



THE
CULLINAN
COLLECTION

CUFFLEY



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**Welcome to Cuffley's prestigious
new address**



**A collection of
six, beautifully
crafted homes**

Computer generated image is indicative only.

Hertfordshire village life at its finest

Set amongst picturesque countryside and close to some of Hertfordshire's most popular destinations, the village of Cuffley offers a taste of contemporary country life.

Cuffley high street is brimming with independent shops, cafés, restaurants, and a choice of useful services, while you only need venture a little further to enjoy the area's renowned lifestyle and luxuries.

If you're looking for space to unwind and energise then Birch is the place to be, offering an outdoor pool, bar, screening room, co-working spaces and green spaces, and a calendar of creative events and activities.

Or for a more traditional venue, look no further than The Hertfordshire Golf & Country Club's 18-hole golf course, driving range and elegant restaurant.



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By Car

5 mins
Cuffley Station
Direct train links into London.

15 mins
Brookfield Shopping Park
M&S, Next and Tesco.

15 mins
Hertfordshire Golf & Country Club
18-hole golf course designed by Jack Nicklaus II and Spa.

21 mins
Hertford
Hertford has a rich history, a wealth of shops, restaurants, attractions and events.

Former Olympic venue for canoeing, kayaking



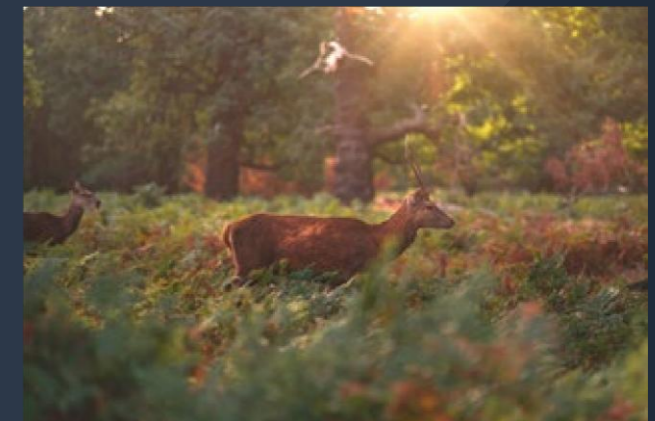


Where escapism comes naturally

In a village surrounded by an abundance of green space and unspoilt countryside, you're free to unwind and explore.

Moments from your luxurious home at The Cullinan Collection you can escape into nature with country walks and forest trails, or enjoy a round of golf at one of the many local clubs.

Northaw's Great Wood offers walks for all ages and levels and Morven Park, a National Trust property just 10-minutes' drive from Cuffley, is a great spot for a gentle walk through rugged, unspoilt fields. Children will love the area's horse riding scene, pony days and lessons available at nearby Northaw Riding School.





Ease into London

Living in Cuffley ensures that you're always incredibly well-connected.

The village train station offers frequent and direct services into central London for work and play.



By Rail

29 mins
Finsbury Park
For Victoria & Piccadilly Lines

38 mins
Old Street
For Northern Line

43 mins
Moorgate
For Metropolitan, Circle & Hammersmith & City Lines

46 mins
London King's Cross
Via Finsbury Park

Education

Primary Schools

	Ofsted	Distance
Northaw Church of England Primary School	Good	1.7 miles
Ponsbourne St Mary's Church of England Primary School	Good	1.9 miles
Stormont School	N/A	2.3 miles
Cuffley School	Good	2.2 miles
Goffs Oak Primary & Nursery School	Good	3.2 miles
Lochinver House School	N/A	3.5 miles

Secondary Schools

	Ofsted	Distance
Chancellor's School	Good	2.4 miles
Goffs Academy	Good	4.4 miles
Dame Alice Owen's School	N/A	4.9 miles
Queenswood School	N/A	5.0 miles
Haileybury	N/A	10.6 miles
Goffs - Churchgate Academy	Good	14.0 miles
One Degree Academy	Good	15.0 miles



