



51, THE RIDGEWAY
Cuffley, Potters Bar, EN6 4BD



LUXURY PROPERTY PARTNERS

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SOUTHVIEW

The Ridgeway sits on the outskirts of the Village of Cuffley; home to many celebrities and footballers and regarded as one of Hertfordshire's most expensive roads.

ACCOMMODATION SUMMARY

Southview has been built to an exceptional standard, and is a distinctive modern residence, crafted to an unparalleled standard with no expense spared, featuring a spacious and luminous open-plan ground floor.

The gated driveway not only adds an element of exclusivity and security to the property but also offers a sense of serenity and seclusion.

This wonderful home benefits from extensive parking for approximately five vehicles, with a single car garage, mature, private, manicured gardens, a luxurious orangery, and a purpose-built Gazebo, overlooking the views of London.



GROUND FLOOR

As you enter the ground floor through the impressive, pillared entrance porch, you are greeted with an exceptional entrance. The ground floor boasts several exquisite rooms, including the kitchen which serves as the heart of the home for dinner parties and gatherings. The kitchen/breakfast area really sets the tone of the property, a spacious room with fitted wall and floor bespoke cabinetry, and larder cupboards. You have the dual rangemaster cooker, Miele appliances & underfloor heating.





GROUND FLOOR

One of the owners' favourite features of the property is the orangery. The large, double-glazed windows at the back of Southview are a standout feature, allowing abundant natural light to flood the rooms and offer breathtaking views. By day, these windows frame the lush gardens and the picturesque rolling countryside, creating a serene and idyllic atmosphere. As the sun sets, the vista transforms into something truly special, with the iconic London Skyline coming into view. This space is fit with air conditioning units for the summer months.

One side of the room is used as a snug area with seating and a feature fireplace, perfect to have a morning coffee while you enjoy the manicured gardens. The opposite side is used as the dining room, with a huge dining table, exquisite chandeliers to offer the ultimate entertainment space.





GROUND FLOOR

There is also a large utility room with access to the gardens and a perfect space for pets if you do not want to bring them through the main house.



GROUND FLOOR

The lounge has double doors from the kitchen and is a wonderful space to sit after dinner and is also the current owner's space to sit, play and socialise, entertaining guests or unwinding. It's been decorated to reflect the personal style and overall ambience of the home. The lounge has a feature fireplace, and a piano at the opposite side of the room. This leads into the reception room, which could be used as a family games room or even a movie room.



GROUND FLOOR

The home office has been designed as the designated space mimicked as a traditional office. You have bespoke custom cabinetry for storage options and a huge desk paired with some chairs. To end the ground floor, you have your all-important WC and two storage rooms.



FIRST FLOOR

The first floor of this spacious and stunning family home is accessed via the staircase and is made up of five bedrooms, three of which have en suite facilities.



FIRST FLOOR

The principal bedroom is elegant and has stylish features, with a lavish plush king-sized bed, fitted wardrobes, and incredible views through the bay windows overlooking the stunning gardens. The bedding is made from the finest materials, such as high-thread-count sheets, and a selection of plush pillows and throws.

The en suite bathroom is a true delight, fully fitted with a sink, shower and bath to provide the full luxury indulgence.





FIRST FLOOR

The second spacious bedroom benefits from ample wardrobe space and two twin beds for the children. Fully fitted with an ensuite bathroom and offers exemplary elevated views of London.



FIRST FLOOR

Bedroom 3 is currently set up as the family bedroom, and designed to provide the utmost comfort, relaxation, and aesthetic pleasure.



FIRST FLOOR

You have two additional bedrooms across the first floor, one being used as a guest bedroom and the other an additional bedroom with a joint study space. You also have a fourth family bathroom.



OUTSIDE

The grounds are a standout feature, offering exceptional privacy.



OUTSIDE

One of the most remarkable elements is the newly renovated raised patio, which spans the full width of the property and is elegantly finished with a tasteful balustrade. You have a BBQ area to the left of the outside terrace, and also alfresco dining with a table that can accommodate up to eight guests.



OUTSIDE

Discreet strip lighting has been thoughtfully installed to illuminate the area at night, and a chic staircase leads down to the garden. The garden itself is predominantly laid to lawn, bordered by privacy hedging and mature trees. At the far end of the garden, there is a custom-built gazebo complete with a log-burning stove, providing unobstructed views of the surrounding countryside.



