



THE FORGE CROSS OAKS LANE, RIDGE, POTTERS BAR EN6 3LH

Offers In The Region Of £1,850,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

Originally built as three cottages dating back to circa 1620, but many years later redesigned to create a substantial four bedroom detached residence, this quite unique and characterful Grade 11 listed period home stands on a wonderful south facing 0.37 acre plot, which backs onto and enjoys stunning countryside views.

The property is located in the tranquil and picturesque village of Ridge, which is nestled between Potters Bar, Shenley and Radlett.

Set back around 60ft from the road and with a 95ft wide frontage, the sweeping gravelled carriage driveway provides plenty of parking, as well as having a detached double garage.

The accommodation includes an L shaped living and dining room, a further reception room which features a brick-built "inglenook" fireplace, a conservatory, a small study, the breakfast room has steps down to the kitchen, a utility room and a guest cloakroom. To the first floor there is a principal bedroom with an en-suite shower, three further bedrooms (one of which is currently used as a dressing room) and a family bathroom which is fitted with a walk-in shower and underfloor heating.

The rear garden has a paved terrace,, a central lawn, an additional lawned area to the side, an outdoor swimming pool and a studio/cabin.





Property Features

- LIVING/DINING ROOM: 30'11 x 15'2
- LOUNGE: 20'0 x 14'7
- KITCHEN/DINER: 19'8 x 16'5
- CONSERVATORY: 14'11 x 10'8
- STUDY: 9'3 x 6'11
- BEDROOM 1: 30'11 x 10'10
- THREE FURTHER BEDROOMS
- TWO BATHROOMS (ONE EN-SUITE)
- DETACHED DOUBLE GARAGE: 19'8 x 19'8
- 70FT SOUTH FACING REAR GARDEN

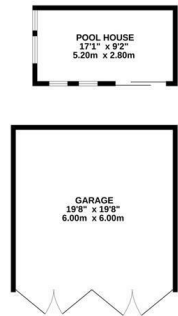
Agents Notes

The majority of the leaded light windows are original and a number of the rooms have beamed ceilings. We understand that the Worcester gas boiler is approximately four years old and the conservatory was constructed around 2002.

EPC RATING: D

COUNCIL TAX BAND: G

OUTBUILDINGS
544 sq ft (50.6 sq m) approx.



GROUND FLOOR
1247 sq ft (115.9 sq m) approx.



1ST FLOOR
824 sq ft (76.6 sq m) approx.



TOTAL FLOOR AREA : 2616 sq.ft. (243.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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