



Homewood House, 38 The Ridgeway, Cuffley

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**STRUTT
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Homewood House, 38 The Ridgeway, Cuffley, Hertfordshire, EN6 4AX

A stunning 6 bedroom luxury residence situated in Hertfordshire's premier road

Cuffley Station 0.8 miles (Moorgate 44 minutes),
Potters Bar Station 3 miles (London Kings Cross
18 minutes), Crews Hill 2.3 miles (Zone 6), M25
(Jct. 25) 4.6 miles, Central London 20 miles,
London Luton Airport 19.7 miles

Storm porch | Entrance hall | Drawing room
Dining room | Turret room | Study | Kitchen/
Diner | Cinema room | Gym | Steam room
Living room | Billiard room | Bar room | Wine
cellar | Utility | Principal bedroom with en
suite | 4/5 Further bedrooms | 5 Bathrooms
Swimming pool | Pool house | Garden | Double
garage | EPC rating C

The property

A rare opportunity to purchase an impressive and luxuriously finished family home set in exquisite gardens within the renowned village of Cuffley. This unique house boasts substantial entertaining and family accommodation incorporating many original features alongside a luxury finish. Inside, the understated, classically inspired rooms have a timeless but exacting finish incorporating state of the art modern lighting and the latest audio visual and security technology.

The entrance leads into an impressive double height galleried hall with a sweeping staircase. The drawing room, formal dining room and library lead off the entrance hall and are wonderfully spacious and well-proportioned. The kitchen, superbly specified, provides the perfect space for informal family dining.

The voluminous kitchen has bespoke units and doors which span the entire width of the room, leading out to the terrace and landscaped garden beyond.

The lower ground floor incorporates an exquisite living room with floor to ceiling doors that span the entire width of the room. This level boasts superb leisure facilities which include a steam room, a gym, a state of the art cinema and a wine cellar. Providing access to both the terrace and garden as well as the heated outdoor swimming pool and pool house.

The first and second floors provide a spacious principal bedroom suite, five further bedrooms (one now a dressing room) two of which have accompanying dressing rooms and three further bathrooms.

Outside

Homewood House is approached through double entrance electric gates and sweeping carriage driveway. The garden is mature and secluded and mainly laid to lawn with a selection of specimen trees, heated swimming pool, pool house, cascade waterfall and outdoor fireplace. There is ample parking to the front of the property as well as a double garage.

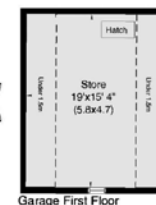
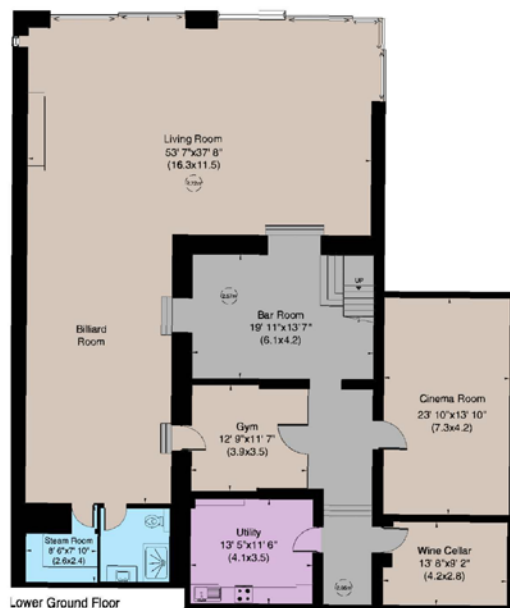
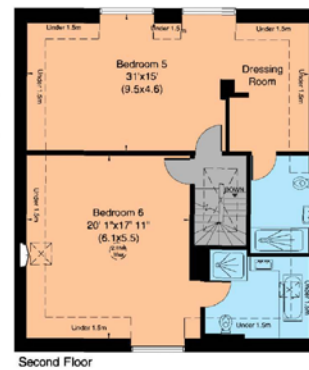
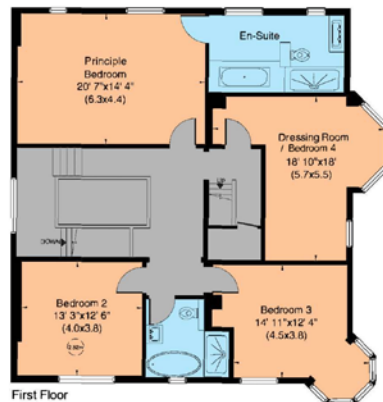
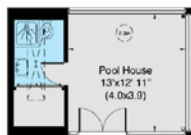


Location

Homewood House is situated on The Ridgeway, a prime address in Hertfordshire benefitting from excellent communications by both road and rail. Cuffley village is within one mile away and provides local shops, doctors and dentist surgeries, and railway station with regular services to Moorgate in 35 minutes. Potters bar is 3 miles away and offers a more comprehensive range of shops and amenities with mainline rail station providing services to both London Kings Cross and Moorgate in 18 minutes and 35 minutes respectively. The cathedral city of St Albans is approximately 10 miles away and Central London is approximately 20 miles away and the property is ideally placed for access to the national motorway network via the M25 or A1. There is an excellent selection of schools nearby including Queenswood, Stormont, Lochinver House and Haileybury.



Gross internal area (approx.)
769 Sq m (8273 Sq ft) Including Under 1.5m and Pool House
715 Sq m (7700 Sq ft) Excluding Under 1.5m and Pool House
For identification purposes only, Not to Scale.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only



General

Local Authority: Welwyn Hatfield Council

Services: Mains gas, electricity, water and drainage. Centrally heated.

Council Tax: Band H

Tenure: Freehold

Guide Price: £3,950,000

Sopers House

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