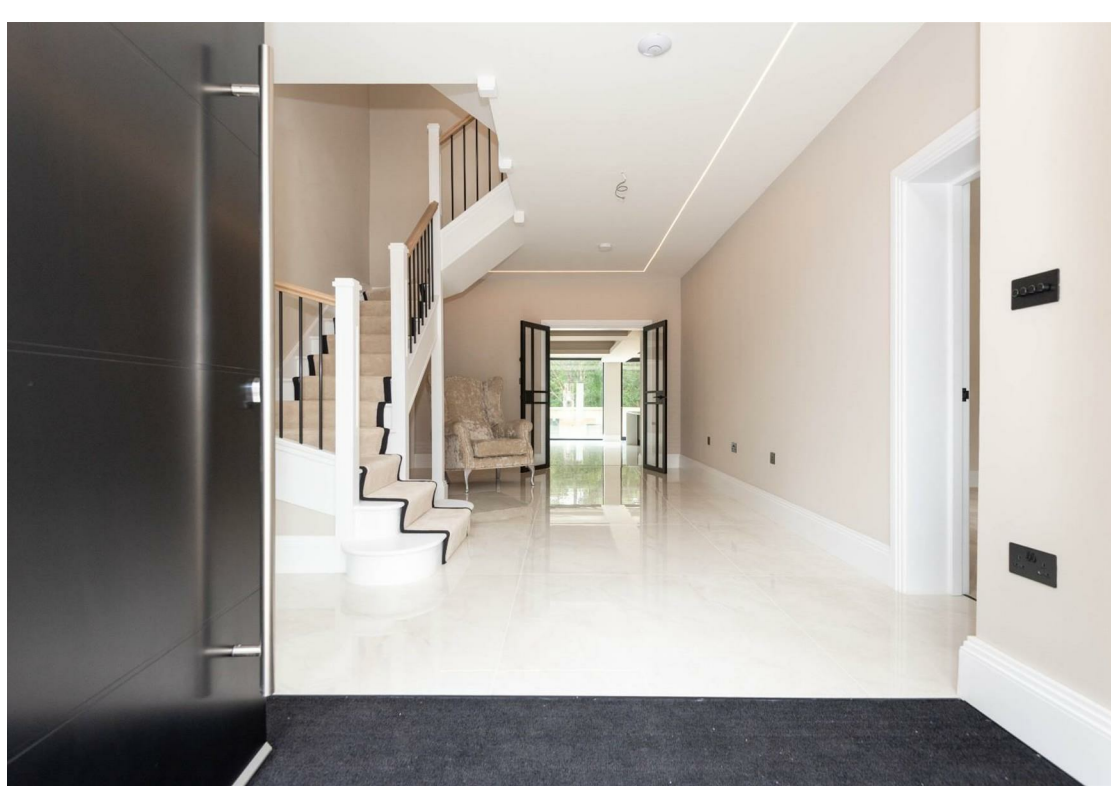




 **FINE &
COUNTRY**

Cuffley Hill | Goffs Oak | EN7 5EY | £2,395,000





Cuffley Hill | Goffs Oak | EN7 5EY

Fine & Country Lea Valley is proud to bring to the market, exclusively, this exceptional luxury gated residence extending to in excess of 4,100 sq. ft. This grand residence offers sprawling accommodation arranged over three floors, finished to a high specification throughout, and combining luxurious family living with remarkable leisure and entertaining facilities, this impressive home is situated within one of Hertfordshire's most desirable locations.

Positioned behind electric gates, the property enjoys a substantial private driveway providing extensive parking, while the striking façade gives an immediate indication of the quality found within. Internally, the home has been thoughtfully designed, with underfloor heating throughout ensuring comfort and efficiency across all levels. Upon entering, you are welcomed by a grand reception hall which immediately sets the tone for the quality and scale found throughout. The centrepiece of the home is the magnificent open-plan kitchen, breakfast, dining and family room, extending to over 36ft and creating an exceptional space for modern family living and entertaining. Designed as the true heart of the home, this impressive room seamlessly combines stylish seating areas with generous dining space and a contemporary kitchen arrangement. Additional reception space is provided by an elegant living room and separate media room, offering flexibility for both formal entertaining and relaxed family life. A utility room, boot room and guest cloakroom further enhance the practicality of the ground floor. The first floor is arranged around a striking galleried landing and is headlined by a superb principal suite featuring a spacious bedroom, dressing room, a truly luxurious en suite bath/shower room and a private balcony overlooking the rear garden and woodland beyond. Two further bedroom suites are also located on this floor, each benefitting from their own en suite facilities, while a laundry room provides additional convenience.

