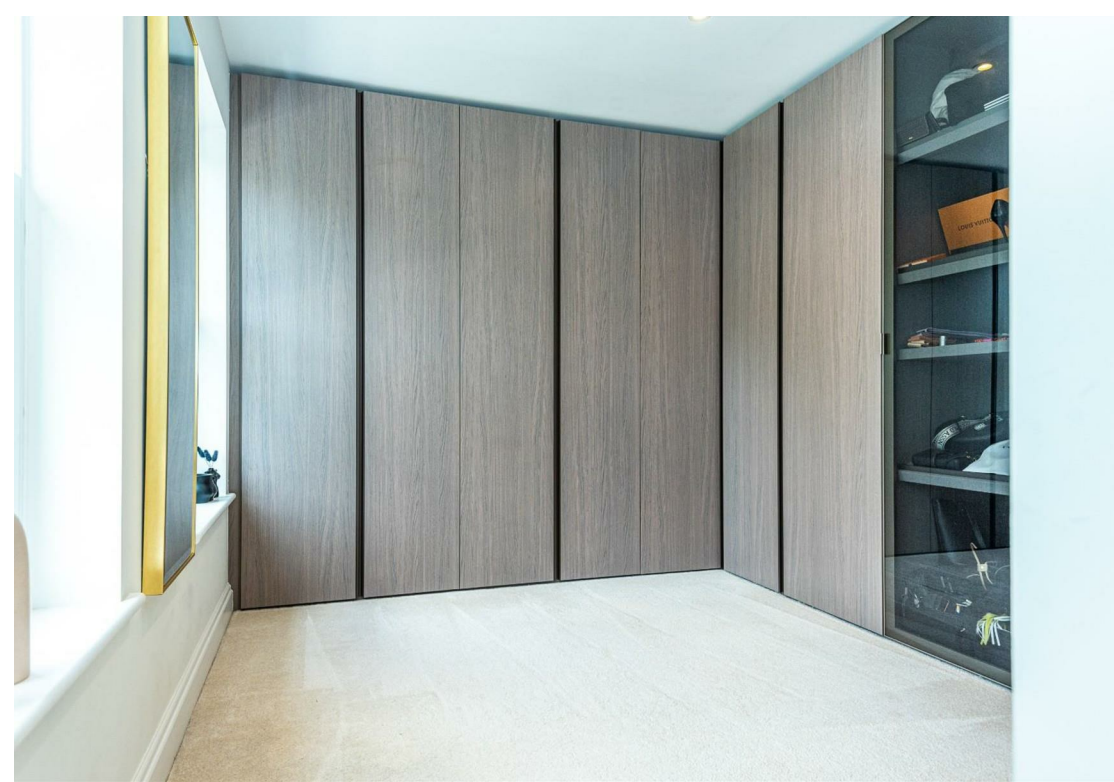
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