LOCATION

Cuffley is a small historic & civil parish located in Hertfordshire surrounded by the Greenbelt. Cuffley is a larger surrounding village with multiple shops & services serving the local community. There are two primary schools in the Parish, Northaw Church of England Primary School & Cuffley School.

Location is the main advantage of the town since it is situated quite close but at the same time far enough from central London. Only 13 miles north of central London, and adjacent to the greater London boundary, but when you're here you feel like you're in the middle of the countryside. Northaw Great Wood: An extensive nature reserve and is one of Hertfordshire's largest remaining historic wood pasture commons and comprises open bracken glades and wide rides with oak, hornbeam and birch woodland.

Notable attractions include The Plough, Hertfordshire Zoo, Hatfield House & Park.

There are a number of well-established private golf courses:

- Brookmans Park Golf Club - Brookmans Park Golf Club is regarded as one of the most picturesque, and impressive Golf clubs in Hertfordshire, offering some magnificent views.

LOCAL SCHOOLS:

Cuffley, Hertfordshire is surrounded by both the Grammar school & Independent School system.

- Queenswood School - 1.6 miles
- Stormont School - 2.6 miles
- Lochinver House School - 3.6 miles
- St John's Preparatory Senior School - 4.7 miles
- One Degree Academy - 5.3 miles

TRANSPORT -

- Cuffley Train Station - 4 minute drive
- Potters Bar Train Station - 3.7 miles

The cosmopolitan feel of the town with Potters Bar being on one side and Cuffley on the other its excellent road and rail connections is a real draw. It is an excellent commuter town for London whilst being firmly in the heart of the suburb countryside.

Cuffley is close to the M25, & M1 and A10 which can get you into London. Central London can be reached within a 45-minute drive. The town's railway station is on the National Railway Station with regular fast services to Moorgate station. Fast train takes 40 minutes to London Moorgate. This can be accessed via Cuffley. In addition, you also have Potters Bar as an alternative which can get you into Finsbury Park in 20 minutes.

For international travel, Luton Airport is approx. a 40-minute drive and Heathrow Airport is approx. 50 minutes.



GENERAL INFORMATION

SERVICES:

Mains water, gas and electricity.

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

Welwyn Hatfield Council, Council Tax Band: H

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners (Pierre Luxe) 07438 891 232, pierreforrester@luxurypropertypartners.co.uk

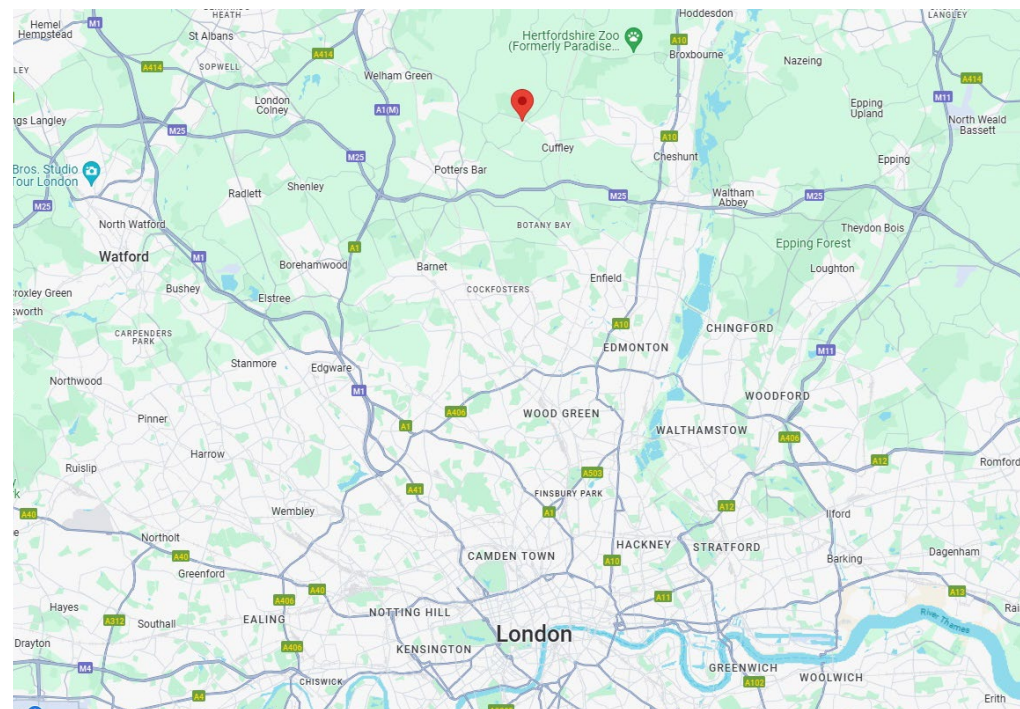
AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents 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 and 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.

