



SIMPLY HOMES

**The Ridgeway**

Northaw EN6 4BD









# The Ridgeway

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'Southview' - A unique modern home, built to an exceptional, no expense spared standard with a tremendous light and airy open plan ground floor. This perfect for entertaining statement property includes five double bedrooms, four bathrooms (five toilets) and four reception rooms, with many overlooking the stunning rolling countryside and London skyline through double glazed windows and providing over 3700 square feet of quality accommodation.

Positioned off The Ridgeway in the village of Cuffley, 'Southview' is accessed via two sets of private gates leading to a carriage driveway with outside lighting and privacy hedging to the front and sides. The front door leads to an impressive central hall leading to a ground floor of bright and spacious rooms. The use of large, double-glazed windows to the back of 'Southview' ensures a light filled rooms and beautiful views of the gardens, rolling countryside beyond and the iconic London Skyline which is even more impressive at night.

The five generously sized double bedrooms on the first floor offer exemplary elevated views, fitted wardrobes, three en-suite bathrooms, and a fourth family bathroom.

The grounds are a notable feature, providing a wonderful private aspect. Particularly impressive is the raised patio that has been recently renewed, stretching the entire width of the property and offering a tasteful balustrade. Strip lighting has been carefully fitted to provide illumination at night-time and there is a stylish staircase down to the gardens. The garden is mostly laid to lawn with privacy hedging and mature trees. At the rear of the garden is a purpose built Gazebo with a log burning stove and unobstructed views of the countryside beyond.









