



THE  
CULLINAN  
COLLECTION

CUFFLEY



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COLLECTION

**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 to 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.



THE CULLINAN COLLECTION

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## By Car

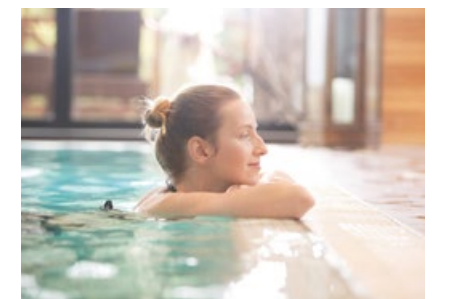
5 mins  
Cuffley Station  
Direct train links into London.

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.

38 mins  
Lee Valley White Water Centre  
Former Olympic venue for canoeing, kayaking and rafting.





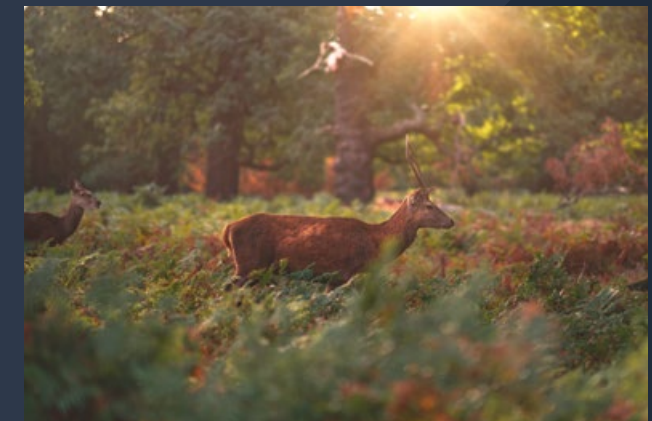


**Where escapism  
comes naturally**

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

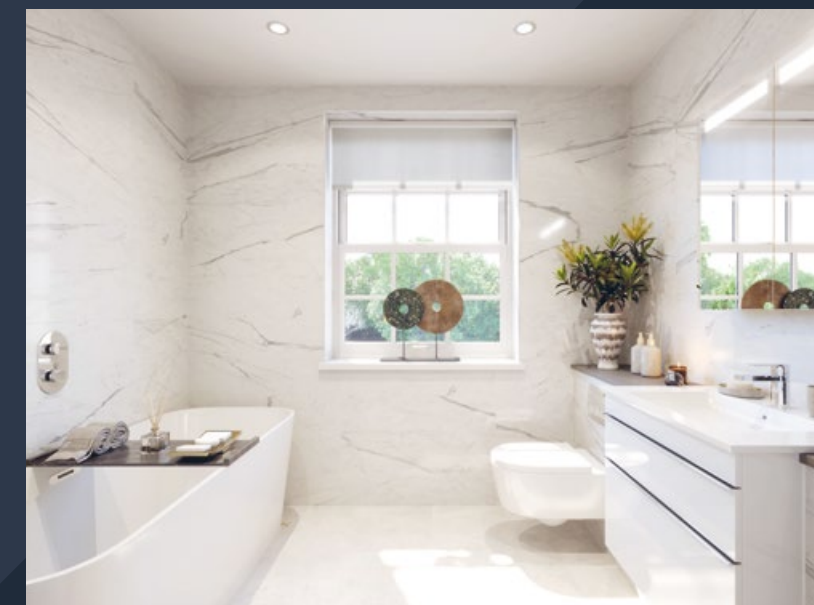


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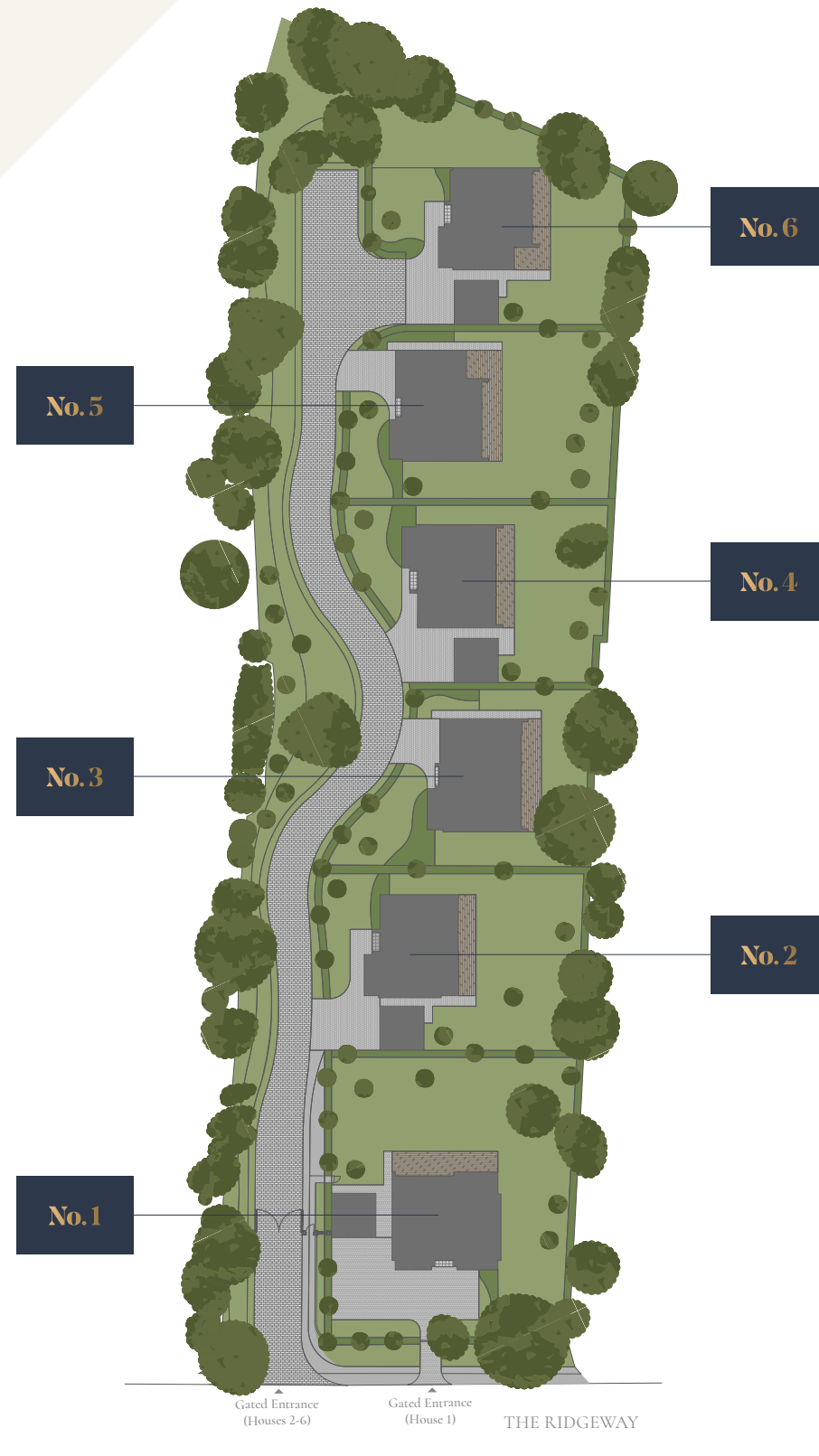
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# Site plan

[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 300l 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