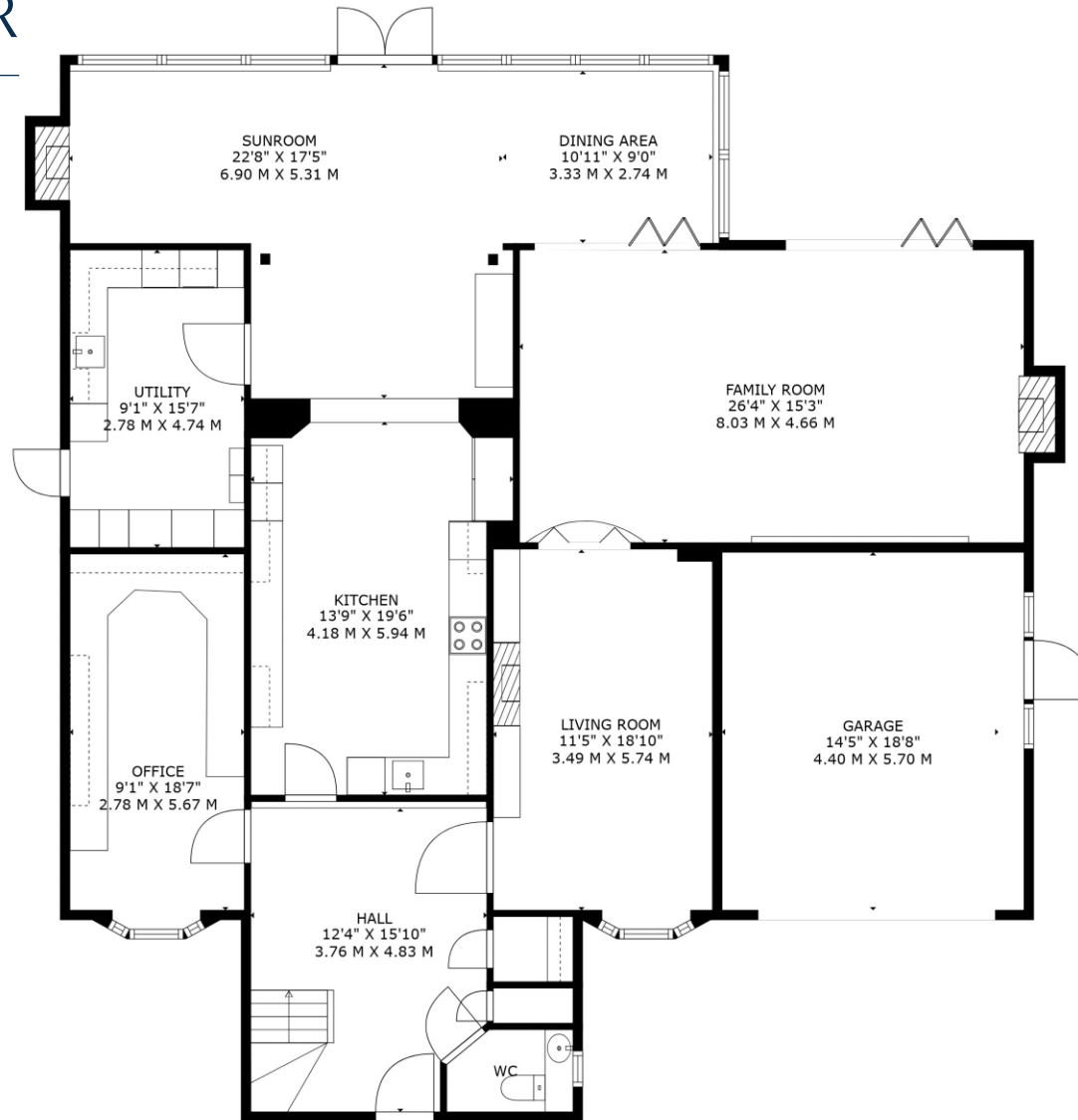
BULLET POINTS:

- Immaculate Condition
- Premier Road
- Gated Driveway
- Five Bedrooms
- Four Reception Rooms
- Beautiful Manicured Gardens
- Glass Modern Orangery
- London Skyline Views
- Custom-Built Gazebo
- Freehold | Council Tax Band: H | EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

