



31 The Ridgeway  
Cuffley, Hertfordshire



## A beautiful family home with countryside views.

An impressive home situated on one of Hertfordshire's premier roads and offering around 6,700 sq ft, with stunning views, a pool complex and set behind a gated entrance. The property offers further development potential (STPP).



**5 RECEPTION ROOMS**



**5 BEDROOMS**



**6 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**RURAL/  
VILLAGE**



**6,760 SQ FT**



**GUIDE PRICE  
£3,550,000**



### The property

On the ground floor there are double doors from the hall leading to the living room and dining room that in turn lead to the garden. From the dining room, the property flows well into the kitchen/breakfast room as well as from the hall. There is a useful utility room next to the dining room and easy access to the integral garage. From the hall, there is also the music room and a further reception room, currently used as a games/snooker room which has a side door, an ideal room to make into an office or annexe.

The indoor swimming pool leisure area benefits a conservatory for a more relaxed seating area with doors to the terrace, an ideal space for entertaining and al fresco dining. The pool complex benefits bi-fold doors to the rear and shower room.

On the first floor, the accommodation provides the principal suite with countryside views, dressing room and en suite bathroom. Bedroom two also benefits

from countryside views, dressing room and en suite shower. Bedroom three and five also have the rear views and have shower en suite, whilst bedroom four has a front aspect and enjoys the generous bathroom en suite.

### Outside

The south-facing rear garden is stunning, with its impressive, paved terrace and steps leading to the immaculate manicured lawn, it is well stocked with borders and trees. The bottom section has a summer house and a more informal feel, perfect for wildlife.

To the front, the property is set behind a sweeping gated carriage driveway, surrounded by mature trees, lawn and shrubs. It provides ample off-street parking and access to the garage.





## Location

The property is set in a convenient position in the popular village of Cuffley, within easy reach of local commuter links and the towns of Potter's Bar and Cheshunt. Cuffley offers several everyday amenities including small supermarkets, plus a primary school and a selection of shops, cafés and restaurants, while Potter's Bar, just over three miles away, provides access to a further choice of amenities and larger supermarkets. Further schooling in the area includes the independent Queenswood School, Stormont School and Lochinver House.

Cuffley is conveniently located for transport connections, with the village's mainline station offering services to London St. Pancras and Moorgate, and Potter's Bar providing fast services to London Kings Cross. The M25 is also less than five miles away.

## Distances

- Goffs Oak 2.4 miles
- Potters Bar 3.0 miles
- M25 (Jct.25) 5.0 miles
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## Nearby Stations

- Cuffley Station 1.0 miles
- Crews Hill Station 2.3 miles
- Potters Bar Station 3.0 miles

## Key Locations

- Northaw Great Wood
- Trent Park
- Forty Hall Estate

## Nearby Schools

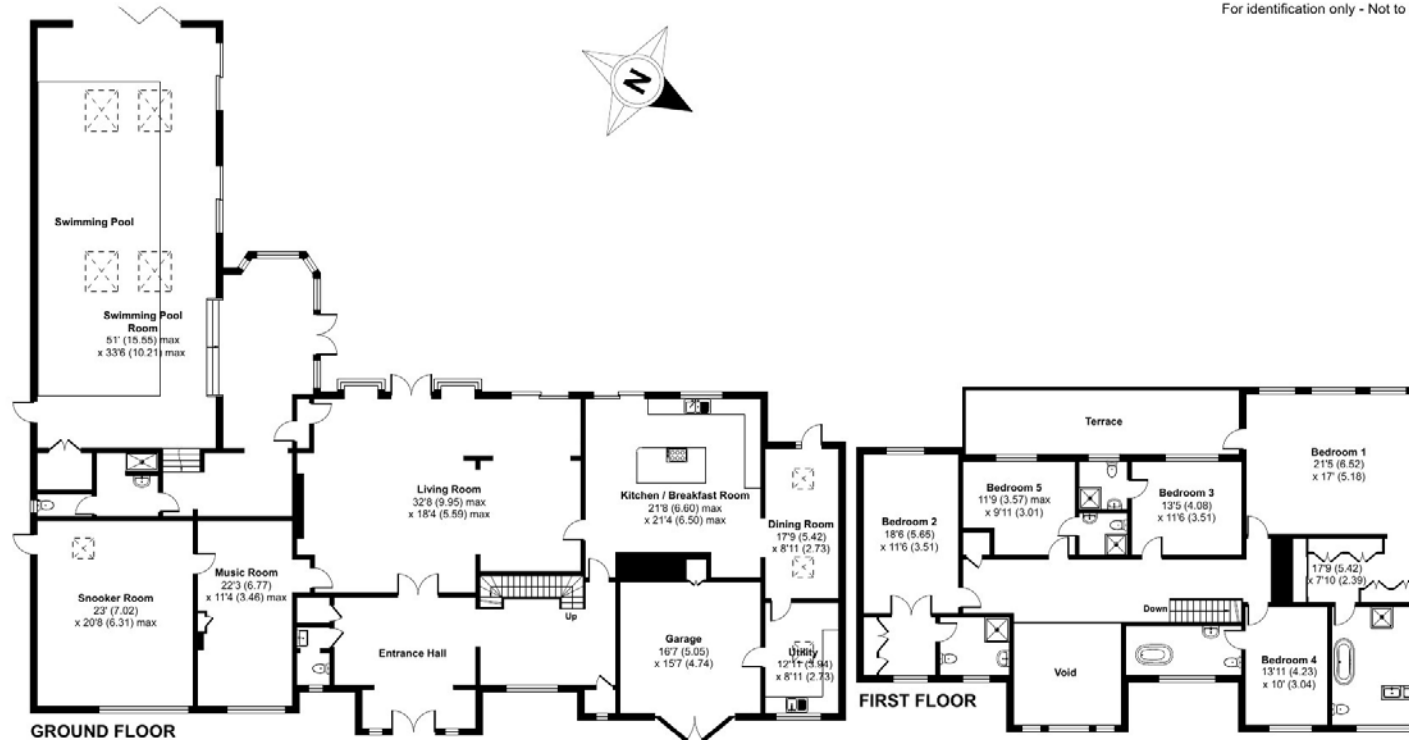
- Queenswood
- Stormont
- Lochinver House
- Haileybury



# The Ridgeway, Cuffley, Potters Bar, EN6

Approximate Area = 6,760 sq ft / 620 sq m (inc. Garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country. REF: 1188032



## Floorplans

House internal area 6,760 sq ft (620 sq m)  
For identification purposes only.

## Directions

EN6 4BB

what3words: ///strain.smug.slime

## General

Local Authority: Hertfordshire County Council  
Services: Electricity, gas, mains water and drainage.  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: C

Wayleaves and easements: the property is sold subject to any wayleaves or easements.

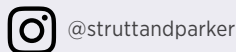
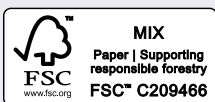
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## Cuffley

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