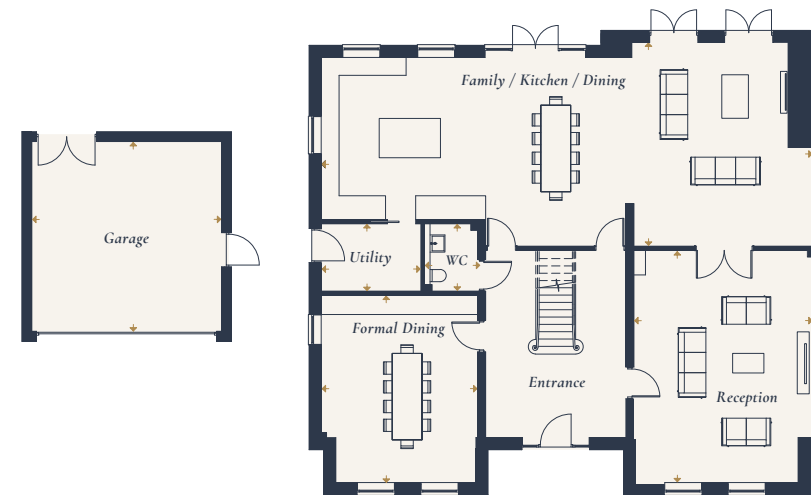
Floor plans

# House No. 1

**Total**  
509 sqm  
5,479 sqft



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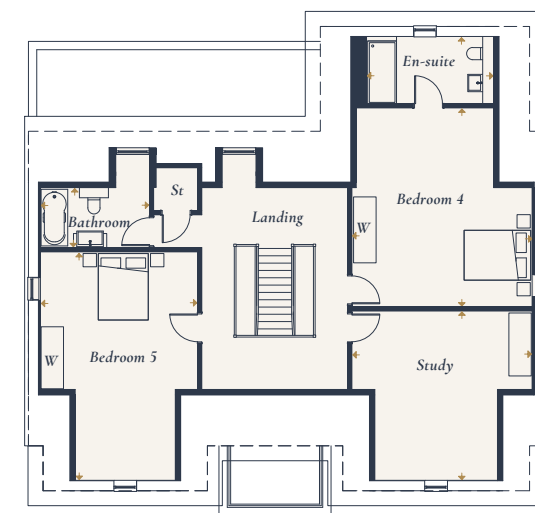
### Ground floor

- Family / Kitchen / Dining*  
14.8m x 6.1m / 48'7" x 20'0"
- Reception*  
7.0m x 5.4m / 23'0" x 17'9"
- Formal Dining*  
4.7m x 5.6m / 15'5" x 18'4"
- Utility*  
3.0m x 2.0m / 9'11" x 6'7"
- Garage*  
5.7m x 5.7m / 18'8" x 18'8"



### First floor

- Master Bedroom*  
6.4m x 4.7m / 21'0" x 15'5"
- En-suite*  
4.7m x 3.6m / 15'5" x 11'10"
- Bedroom 2*  
5.6m x 6.1m / 18'4" x 20'0"
- En-suite 2*  
2.7m x 2.0m / 8'10" x 6'7"
- Bedroom 3*  
5.3m x 5.4m / 17'5" x 17'9"
- Bathroom*  
2.5m x 1.9m / 8'2" x 6'3"



### Second floor

- Bedroom 4*  
5.9m x 5.4m / 19'4" x 17'9"
- En-suite*  
4.1m x 2.0m / 13'5" x 6'7"
- Bedroom 5*  
6.8m x 4.7m / 22'4" x 15'5"
- Bathroom*  
3.3m x 1.8m / 10'10" x 5'11"
- Study*  
5.4m x 5.0m / 17'9" x 16'5"

St = Storage W = Wardrobe  
Maximum measurements taken. Floor plans are for illustrative purposes only.



Floor plans

# House No. 2

**Total**  
436 sqm  
4,693 sqft

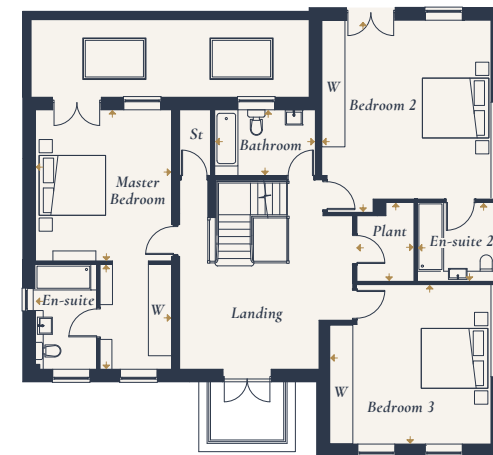


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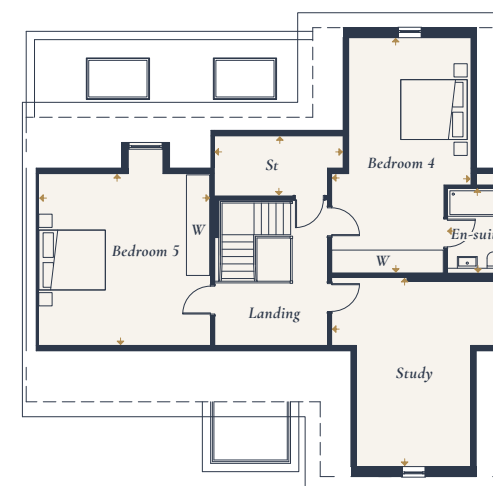
### Ground floor

