



**The Ridgeway  
Northaw Cuffley**



**£1,500,000  
Freehold**

A magnificent character residence set within approximately a third of an acre, backing directly onto the historic Northaw Great Woods and located on the highly sought-after Cuffley Ridgeway.

This impressive home extends to over 2,500 sq ft across three floors, offering versatile and well-balanced accommodation including multiple reception rooms, a spacious kitchen/dining area, and four double bedrooms. The principal suite benefits from a walk-in wardrobe and en-suite, while the top floor features a further bedroom with a stunning roof terrace enjoying far-reaching views.

The beautifully landscaped gardens provide privacy and direct access to the woods, while a gated driveway offers ample off-street parking. Further benefits include a versatile brick-built outbuilding, originally a garage and now arranged over two floors.

Conveniently located within easy reach of Cuffley village and mainline station (Moorgate approx. 35 minutes), with Potters Bar also nearby offering fast access to King's Cross.

- **Prestigious Cuffley Ridgeway location backing directly onto Northaw Great Woods**
- **Substantial character residence extending to over 2,500 sq ft**
  - **Set within approximately one-third of an acre of landscaped grounds**
  - **Four spacious double bedrooms arranged over three floors**
  - **Impressive principal suite with walk-in wardrobe and en-suite**
  - **Multiple reception rooms including living room, dining area and study**
  - **Stunning roof terrace with far-reaching countryside views**
  - **Versatile brick-built outbuilding, originally a garage and now arranged over two floors, ideal for guests or home office use (subject to any necessary consents)**
  - **Gated driveway providing ample off-street parking for multiple vehicles**
- **Convenient access to Cuffley station (Moorgate approx. 35 mins) and Potters Bar (King's Cross approx. 20 mins)**

#### **Front**

Electric gated entrance. Bin Storage area. Gravel driveway leading to a second gate to the property. Large gravel driveway with ample parking. Attractive shrub and flower borders. Feature wood timber store. Access to the garage and garden. Heritage oak and hardwood open Storm Porch with tiled roof and indian sandstone entrance patio to the:-

#### **Entrance**

Kentucky hardwood glazed entrance door to the:-

#### **Hallway**

Stairs to the first floor with storage cupboard under. Double radiator. Picture rail. Wall light. Doors to:-

#### **Study/Snug**

Georgian style double glazed window to the front. Double radiator. Exposed wooden floor. Moulded cornice coving to ceiling. Ceiling light rose. Bespoke cabinets and shelving. Built in office space desk.

#### **Kitchen/Breakfast Room/Sitting Room**

Opaque glazed internal window. Double radiator. Moulded cornice coving. Inset spotlights. Feature inglenook style fireplace with an exposed wooden mantle and brickwork. Country style kitchen with granite worktops over incorporating a ceramic 1 1/2 bowl sink with mixer tap and drainer groves with granite upstands. Recess space for an American style fridge freezer. Space for a Range master cooked with tiled splash back. Inset lighting. Dishwasher. Glass display cabinets. Cupboard housing the gas boiler. Amtico flooring. Open plan to the:-

#### **Dining Room**

Georgian style glazed door and bay window to the garden. Georgian style double glazed window to the rear. Amtico flooring with feature pencil line. Double radiator. Moulded cornice coving and light rose. Double doors to the:-

#### **Lounge**

Georgian style double glazed window to the front. Glazed bay window with Crittal French doors to the garden. Two double radiators. Feature King Louis style fireplace with marble inset, stone hearth and inset log burner. Wall lights. Feature cornice coving to the ceiling. Inset niche. Door back into the hallway.

#### **Landing**

Georgian style double glazed window to the front. Wall lights. Picture rail. Double radiator. Built in airing cupboard. Doors to:-

#### **W.C.**

Opaque double glazed window to the side. Porcelain low flush W.C. Inset wash hand basin. Radiator. Part tiled walls. Ceramic tiled floor. Inset spotlights.

#### **Bedroom 1**

Dual aspect room with Georgian style double glazed windows to the side and front. Two double radiators. Cornice coving. Picture rail. Wall lights. Two built in storage cupboards. Door to walk in wardrobe with hanging rails and shelving. Door to:-

#### **En-Suite**

Georgian style opaque double glazed window to the rear. Georgian style double glazed window to the side. Chrome towel radiator. Suite comprising of low flush W.C. with push button flush. Bidet with mixer tap. Countered his and hers wash hand basins with mixer taps and shelf under. Quadrant shower cubicle enclosure with mixer valve and hand attachment. Inset spotlights to ceiling. Moulded coving. Ceramic tiled floor. Ceramic tiled splash back. Fitted mirror.