Occupying the second floor are two further generous bedroom suites together with an additional room, which could be utilised as a home office or sixth bedroom, depending on individual requirements. Completing this floor is the communication room, which currently serves the security CCTV system, with further potential to add more technology functions in the future.

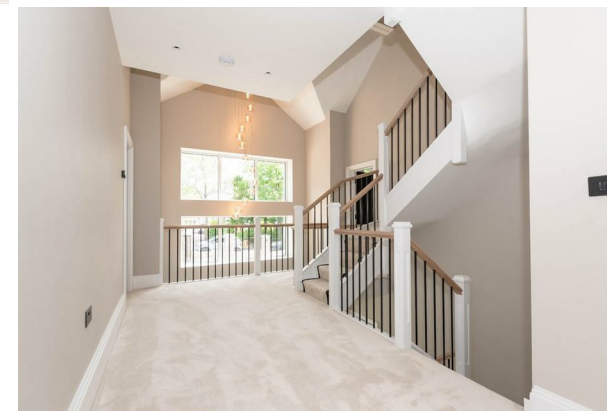
The impressive and beautifully landscaped rear grounds provides an outstanding lifestyle environment and has been expertly designed for both relaxation and entertaining. A raised sun terrace overlooks the heated swimming pool and dedicated golf putting green, creating a private resort-style setting rarely found in a residential home. A particular feature is the impressive outdoor entertainment pavilion incorporating a fully equipped outdoor kitchen and social space, perfectly suited to year-round gatherings with family and friends. Complementing these facilities are dedicated pool changing and shower rooms, a separate bathroom, pool plant room, air source heat pump room and garden storage area. Beyond the formal entertaining areas, the gardens extend to a lower section backing directly onto beautiful mature woodland, creating a peaceful and highly private backdrop that further enhances the property's unique appeal.

Situated within one of the area's most sought-after locations, the property is ideally positioned for commuters, with excellent transport links providing swift access into Central London via nearby mainline stations, including Cuffley and Cheshunt. The M25, A10 and M11 are all easily accessible, connecting to the wider motorway network and major commercial centres. The area also benefits from an excellent selection of highly regarded state and independent schools, making it particularly attractive to families. Residents enjoy access to a range of amenities including independent shops, cafés, restaurants, leisure facilities and everyday conveniences, while nearby towns offer an extensive choice of retail, dining and entertainment options. Golf courses, country parks and equestrian facilities are also readily accessible, further enhancing the lifestyle appeal of this exceptional location.

Note - Some photographs have been digitally enhanced using AI.

- Exclusive & Luxury Gated Residence
- Over 4,100 Sq. Ft. Of Exceptional Living Accommodation
- Remarkable Open-Plan Entertaining Space
- Five Luxurious En Suite Bedrooms
- Principal Suite With Dressing Room, En Suite & Balcony
- Comfort-Enhancing Underfloor Heating Throughout
- Resort Style Outdoor Entertaining Pavilion & Kitchen
- Heated Swimming Pool & Golf Putting Green
- Prime Location & Mature Woodland-Backed Grounds

