



SIMPLY HOMES

The Ridings
Newgate Street SG13 8QX

Price Guide £1,250,000





The Ridings

Newgate Street SG13 8QX

The Ridings - A rare opportunity to purchase this exclusive property perfectly situated within the Ponsbourne Park estate. The home is just one of seven located within this exclusive, scenic development and featuring unobstructed views over rolling countryside. Built just 3 years ago and enjoying luxurious finishes and stunning contemporary design features.

Enter via the spacious entrance hall where you are met by copious amounts of light from the floor-to-ceiling windows and with space for coats and boots. The hallway leads to the beautifully designed kitchen/living/dining room with a range of base and eye level units, integrated Neff appliances and sliding doors leading onto the front garden. The kitchen is served by a fully fitted utility room and downstairs cloakroom/WC. Returning to the hallway leads on to the exceptional but cosy living room with rolling countryside views, feature log-burning stove and beautifully finished wall panelling.

To the first-floor landing where the eye-catching staircase with glass balustrade leads a bright, airy and open landing. The landing leads on to the principal bedroom which boasts fitted wardrobes, vaulted ceilings and a 3-piece en-suite. The principal bedroom features open views of the rear garden and countryside beyond, via another large full-height window. The first floor consists of a further three double bedrooms, again with vaulted ceilings and the second with the added benefit of another fully tiled en-suite. There is a well-furnished family bathroom that serves the remaining two bedrooms.

The property features the added luxury of water underfloor heating throughout, powered by an air source heat pump.

To the exterior of the property where the beautifully landscaped garden comes into its own with initial patio entertainment area, mature shrubs and being predominantly laid-to-lawn. The rear garden has breathtaking views of the Ponsbourne Park estate beyond. Returning to the front of the property, you have a good-sized, private front garden with south facing aspect, purpose-built outbuilding/office and patio entertainment area. The property has its own driveway with enough space for at least 3 cars.

"The Ridings" is located within the highly sought after village of Newgate Street, known for its thriving equestrian community and with sweeping views across the stunning Ponsbourne Park estate. The property itself is accessed via a private road and provides access to an excellent variety of bridleways and paths, ideal for a number of outdoor activities.

Newgate Street Village benefits from various local pubs/restaurants and the property is within the catchment/walking distance to the hugely popular Ponsbourne St Mary's C of E Primary School. Cuffley Train Station is just a short drive and has direct links into London.







- Ground Floor -

Hallway 10'7" x 10'3" (3.23m x 3.14m)

Kitchen/Dining Room 24'0" x 19'9" (7.34m x 6.04m)

Utility Room 7'8" x 6'6" (2.36m x 2.00m)

Cloakroom/WC

Storage/Pantry

Living Room 12'6" x 22'11" (3.82m x 7.01m)

- First Floor -

Landing

Bedroom One 13'8" x 12'2" (4.17m x 3.73m)

En-suite

Bedroom Two 12'9" x 8'11" (3.91m x 2.74m)

Bedroom Three 15'1" x 13'8" (4.62m x 4.18m)

Bedroom Four 12'2" x 9'6" (3.71m x 2.92m)

Family Bathroom

En-suite

- Exterior -

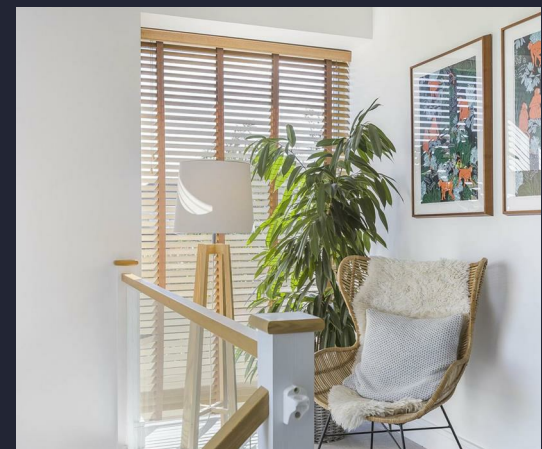
Front Garden

Office/Outbuilding 9'3" x 7'3" (2.83m x 2.21m)

Driveway

Rear Garden







The Ridings, Ponsbourne Manor, Newgate Street SG13 8QX | Price Guide £1,250,000









SIMPLY HOMES

115 Fore Street | Hertford | SG14 1AS | 01992 558 557 | sales@simply-homes.co.uk | simply-homes.co.uk | Find us on