#### **Bedroom 2**

Georgian style double glazed window to the side. Double radiator. Built in wardrobe. Door to:-

#### **En-Suite**

Tile enclosed shower cubicle with mixer valve and hand attachment. Chrome towel radiator. Semi-countered vanity wash hand basin with mixer tap and cupboards under. Fitted mirrors. Extractor fan. Inset spotlights. Part tiled walls. Ceramic tiled floor.

#### **Bedroom 3**

Georgian style double glazed window to the front. Wall lights. Picture rail. Double radiator.

#### **Second Floor Landing**

Wall light. Doors to:-

#### **Family Bathroom**

Georgian style double glazed window to the front. Pedestal wash hand basin. Low flush W.C. Freestanding roll top bath with Georgian style mixer tap and hand attachment. Fitted mirror. Wall light. Double radiator. Ceramic tiled floor.

#### **Bedroom 4**

Double glazed French doors to the balcony. Double radiator. Built in storage cupboards housing loft storage built into the eaves.

#### **Large Balcony**

Astro turf with lovely views of countryside and woods.

#### **Shower Room**

Pedestal wash hand basin with tiled splash back. Low flush W.C. with push button flush. Tile enclosed shower cubicle with mixer valve. Extractor fan.

#### **Garden**

Wrap round garden. Mainly laid to lawn. Attractive sandstone patio area. Log Cabin. Gravel pathway leading to the rear of the garden and another outbuilding. Feature pond with shrub and flower borders. Second timber shed. Rear access to the Great Woods with extensive country walks and natural beauty.

#### **Brick Built Outbuilding**

A versatile brick-built outbuilding, originally a garage and now arranged over two floors, currently fitted to provide additional living space (subject to any necessary consents).

#### **Insulated Shipping Container**

Double glazed window. Ideal shed/workshop/storage area.

#### **Gardeners Kitchenette/Toilet**

Low flush W.C. with push button flush. Wall mounted wash hand basin. Hand drier. Space for tumble drier and small fridge freezer. Double glazed window. Laminate wooden floor.

#### **Log Cabin**

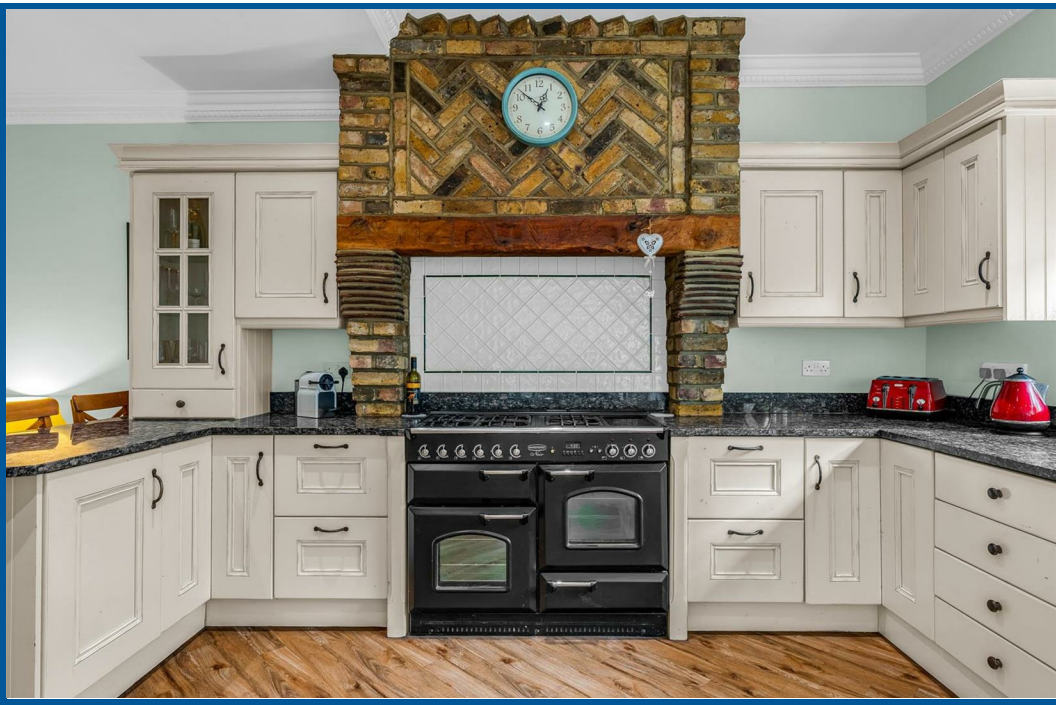
Double glazed French doors and side windows. Additional door to the side. Additional windows to the woods. Power and lighting. Ideal as a games room.









