



The Ridgeway, Cuffley, EN6 4AX

Price Guide £2,650,000 Freehold Council Tax Band New Build

REAL ESTATES
Est.1981

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Set within the exclusive gated enclave of the Cullinan Collection, this newly built five-bedroom home combines contemporary design with timeless architecture. Just moments from the heart of Cuffley village known for its independent shops, cafés, and surrounding countryside, the property offers generous proportions, elegant finishes, and beautifully landscaped grounds.

Accessed through private gates, the house opens into an impressive entrance hall with high ceilings, leading to a series of light-filled living spaces. At the heart of the home is a striking open-plan dine-in kitchen with bespoke cabinetry, stone worktops, a large central island, and premium Miele appliances, including an integrated fridge and freezer and wine cooler. A formal dining room and two additional reception rooms provide excellent versatility for both entertaining and family life, while a utility room and guest cloakroom complete the ground floor.

The first floor hosts the principal suite with a Juliet balcony and luxurious en suite bathroom featuring a freestanding bath and polished brassware. Two further bedrooms are also on this level, one with its own balcony and en suite, alongside a family bathroom. The top floor offers two additional bedrooms. All bathrooms are finished with heated towel rails and elegant stone detailing.

Outside, the landscaped garden creates an ideal setting for summer entertaining, while a secure double garage adds practicality.

Throughout, tall sash windows, lofty ceilings, and a calm neutral palette enhance the sense of light and space. Surrounded by countryside yet conveniently close to excellent schools, Cuffley High Street, and fast links into central London, the Cullinan Collection offers an exceptional balance of tranquillity and connectivity.

Please contact our Totteridge office for further information or to arrange a viewing. Joint Sole Agent.





Floor plans
House No. 6

Total
360 sqm
3,875 sqft



Computer generated image is illustrative only.



Ground floor
Kitchen / Dining
6.8m x 6.1m / 22'3" x 20'0"
Living
6.8m x 5m / 20'0" x 16'5"
Reception
5.9m x 3m / 19'5" x 10'1"
Formal Dining
4.7m x 3.5m / 15'5" x 11'5"
Utility
3.8m x 1.9m / 12'6" x 6'2"
Garage
5.7m x 5.7m / 18'9" x 18'9"



First floor
Master Bedroom
6.8m x 3.5m / 22'3" x 11'5"
Bedroom
3.1m x 1.9m / 10'2" x 6'3"
Bedroom 2
5.2m x 3.5m / 17'1" x 11'5"
Bedroom 3
2.8m x 1.7m / 9'2" x 5'7"
Bathroom 1
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
3.8m x 4.2m / 12'6" x 13'9"
Bedroom 3
2.7m x 1.5m / 8'10" x 5'1"

Do Noting Wc/Washbasin
Minimum measurements shown floor plans are for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

EU Directive