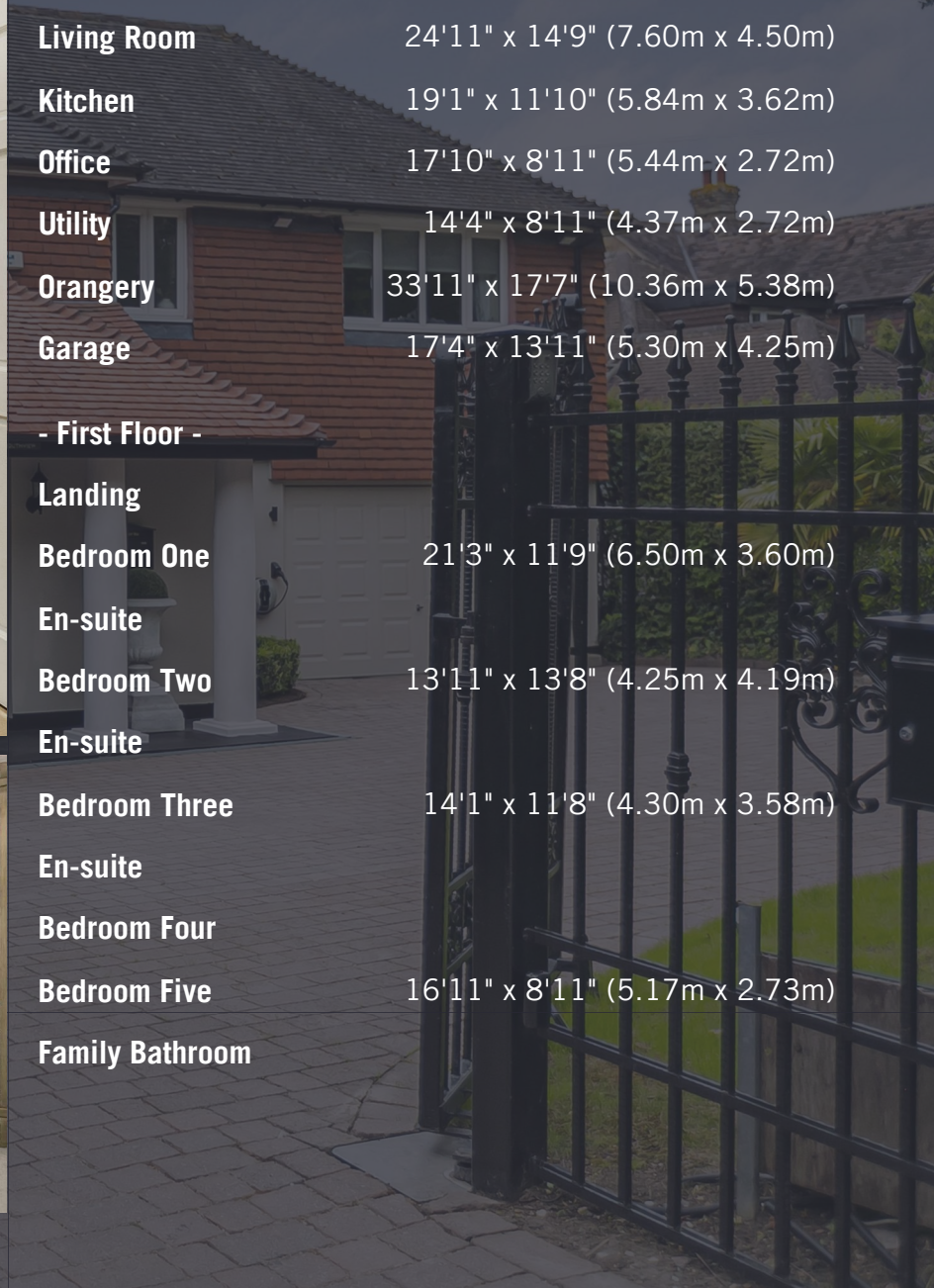


**- Ground Floor -**

<b>Entrance Hall</b>	16'0" x 11'10" (4.90m x 3.62m)
<b>Family Room</b>	18'4" x 11'10" (5.60m x 3.63m)
<b>Living Room</b>	24'11" x 14'9" (7.60m x 4.50m)
<b>Kitchen</b>	19'1" x 11'10" (5.84m x 3.62m)
<b>Office</b>	17'10" x 8'11" (5.44m x 2.72m)
<b>Utility</b>	14'4" x 8'11" (4.37m x 2.72m)
<b>Orangery</b>	33'11" x 17'7" (10.36m x 5.38m)
<b>Garage</b>	17'4" x 13'11" (5.30m x 4.25m)

**- First Floor -**

<b>Landing</b>	
<b>Bedroom One</b>	21'3" x 11'9" (6.50m x 3.60m)
<b>En-suite</b>	
<b>Bedroom Two</b>	13'11" x 13'8" (4.25m x 4.19m)
<b>En-suite</b>	
<b>Bedroom Three</b>	14'1" x 11'8" (4.30m x 3.58m)
<b>En-suite</b>	
<b>Bedroom Four</b>	
<b>Bedroom Five</b>	16'11" x 8'11" (5.17m x 2.73m)
<b>Family Bathroom</b>	