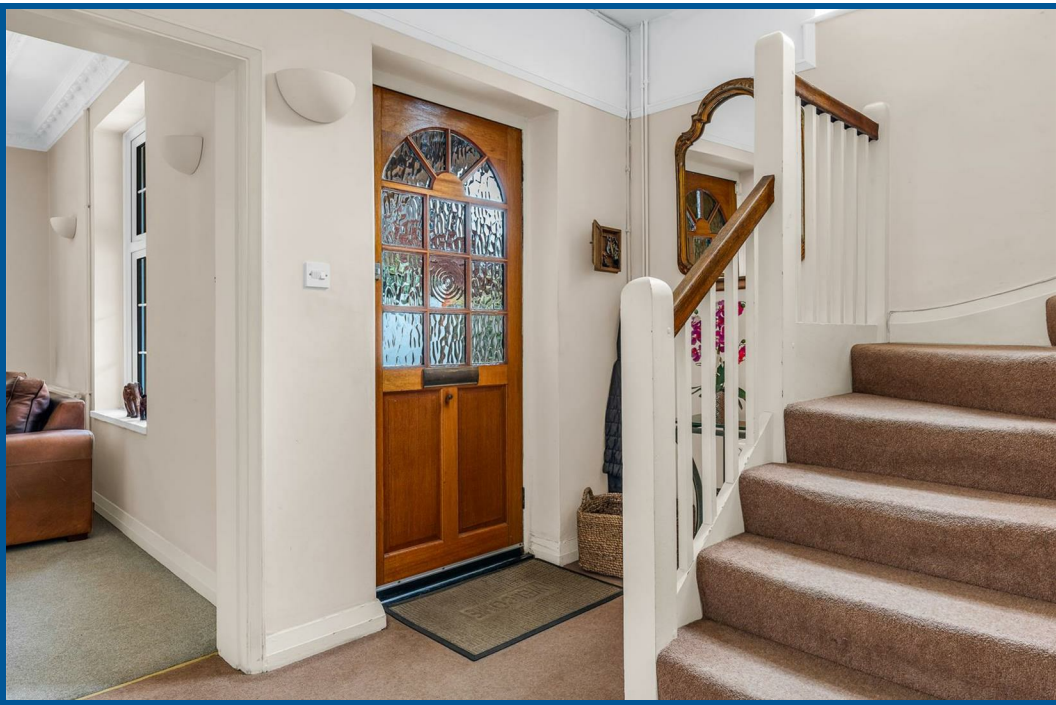






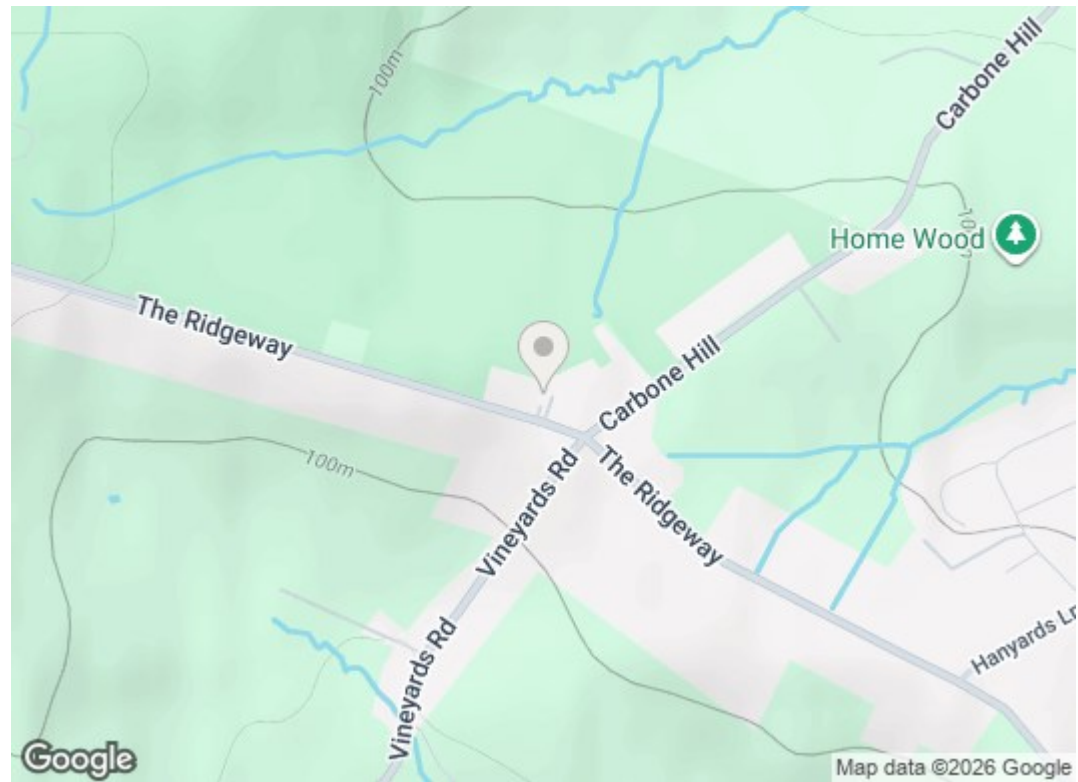


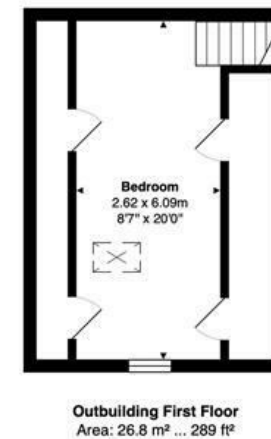
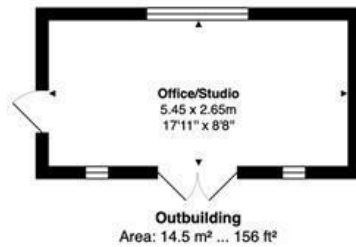
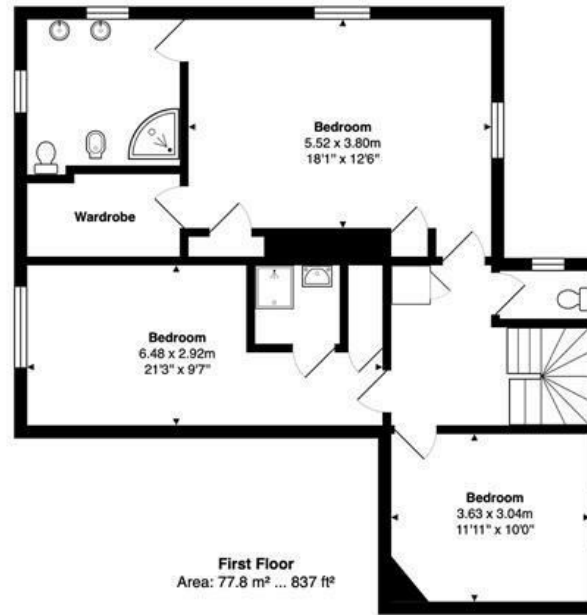
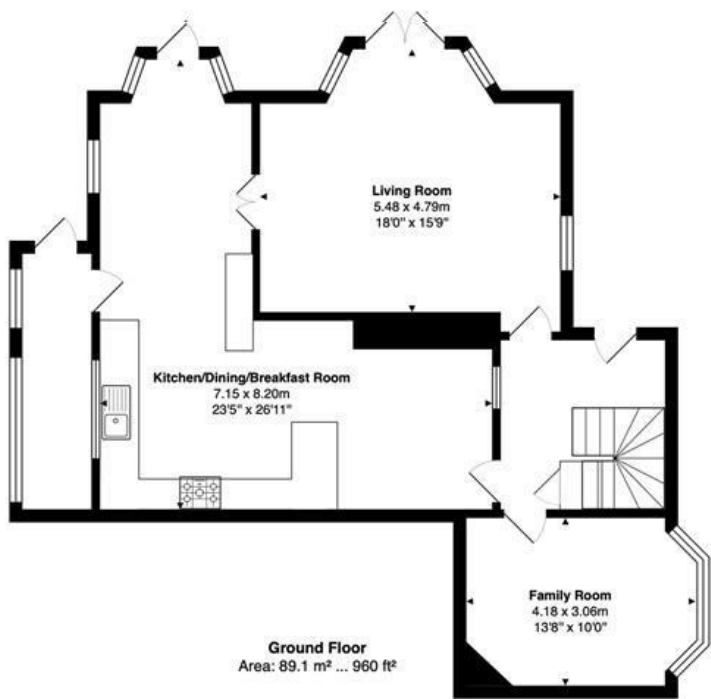




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Total Area: 298.4 m<sup>2</sup> ... 3212 ft<sup>2</sup> (excluding terrace)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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