- Kitchen / Dining**  
9.7m x 5.2m / 31'10" x 17'1"
- Living**  
5.9m x 4.1m / 19'4" x 13'5"
- Reception**  
5.2m x 5.0m / 17'1" x 16'5"
- Formal Dining**  
4.3m x 4.1m / 14'1" x 13'5"
- Utility**  
3.7m x 2.1m / 12'2" x 6'11"
- Garage**  
5.7m x 5.7m / 18'8" x 18'8"



### First floor

- Master Bedroom**  
4.9m x 4.0m / 16'1" x 13'1"
- En-suite**  
4.0m x 3.1m / 13'1" x 10'2"
- Bedroom 2**  
5.7m x 5.4m / 18'8" x 17'9"
- En-suite 2**  
2.5m x 2.3m / 8'2" x 7'7"
- Bedroom 3**  
5.1m x 4.7m / 16'9" x 15'5"
- Bathroom**  
3.0m x 1.9m / 9'11" x 6'3"



### Second floor

- Bedroom 4**  
7.0m x 4.1m / 23'0" x 13'5"
- En-suite**  
2.5m x 1.7m / 8'2" x 5'7"
- Bedroom 5**  
5.1m x 5.1m / 16'9" x 16'9"
- Study**  
5.6m x 5.2m / 18'4" x 17'1"

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Floor plans

# House No. 3

**Total**  
396 sqm  
4,263 sqft

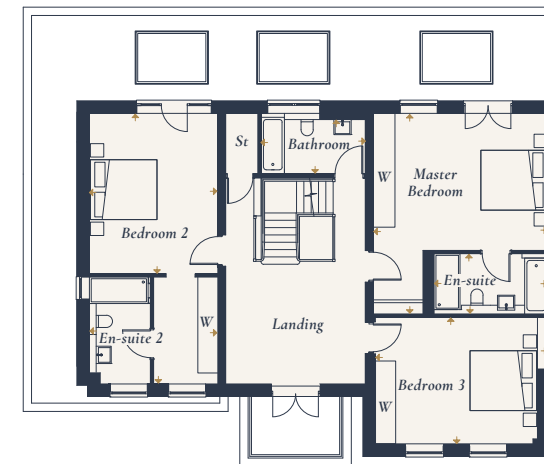


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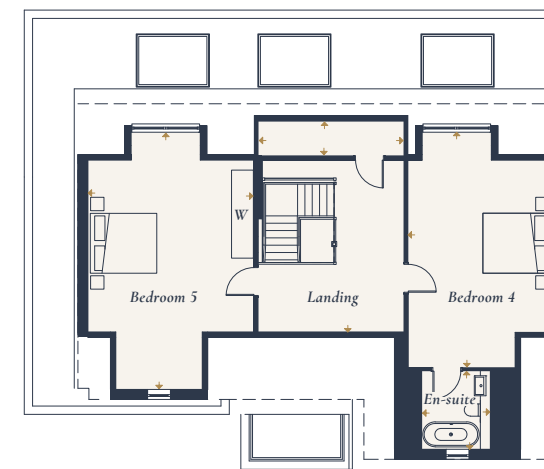
### Ground floor

- Kitchen / Dining**  
7.9m x 4.6m / 25'11" x 15'1"
- Living**  
6.7m x 5.3m / 19'8" x 17'5"
- Reception**  
5.8m x 5.2m / 19'0" x 17'1"
- Utility**  
4.6m x 1.8m / 15'1" x 5'11"
- Garage**  
5.9m x 5.4m / 19'4" x 17'9"



