



CUFFLEY HILLS BARNs, THE RIDGEWAY, CUFFLEY EN6 4AW



## A Rare Opportunity to Build Two Gated Contemporary Dream Homes on The Ridgeway, Cuffley

Nestled within 2.0 acres of serene countryside, this exclusive opportunity offers unrivalled panoramic views of Northaw Valley's rolling green belt countryside, with views to the London skyline, including The Shard, Canary Wharf, and the City. Located on the prestigious Cuffley Ridgeway, this plot comes with full planning permission for two contemporary-style homes of 4,000 sq. ft. each, with optional 2,000 sq. ft. basements, catering to a purchaser's personal vision.







## Unmatched Location & Connectivity

Positioned in a tranquil yet highly accessible setting, the property is just 1 mile from Cuffley village, where there is a selection of shops, cafés, and restaurants. Cuffley train station is within walking distance and provides direct access to Moorgate in 35 minutes. For broader shopping and transport links, Potters Bar is 3 miles away, offering services to Kings Cross in just 18 minutes. The M25, A1, and A10 are easily accessible, ensuring seamless connectivity to Central London (20 miles away) and beyond.





## A Prestigious Address with Lifestyle Benefits

The Ridgeway is regarded as one of Hertfordshire's most sought-after locations, offering an idyllic rural setting with all the conveniences of modern living. The area is home to outstanding state and independent schools, including Queenswood, Stormont, Lochinver House, and Haileybury, making it ideal for families.





## Key Highlights:

Full planning permission for two contemporary 4,000 sq. ft. detached homes

Set within 2 acres of private land, accessed via a 100m driveway

Breathtaking London skyline and Northaw Valley views

Cuffley station (1 mile) with direct trains to Moorgate (35 mins)

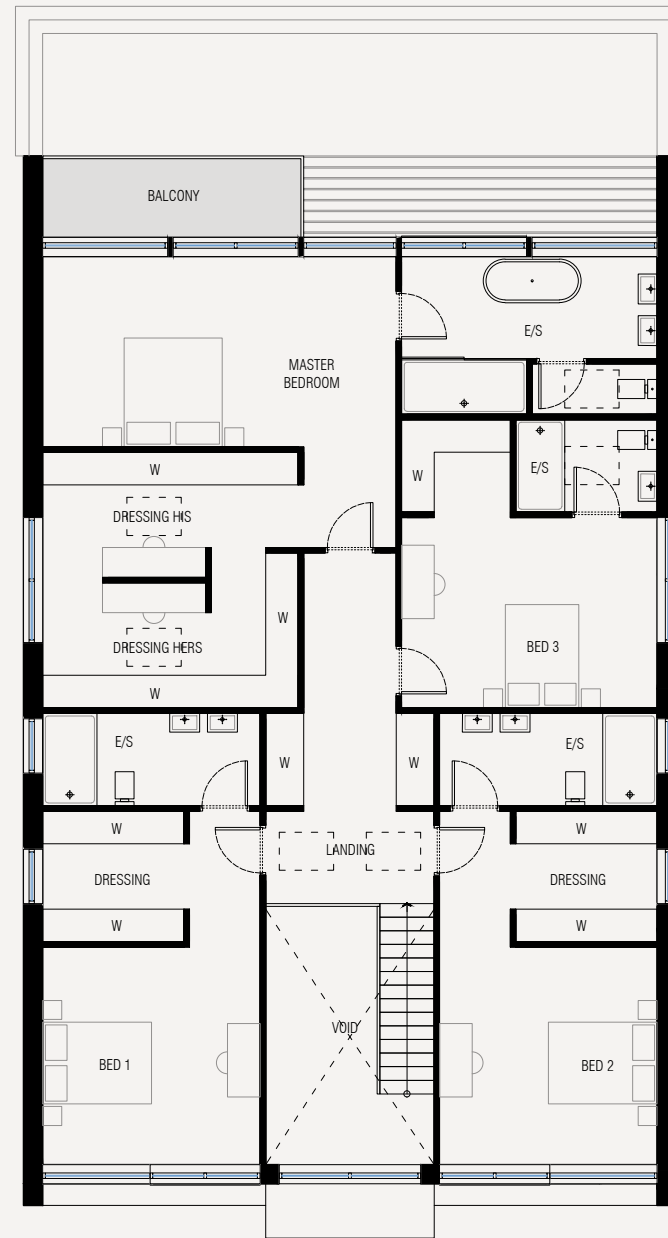
Fantastic road links – M25, A1 & A10 nearby