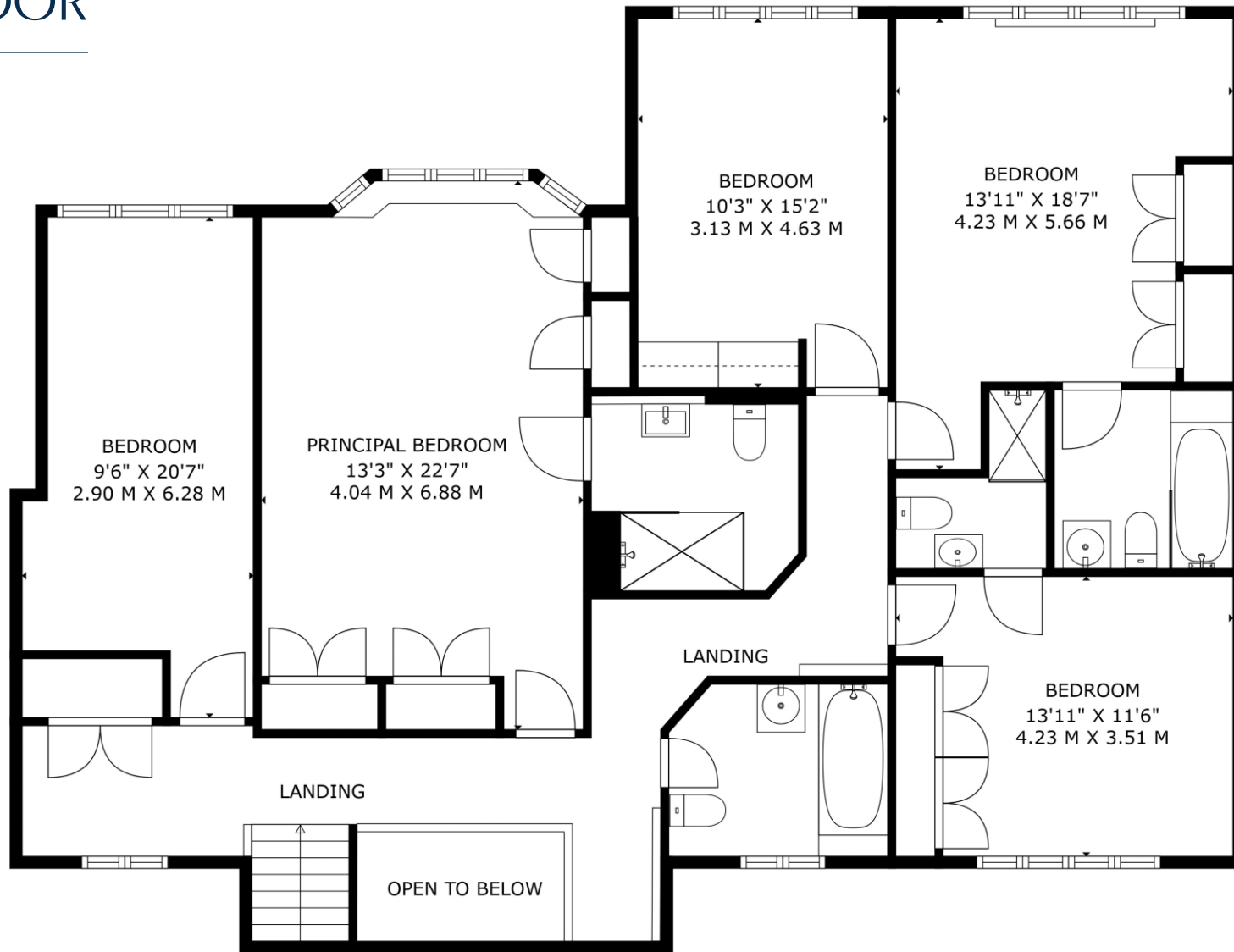


GROSS INTERNAL AREA: 3449sq ft, 320m²
GROUND FLOOR: 1919sq ft 178m² FIRST FLOOR 1530sq ft 142m²
EXCLUDED AREAS BAY WINDOW 10sq ft 0m², FIREPLACE 14 sq ft 2m², OPEN TO BELOW 42 sq ft 4m², GARAGE 295sq ft 27m²
OVERALL TOTALS: 3810sq ft, 673m²

Sizes And Dimensions Are Approximate, Actual May Vary.



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