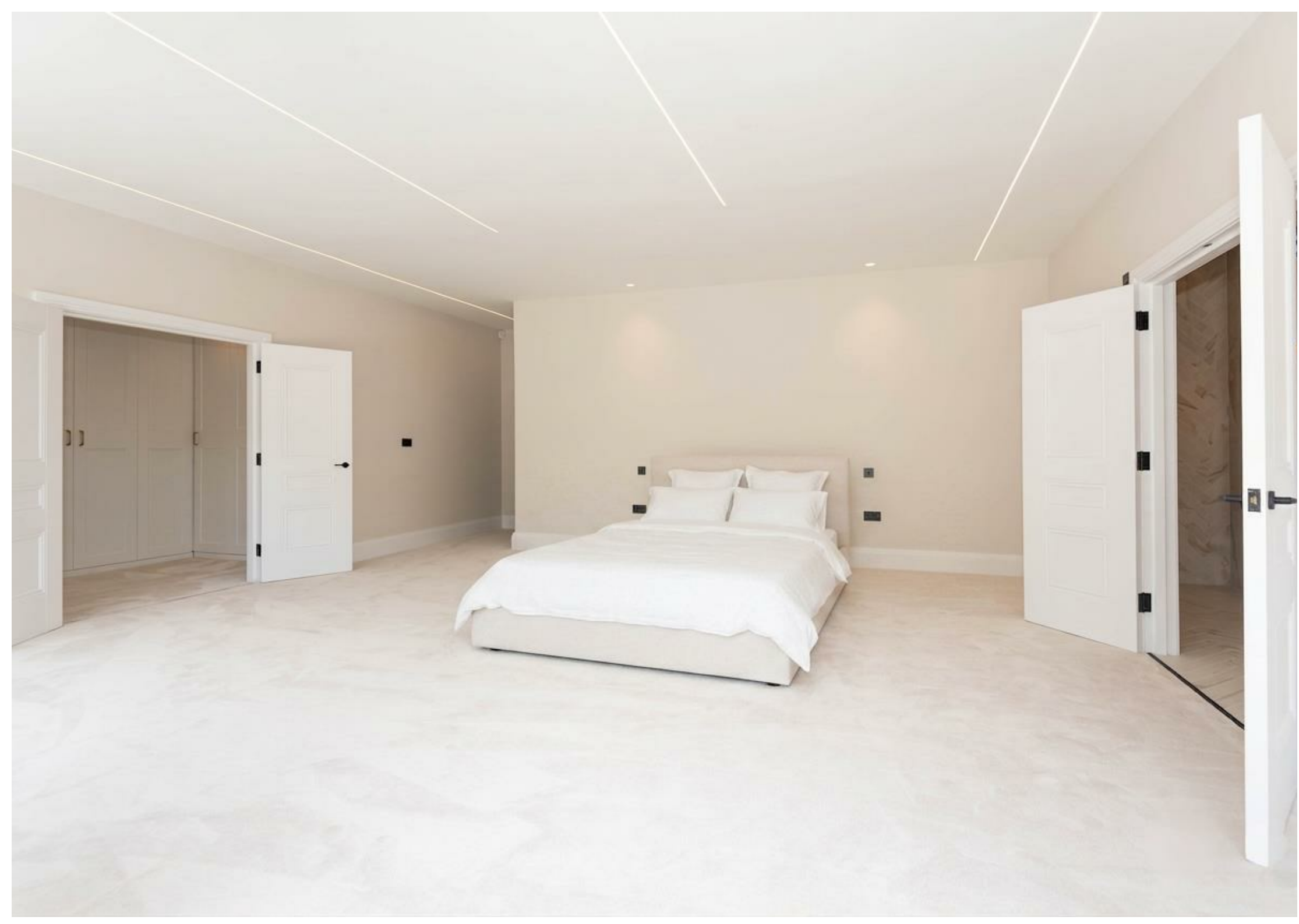




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  B

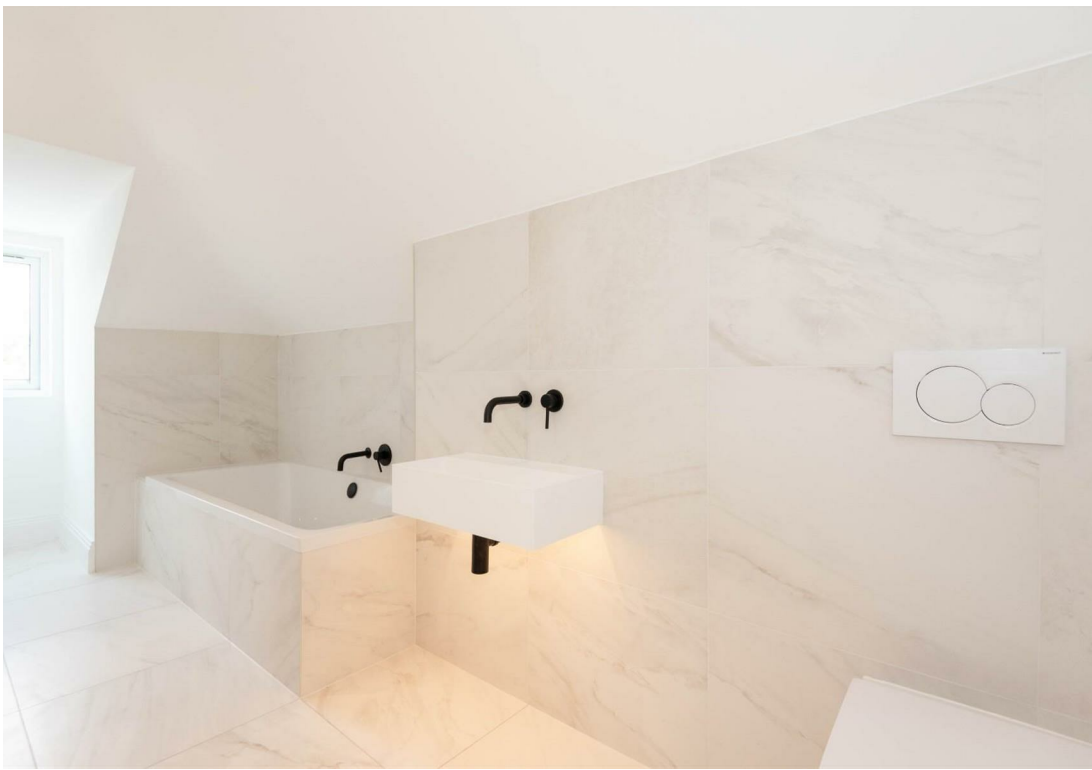
Tenure: Freehold
 Council: Broxbourne Borough
 Tax Band: H



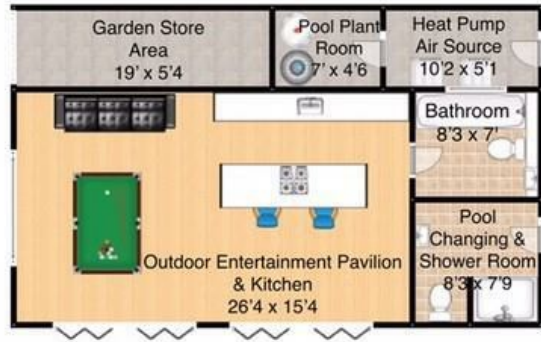








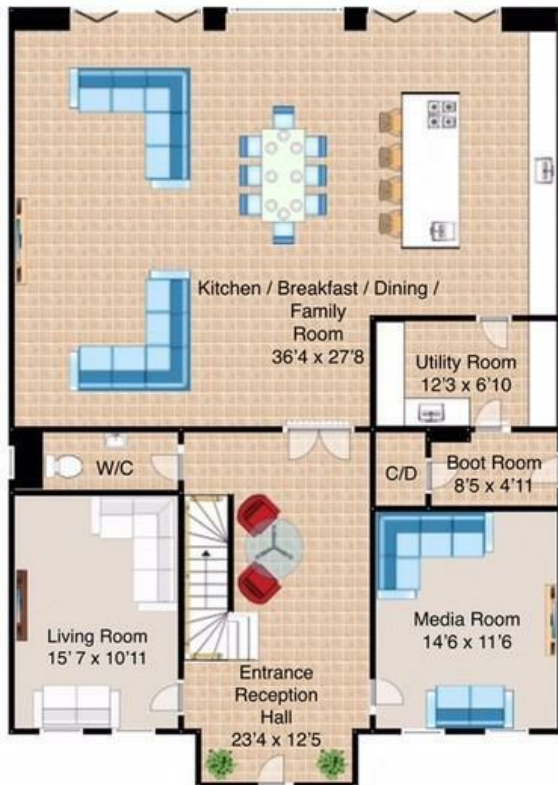
Cuffley Hill, Goffs Oak, Hertfordshire



Outdoor Entertainment Pavilion Approx Sqft 594.28



Approx Overall House Sqft - 4,189



Ground Floor Approx Sqft 1,772.68



First Floor Approx Sqft 1455.08



Second Floor Approx Sqft 946.40

This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Fine and Country Lea Valley.



FINE & COUNTRY

Fine & Country Cheshunt

1 High Street
Cheshunt
Hertfordshire EN8 0TA

Tel: 01992 631314
cheshunt@fineandcountry.com
www.fineandcountry.co.uk

Fine & Country Hoddesdon

37 High Street
Hoddesdon
Hertfordshire EN11 8TA

Tel: 01992 449 500
hoddesdon@fineandcountry.com
www.fineandcountry.co.uk