Timeless interior design



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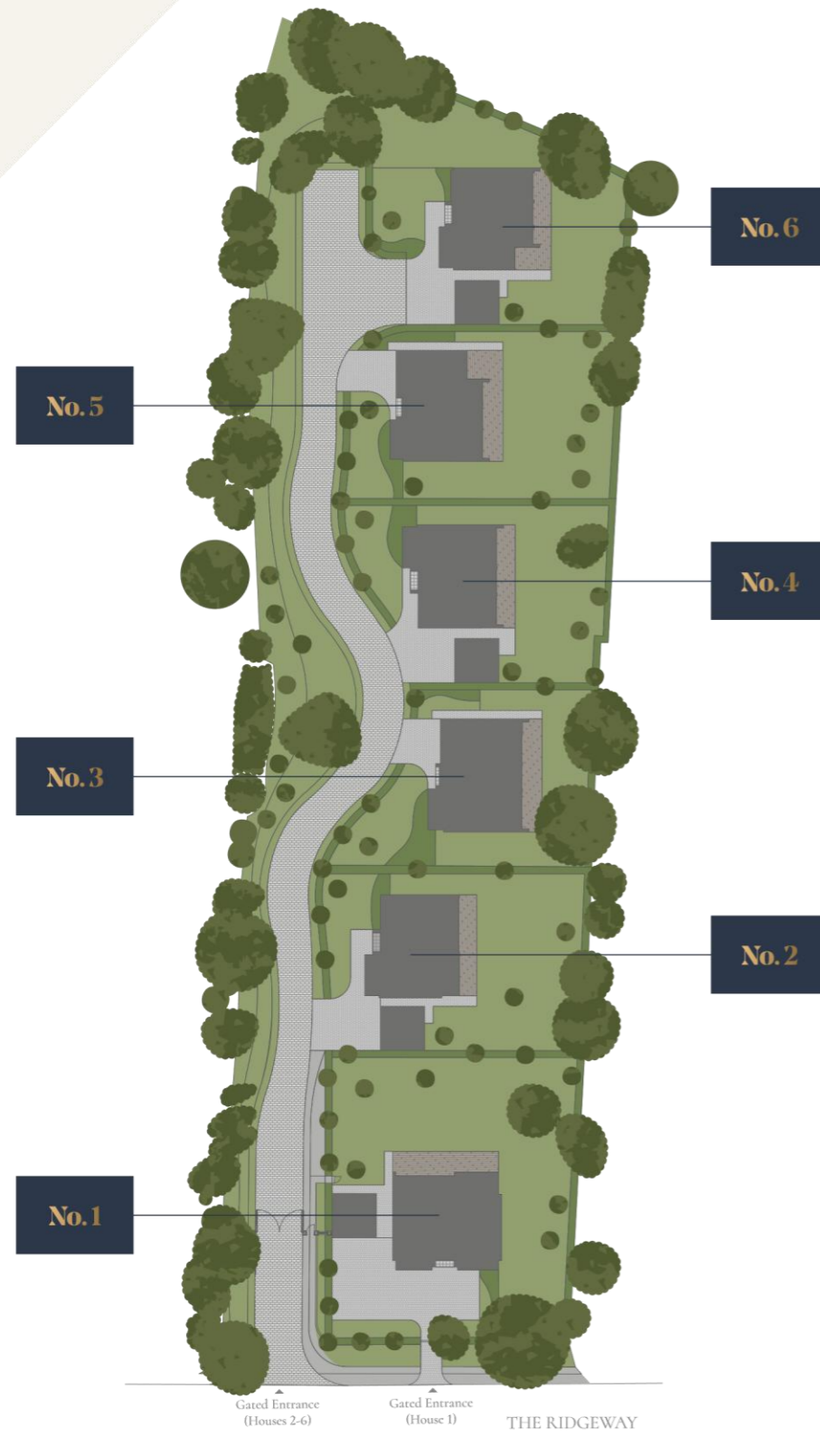


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Site plan

[CLICK HERE](#)
to view an interactive
street view



Specification

General

- Gas fired underfloor heating throughout
- Timber double glazed sliding sash windows and bi-fold doors
- Air conditioning to the kitchen, living room and two bedrooms
- MVHR (Mechanical ventilation with recovery) system to all rooms
- 10 Year ARK Warranty

Living Room

- Modern and contemporary
- Coffered ceilings with built-in lights

Kitchen / Dining Room

- Professionally designed kitchens with both functionality and practicality in mind
- Luxurious stone worktops
- Shaker style cabinet doors
- Miele integrated oven and combi microwave
- Miele touch control induction hob with extraction built in
- Integrated dishwasher
- Integrated fridge and freezer
- Integrated wine cooler
- Stainless steel sink with 3 in 1 Quooker tap and kitchen InSinkErator

Utility Room

- Luxurious stone worktops
- Shaker style cabinet doors with Miele washer & dryer
- Water softener
- Gas boiler