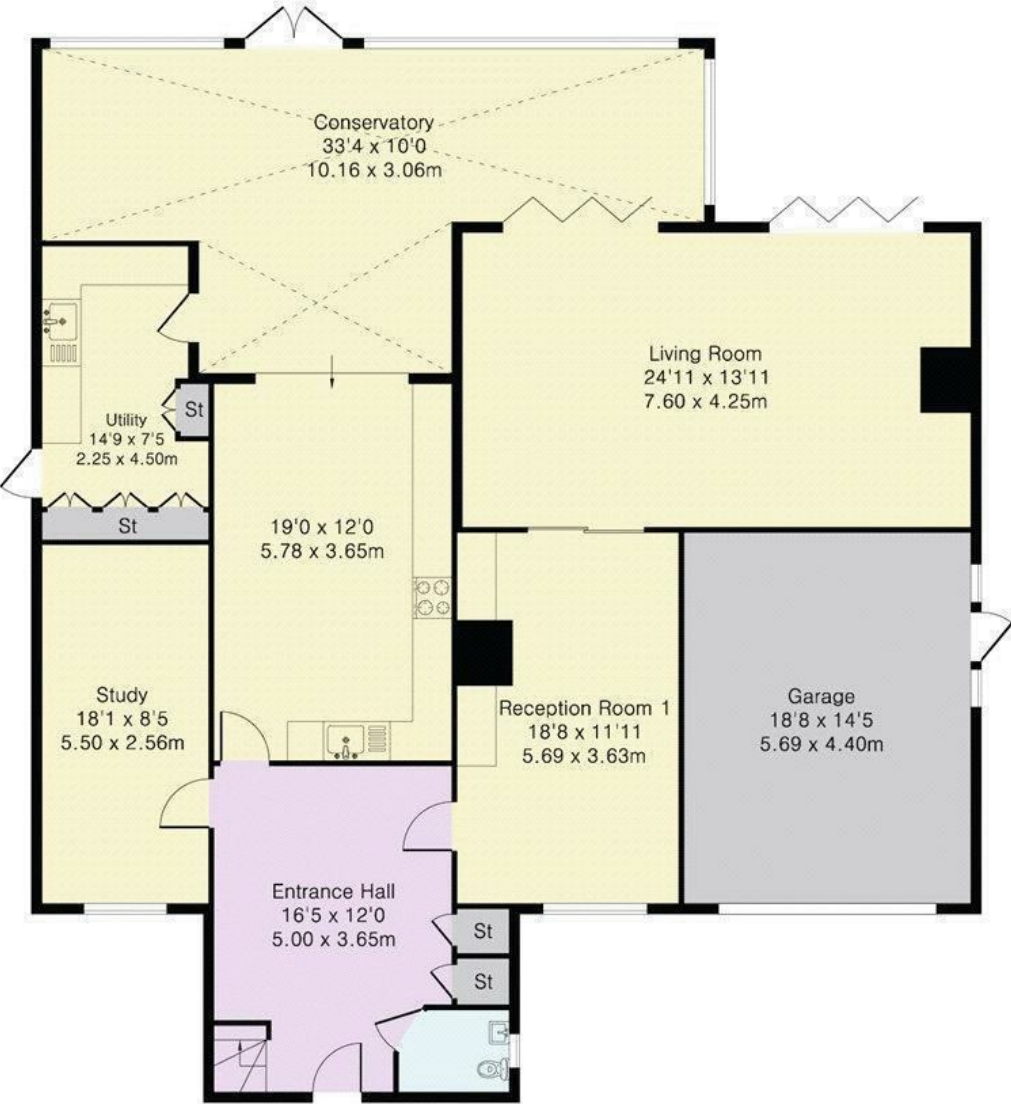




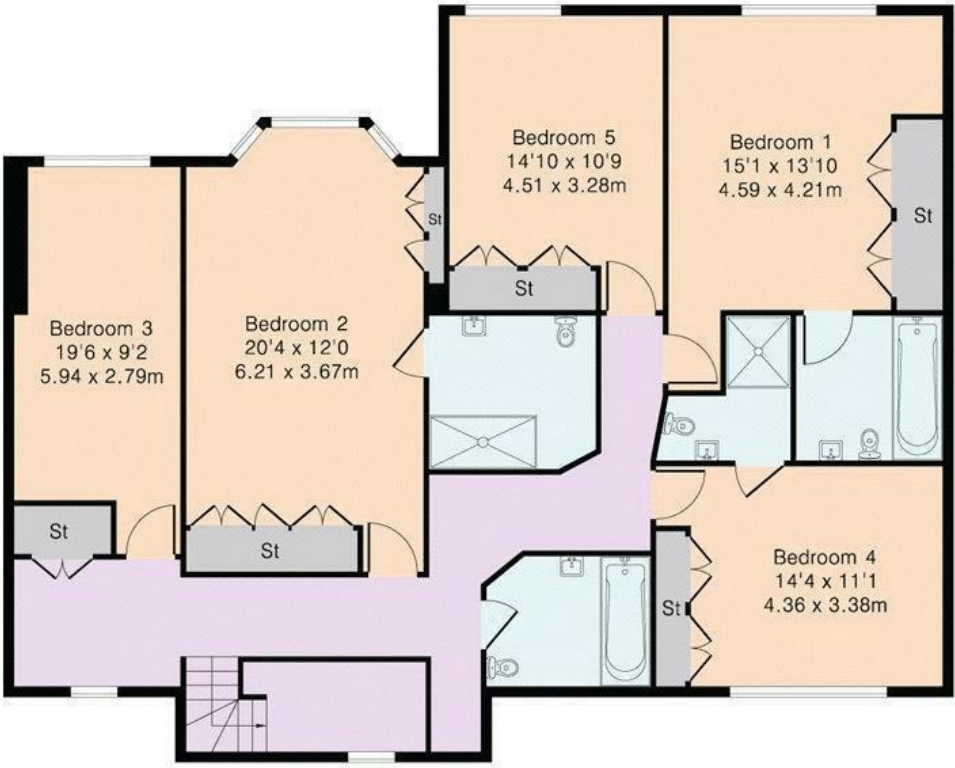




Approximate Gross Internal Area 3759 sq ft – 349 sq m



Ground Floor



First Floor





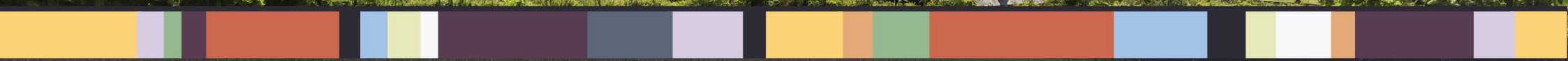












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