### First floor

- Master Bedroom**  
6.0m x 5.2m / 19'8" x 17'1"
- En-suite**  
3.4m x 1.8m / 11'2" x 5'11"
- Bedroom 2**  
4.8m x 3.8m / 15'9" x 12'6"
- En-suite 2**  
3.8m x 3.2m / 12'6" x 10'6"
- Bedroom 3**  
5.2m x 3.8m / 17'1" x 12'6"
- Bathroom**  
3.1m x 1.8m / 10'2" x 5'11"



### Second floor

- Bedroom 4**  
7.0m x 4.3m / 23'0" x 14'1"
- En-suite**  
2.3m x 2.0m / 7'7" x 6'7"
- Bedroom 5**  
7.7m x 4.9m / 25'3" x 16'1"

St = Storage W = Wardrobe  
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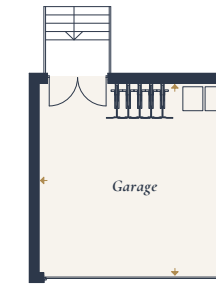
Floor plans

# House No. 4

**Total**  
**361 sqm**  
**3,886 sqft**

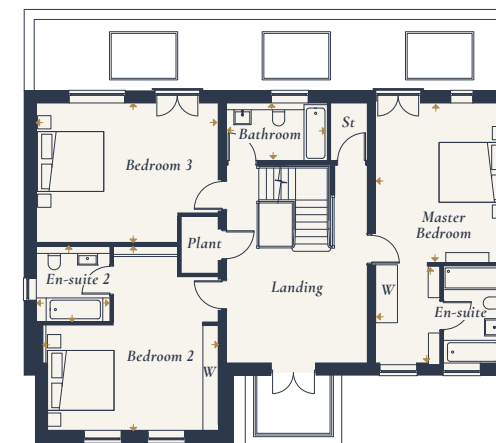


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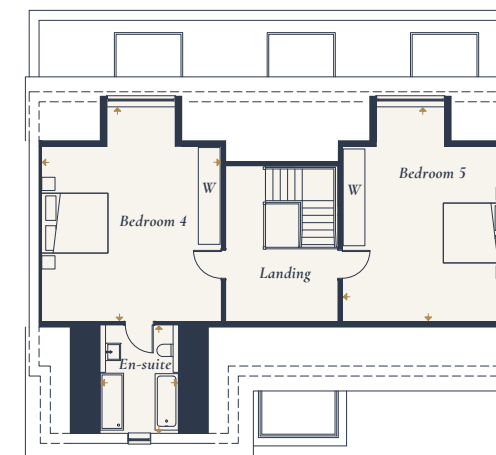
### Ground floor

- Kitchen / Dining**  
8.4m x 4.1m / 27'7" x 13'5"
- Living**  
6.5m x 5.5m / 21'4" x 18'1"
- Reception**  
5.5m x 5.4m / 18'1" x 17'9"
- Formal Dining**  
3.9m x 3.8m / 12'10" x 12'6"
- Utility**  
3.9m x 2.0m / 12'10" x 6'7"
- Garage**  
5.7m x 5.7m / 18'8" x 18'8"



### First floor

- Master Bedroom**  
4.7m x 3.9m / 15'5" x 12'10"
- En-suite**  
3.9m x 2.9m / 12'10" x 9'6"
- Bedroom 2**  
5.5m x 5.4m / 18'0" x 17'9"
- En-suite 2**  
2.2m x 2.0m / 7'3" x 6'7"
- Bedroom 3**  
5.4m x 4.1m / 17'9" x 13'5"
- Bathroom**  
3.0m x 1.7m / 9'10" x 5'7"



### Second floor

- Bedroom 4**  
6.4m x 5.4m / 21'0" x 17'9"
- En-suite**  
3.2m x 2.3m / 10'6" x 7'7"
- Bedroom 5**  
6.4m x 5.0m / 21'0" x 16'5"