Close to a selection of top-rated schools

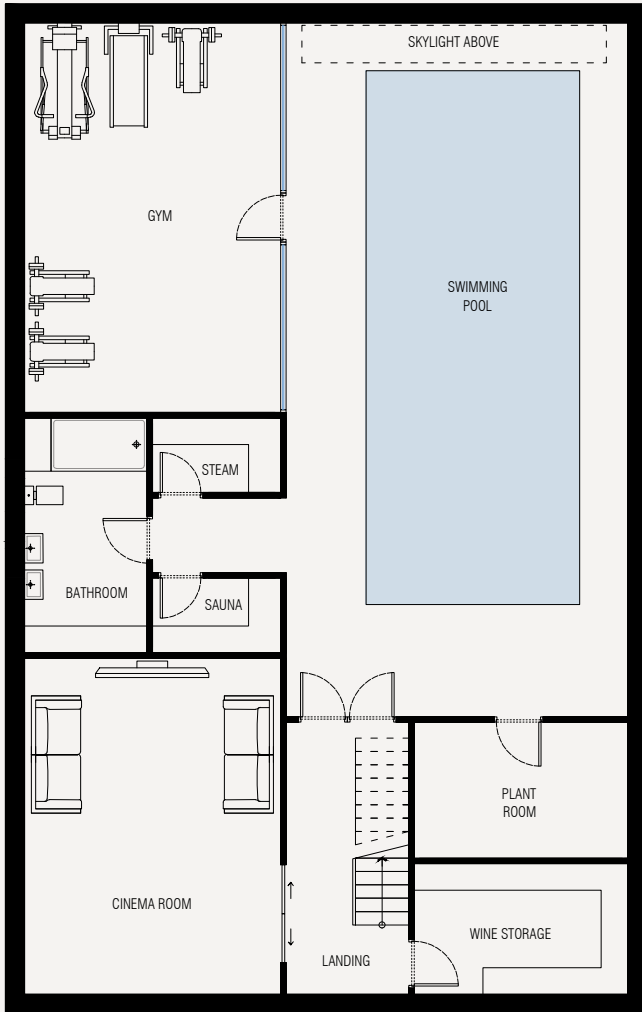
This exceptional plot presents a once-in-a-lifetime opportunity for developers and end users alike to create bespoke homes in a highly desirable and well-connected location.



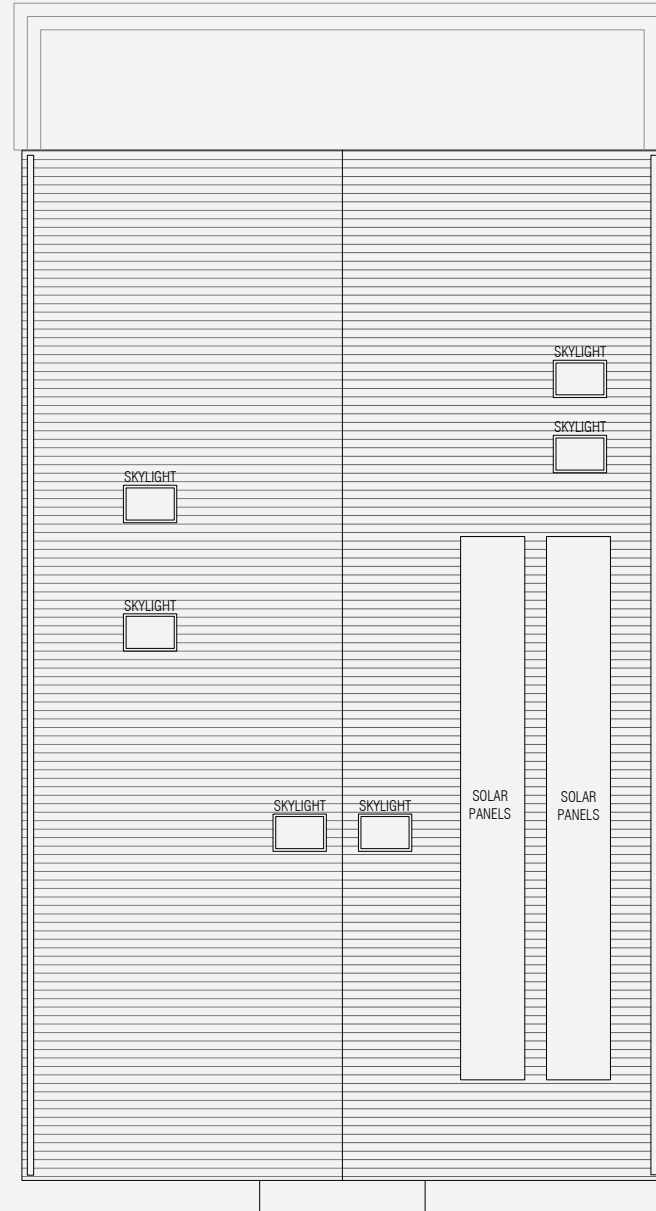
01 Ground Floor Plan - House 1



02 First Floor Plan - House 1



03 Basement Floor Plan - House 1



04 Roof Plan - House 1





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