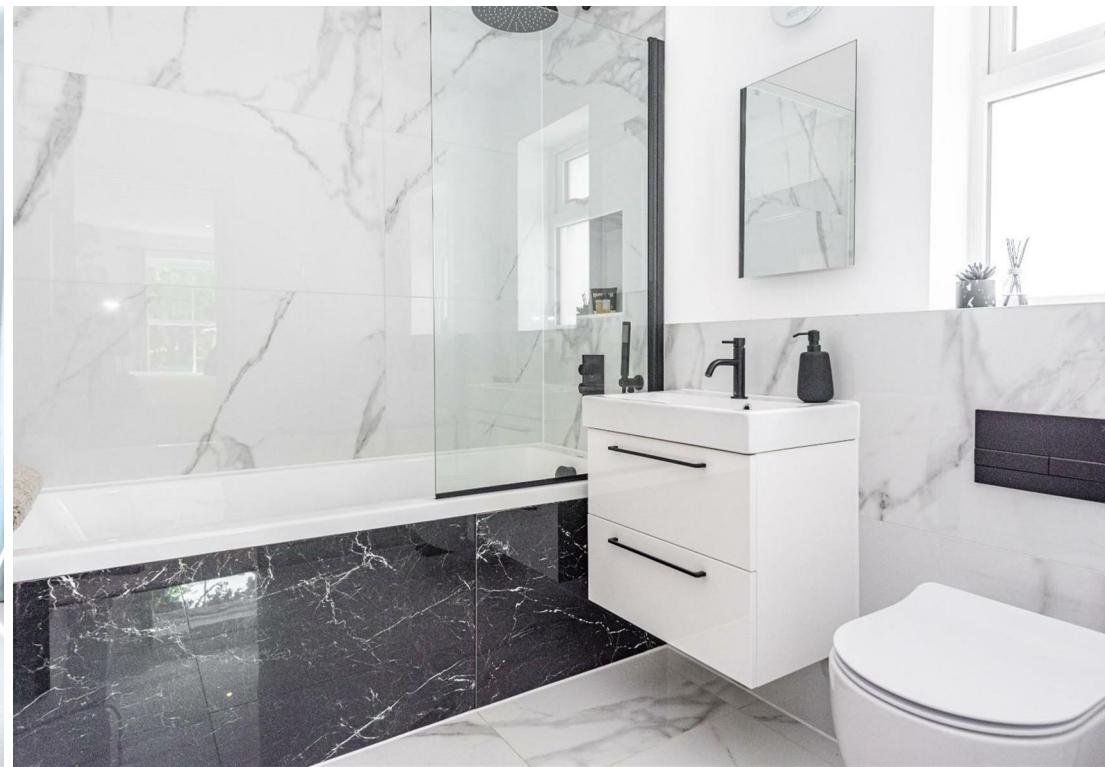
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Tenure: Freehold
 Council: Broxbourne Borough
 Tax Band: New Build



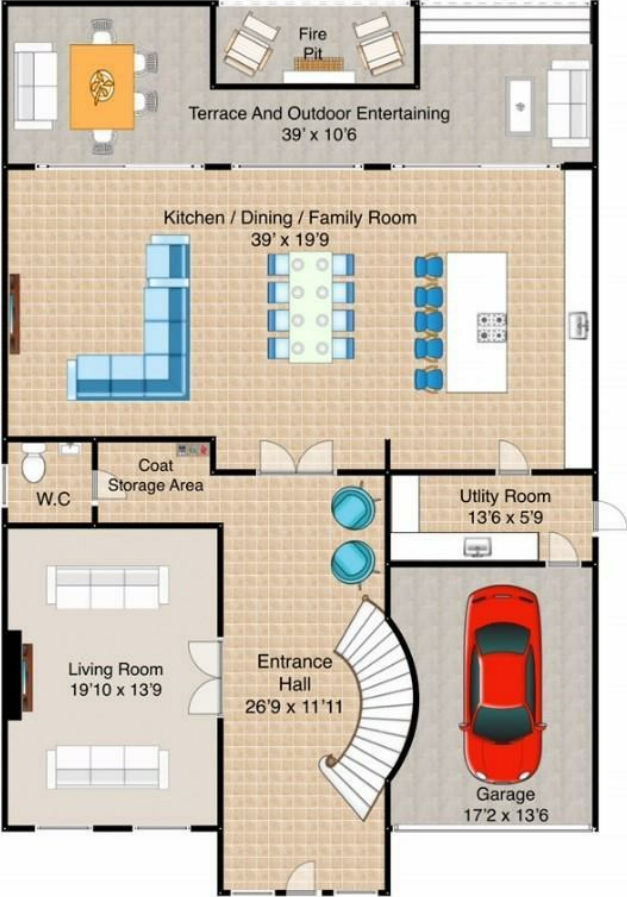




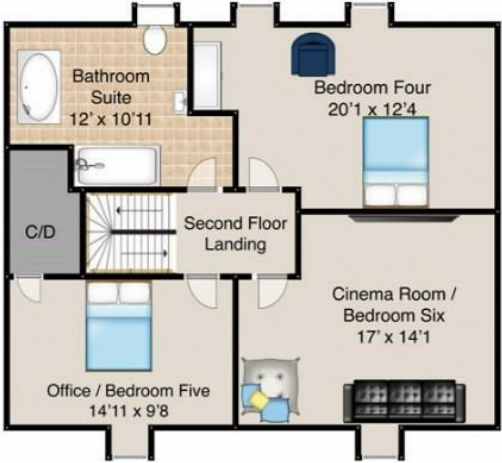




Cuffley Hill, Goffs Oak, Hertfordshire



Approx Overall Sqft
4017



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