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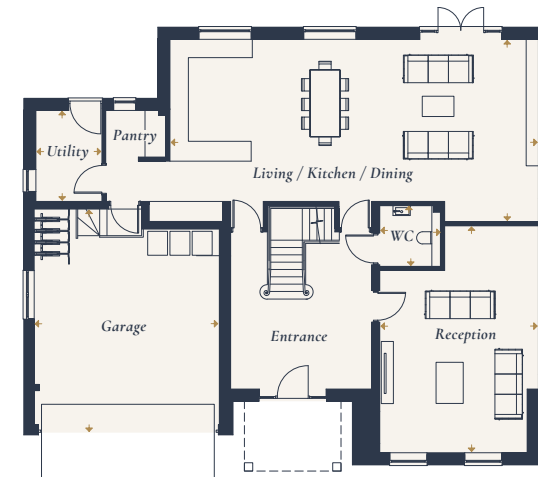
Floor plans

# House No.5

**Total**  
**393 sqm**  
**4,230 sqft**



Computer generated image is indicative only.



**Ground floor**

*Living / Kitchen / Dining*  
 11.0m x 5.4m / 36'1" x 17'7"

*Reception*  
 6.8m x 4.7m / 22'4" x 15'5"

*Utility*  
 2.7m x 1.9m / 8'10" x 6'3"

*Garage*  
 6.4m x 5.5m / 21'0" x 18'1"



**First floor**

*Master Bedroom*  
 8.9m x 4.8m / 29'2" x 15'9"

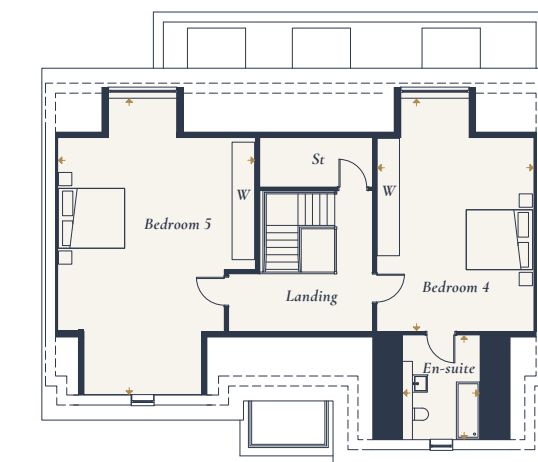
*En-suite*  
 3.1m x 2.2m / 10'2" x 7'2"

*Bedroom 2*  
 5.7m x 4.7m / 18'8" x 15'5"

*En-suite 2*  
 2.5m x 1.7m / 8'2" x 5'7"

*Bedroom 3*  
 4.7m x 4.4m / 15'5" x 14'5"

*Bathroom*  
 2.7m x 2.6m / 8'10" x 8'6"



**Second floor**

*Bedroom 4*  
 7.0m x 4.6m / 23'0" x 15'1"

*En-suite*  
 3.1m x 2.3m / 10'2" x 7'7"

*Bedroom 5*  
 8.9m x 5.9m / 29'2" x 19'4"

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Floor plans

# House No. 6

**Total**  
360 sqm  
3,875 sqft

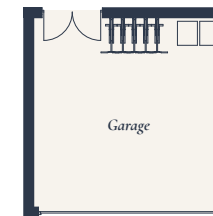


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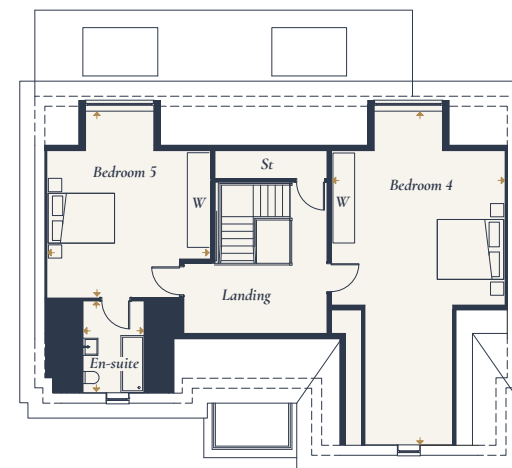
**Ground floor**

- Kitchen / Dining*  
8.6m x 6.1m / 28'3" x 20'0"
- Living*  
6.1m x 5.0m / 20'0" x 16'5"
- Reception*  
5.0m 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"

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### 36 The Ridgeway, Cuffley, EN6 4AX

For all sales enquiries please call:



[london@lanesexclusivehomes.co.uk](mailto:london@lanesexclusivehomes.co.uk)  
 0208 059 0311