Plant Room

- Electrical consumer board, Megaflo system 3001 and accumulator

Bedrooms

- Spacious, well planned bedrooms and guest bedrooms
- Built-in wardrobes or integral storage

Bathrooms/En-Suites

- Elegantly designed en-suites
- Contemporary Villeroy and Boch sanitaryware
- Free standing baths with handheld showers
- Wall-mounted basins with drawer units
- Wall hung WC with soft closing seats and concealed cisterns
- Polished chrome Hansgrohe brassware
- Thermostatically controlled shower with fitted glass screens
- Heated towel rail and fully integrated storage concealed behind mirrored vanity units
- Fully tiled walls and floors

Cloakrooms

- High quality Villeroy and Boch sanitaryware
- Wall-mounted basins with drawer units
- Wall hung WC and polished chrome taps
- Fully tiled floors

Decoration & Internal Finish

- Walls and ceilings are decorated in calming neutral tones
- Bespoke designed architrave and skirting finished in white gloss to provide the perfect canvas to personalize your individual taste

Internal Doors

- Walnut wood veneered internal doors with bolection mouldings with R&F panels
- Attractive contemporary chrome ironmongery
- Glazed panel doors to the living, kitchen and dining room

Flooring

- Tiled flooring to the hallway, kitchen, bathrooms and utility rooms
- Oak engineered wood flooring to living room and dining areas
- Carpets to the bedrooms, study, stairs and landings

Electrical

- Ample sockets and light switches, finished in brushed stainless steel
- LED downlights to all rooms
- Lutron lighting control system
- CAT5 and coax cabling to AV sockets
- Data network cabling installed adjacent to telephone locations
- Telephone connections - BT points to living, kitchen, dining room and bedrooms
- Full TV/Sky compatible multi-room wiring system linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels, subject to your selection and purchase of Sky subscription
- Multi-room audio via discreet ceiling speakers in the living, kitchen and dining room

Security

- NACOSS approved alarm system
- Mains operated smoke, heat and carbon monoxide detectors
- CCTV prewired

Garage

- Double garages to all homes (detached or built in)

External

- Private garden and outdoor terrace for all houses
- Professionally landscaped garden with paved paths
- External tap
- External wall lights and power sockets

Communal Areas

- Electric gate access
- Professionally designed, private gardens with ample outdoor space
- Access to 5,000 acres of forest

Floor plans

House No. 6

Total
360 sqm
3,875 sqft



Computer generated image is indicative only.

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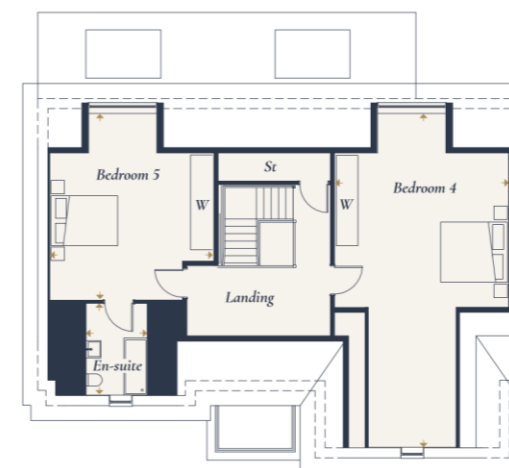
Ground floor

Kitchen / Dining
 8.6m x 6.1m / 28'3" x 20'0"
Living
 6.1m x 5m / 20'0" x 16'5"
Reception
 5m x 4.3m / 16'5" x 14'1"
Formal Dining
 4.7m x 3.8m / 15'5" x 5'6"
Utility
 3.6m x 1.9m / 11'10" x 6'2"
Garage
 5.7m x 5.7m / 18'8" x 18'8"



First floor

Master Bedroom
 8.4m x 3.8m / 27'7" x 12'6"
En-suite
 3.1m x 1.9m / 10'2" x 6'3"
Bedroom 2
 5.2m x 3.8m / 17'1" x 12'6"
En-suite 2
 2.8m x 1.7m / 9'2" x 5'7"
Bedroom 3
 5.2m x 4.2m / 17'1" x 13'9"
Bathroom
 2.9m x 2.0m / 9'6" x 6'7"



Second floor

Bedroom 4
 10.0m x 5.2m / 32'10" x 17'1"
Bedroom 5
 5.6m x 4.9m / 18'4" x 16'1"
En-suite
 2.7m x 1.8m / 8'10" x 5'11"



36 The Ridgeway, Cuffley, EN6 4AX

IMPORTANT NOTICE: Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.

Designed by Fresh Lemon

