

The Ridgeway
Cuffley

JR Sales & Lettings

Offers in excess of
Freehold

Situated on a prestigious road and surrounded by over an acre of grounds, this exceptional six-bedroom home offers spacious living in an enviable location. Just over a mile from the shops and train station of Cuffley Village, the property enjoys a 300-foot south-facing garden with breathtaking views, creating a truly serene setting.

At the heart of the home is a modern kitchen with a central island, perfectly complemented by spacious living areas and a stylish TV room featuring a bespoke media wall. The property also includes a generous annex complete with its own kitchen, making it ideal for multi-generational living or guest accommodation.

Outdoors, a 45-foot heated swimming pool and a gym room enhance the lifestyle on offer, while a large carriage driveway and double garage ensure ample parking. With considerable potential for enlargement and customisation, subject to planning permission, this remarkable residence combines elegance, comfort, and future possibilities.

- **Superb Plot On Prestigious Road with Over an Acre of Grounds**
- **Cuffley Village Shops & Train Station Just over a mile away**
- **South Facing Garden Extending to over 300ft with Amazing Views to Rear.**
- **45ft Heated Swimming Pool & Gym Room**
- **Large Annex with Separate Kitchen. Ideal for Multi Generational Families**
- **Modern Kitchen with Centre Island & seating area**
- **TV Room with Media Wall, Large Study/Office Room**
- **Large Carriage driveway & Double Garage providing ample parking**
- **Huge Scope & Potential Subject to Planning Permission**
- **6 Bedrooms, Ensuite Bathroom & Dressing Room**

Entrance
Glazed hardwood double doors leading to the:-

Entrance Hallway
Leaded light double glazed window to the front. Coving to ceiling. Built in storage cupboard. Wall light. Laminate wooden flooring. Door to-

Downstairs W.C.
Leaded light double glazed window to the front. Low flush W.C. Vanity wash hand basin with mixer tap and cupboards under. Extenstively tiled walls. Wall light. Coving to ceiling. Plug in heater.

Entrance Hallway
Archway through to the entrance hallway. Coving to ceiling. Laminate wooden floor. Built in cloaks cupboard. Double radiator. Stairs to the first floor. Door to:-

TV Room
13'5 to the front of the media wall x 13'6
Double glazed patio doors to the rear. Radiator. Coving to ceiling. Media wall with inset TV and speaker. Feature real flame effect fire. Built in storage and built in niches with inset spotlights.

Main Kitchen
30' x 14'8
Leaded light double glazed windows to the front. Range of wall and base fitted units with square edge worktops over incorporating a stainless steel sink 1 1/2 bowl sink with mixer tap and drainer. Boiling tap. Integrated Miele dishwasher. Two built in eye level ovens. Built in micro-wave. Warming drawer. Recess for American fridge freezer with water connection. Bosch five ring induction hob with extractor fan over. Tiled splash backs. LVT flooring. Centre island with granite worktop cupboards under. Coving to ceiling. Wall lights. Part tiled. Integrated fridge freezer. Double glazed patio doors to the rear. Glazed double doors to the side. Two column radiators

Office/Study
12'5 x 12'10
Leaded light double glazed window to the front. Coving to ceiling. Laminate wooden flooring. Radiator.

Kitchen 2
12'7 x 11'
Double glazed window to the rear. Laminate wooden flooring. Coving to ceiling. Range of wall and base fitted units with Quartz worktops with up-stands and splash backs incorporating a 1 1/2 bowl stainless steel sink. Waste disposal unit. Mixer tap. 5 ring Neff hob with pull out extractor fan over. Eye level double oven. Integrated dishwasher. Eye level microwave. Recess for American fridge freezer with water connection. Archway to:-

Garden Room
9'10 x 7'9 extending to 15'1 into the recess
Double patio doors to the garden. Coving to ceiling. Laminate wooden flooring. Doors to:-

Ground Floor Bedroom 6
16'10 x 15'
Double glazed window to rear. Radiator. Doors to Ensuite Dressing Room & Ensuite Shower Room

Utility Room
Leaded light double glazed window to the front. Range of wall and base fitted units with roll edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Plumbing for 3 washing machines. Space for tumble drier. Built in storage cupboards.

Ground Floor Guest Bedroom
7'1 x 6'6
Coving to ceiling. Radiator. Laminate wooden flooring. Wall lights.

Landing
Leaded light double glazed window to the front. Wall lights. Coving to ceiling. Double radiator. Doors to:-

Bedroom 1
21'5 x 18'10
Dual aspect room. Leaded light double glazed window to the front. Double glazed bay windows to the rear. Wall lights. Built in mirror fronted wardrobe. Coving to ceiling. Doors to:-

En-Suite
18'10 x 21'5
Opaque leaded light double glazed window to the front. Corner bath. Low flush W.C. His and Hers sinks with mixer taps, cupboards under and vanity units. Part tiled walls in complimentary ceramics. Double radiator.

Bedroom 2
20' x 13'
Double glazed window to rear. Coving to ceiling. Built in storage cupboards. Archway to:-

En-Suite Dressing Room
7'5 x 11'8
Leaded light double glazed bay window to the front. Coving to ceiling. Range of fitted mirror wardrobes. In the cupboard is a concealed vanity wash hand basin with splash back.

Bedroom 3
13' x 15'5
Double glazed bay window to the rear. Coving to ceiling. Double radiator. Fitted wardrobe. Vanity wash hand basin with mixer tap and cupboard under.

Bedroom 4
12'11 x 12'6
Leaded light double glazed window to the front. Coving to ceiling. Vanity wash hand basin with mixer tap, cupboards under with tiled splash back. Coving to ceiling.

Bedroom 5
12'10 x 7'1
Double glazed bay window to the rear. Vanity wash hand basin with mixer tap and tiled splash back. Coving to ceiling.

Family Bathroom
Two leaded light double glazed windows to the front. Suite comprising low flush W.C. with push button flush. Vanity wash hand basin with mixer tap. Mirror cabinet. Spa bath with mixer tap, shower hand attachment. Walk in shower cubicle with tiled seat, mixer tap, hand attachment and rain head. Inset spotlights. Extractor fan. Feature column towel radiator. Extensively tiled walls.

Outside

Superb Gardens
300' plus
Extensive patio areas. In ground heated swimming pool. Pergola area with power and lighting and wall mounted patio heaters. Stainless steel gate to the garden. Steps down to a large lawn with mature shrub and flower borders. Outside lighting. Water tap. Access to the garage via a courtesy door down the side. Door to gym.

Double Garage
without internal wall 21'3 x 25'3
Electric up and over door. Power and lighting. Storage space. Currently has a sectioned storage area via separate entrance via the garden.

Gym
16'4 x 8'
Double glazed window to the rear. Inset spotlights. Built in storage cupboard housing electrics. Door to:-

Plant Room for Swimming Pool
Two Worcestor Bosch boilers. Pumps and filteration system for swimming pool. Wall mounted meter.




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GROUND FLOOR



FIRST FLOOR



Approximate Gross Internal Area 4245 sq ft – 395 sq m
Ground Floor Area 2730 sq ft – 254 sq m
First Floor Area 1515 sq ft – 141 sq m

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