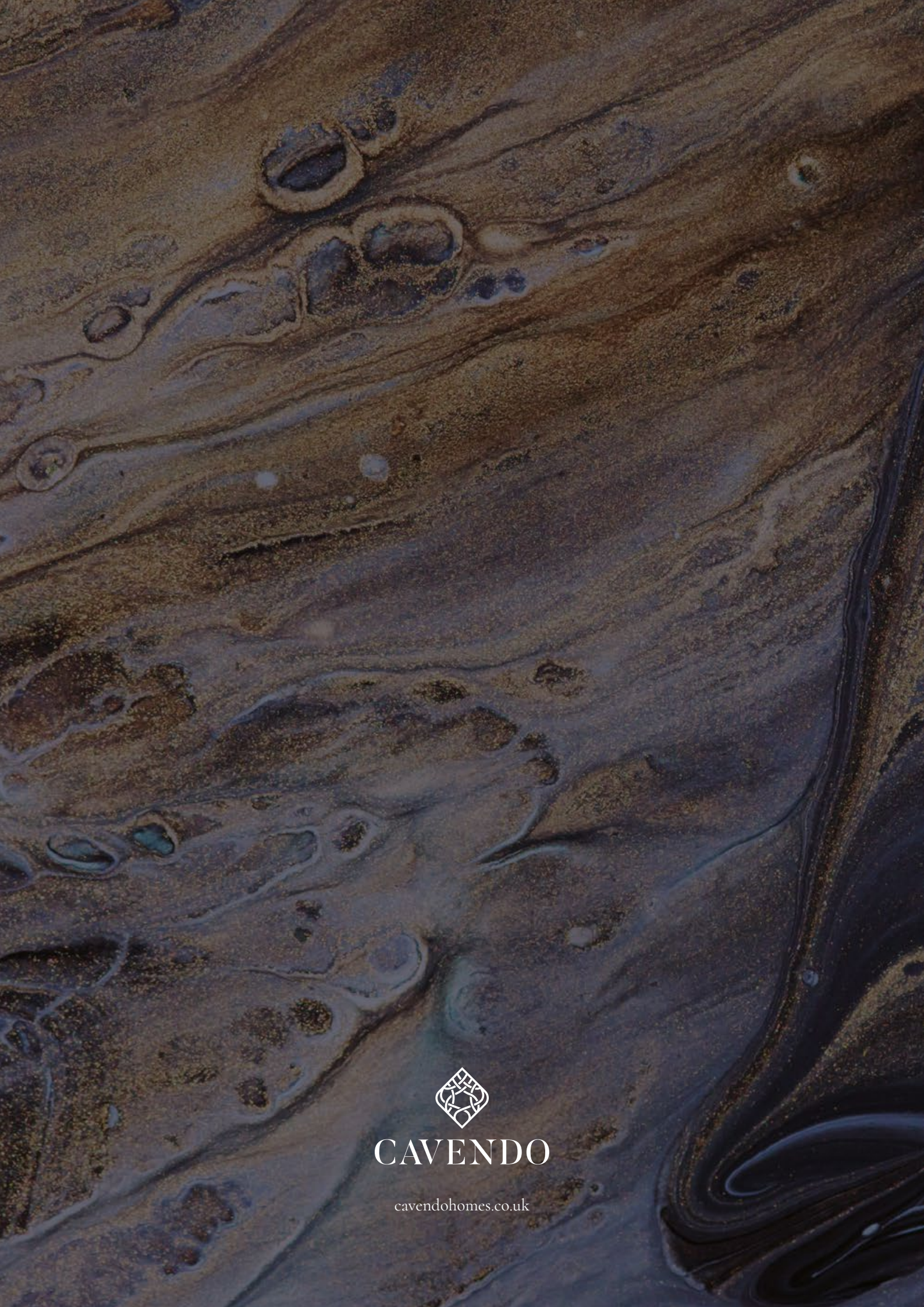


[sales@statons.com](mailto:sales@statons.com)  
 020 8441 9555

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Designed by Fresh Lemon





CAVENDO

[cavendohomes.co.uk](http://cavendohomes.co.uk)