



CUFFLEY
Hertfordshire



Cuffley, Herts, EN6 4BB

One of the finest modern country houses in Hertfordshire and certainly one of the most impressive homes in Cuffley. This substantial family home is approached through electric entrance gates; the 800ft driveway allows for tantalising glimpses of the rear elevation of the house as one approaches. The house is offered on a three acre plot with entrance from one road, the sweeping driveway takes you round the property with a separate exit via another road.

Providing a very high standard of presentation the house is accessed via a stunning crystal glass porch and upon entering the house you are greeted by an impressive entrance hall beautifully decorated with vaulted ceiling and unique helical staircase with glass banister, featuring a hand stitched leather handrail. Dropping from the vaulted ceiling is a 6m bespoke crystal chandelier. Off the entrance hall is a practical boot room allowing storage for coats, school bags and the like, also in the entrance is downstairs WC with antique mirror décor. The house combines an excellent selection of reception rooms including a cinema room with surround sound, a starlight ceiling and full size cinema screen. A beautifully finished open plan kitchen/breakfast room is a passionate cooks dream fully equipped with the latest Gaggenau appliances even with a teppanyaki plate and integrated coffee machine. The kitchen features stunning views onto the parkland like garden and a relaxing casual family lounge area with original fireplace dating back to 1901 when the house was built.

Leading on from the kitchen/family room is another huge reception room currently being used as a playroom but could equally be offered as a formal lounge should the new occupant require. The other side of the kitchen there is a beautiful formal dining room with a fully fitted bar to include fridge, bar sink & dishwasher. There is a lantern roof over a dining table that seats up to 18 people and stunning floor to ceiling wine racks made from brass and glass. There is a large home office with doors directly onto the garden. Upstairs the house features a colossal master suite complete with a stunning bathroom with rainforest shower and 24 carat gold tiles. The master bedroom has dual aspect views onto the garden and leads into 'his' dressing room and 'her' dressing room. The ladies dressing room is probably one of the best in the country fully fitted out with an open plan design based on the Jimmy Choo Bond Street shop. There is a makeup area too complete with a hand sink in the windowsill and a fully mirrored wall with Hollywood makeup lights. The finish and detailing of this home is second to none and no expense has been spared in the fitout of this beautiful home. There are a further four bedrooms all en-suite. Two of the bedrooms feature a generous sized balcony off the bedroom offering further views of the outside of the property. There is also another dressing room fully fitted out that is currently used as a children's dressing room. As well as one of the bedrooms featuring a 'secret' playroom/study room hidden behind a bookcase door. One of the bedrooms also turns into a panic room offering extra security and peace of mind for occupants of the house. Air conditioning is installed throughout. The property boasts a very high specification of technology and is immaculately presented providing the ideal 'intelligent' family home. The current owners have undertaken a comprehensive refurbishment programme ensuring the property offers the very latest in touch-screen technology. A state of the art Crestron system in all rooms, including the annexe and pool complex is fully controlled by iPads. Low energy Lutron lighting, ultimate insulation and PV solar panels all add to the comfort of the occupiers and extremely high specification sought by the current owners.

Adjoining the main house through the dining room is a self contained annexe with fully fitted kitchen, downstairs WC, lounge and three en suite bedrooms. Ideal for relatives, guests, staff or teenage children. A triple garage is accessible from the driveway, above the garaging there is further accommodation comprising studio room, kitchenette and bathroom.

Leisure Complex: - Joining the main house through the office is one of the UK's most impressive residential leisure complexes. As well as a fully equipped gym, sauna, steam room, beauty treatment room, WC, shower room, kitchen and lounge area the indoor swimming pool has a jacuzzi, water wall, central volcano and water guns. The swimming pool is unusually at ground level which offers direct access through bi-fold doors onto the south facing garden. The highly impressive Crestron communications system continues through from the main house to each room in the complex. There is also an additional utility room leading into a state of the art plant room.

Gardens & Grounds: - The grounds incorporate approximately 3 acres of mature gardens mainly laid to lawn with a selection of specimen trees and an all-weather floodlit tennis court, there is a fully fitted out commercial children's playground with inground trampoline, 4 swings, climbing frames slide and zip line that goes down the length of the garden. Towards the back of the garden there is a recently planted orchard with pear, plum and apple trees, adjacent to this is a vegetable patch with raised planters and a greenhouse for year round growing. There is ample parking to the front of the property.



















































STUDIO APARTMENT



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Approximate Area = 9260 sq ft / 860.2 sq m (excludes external store & void)

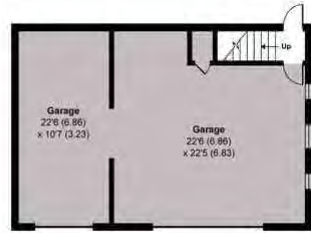
Limited Use Area(s) = 65 sq ft / 6 sq m

Garage = 1134 sq ft / 105.3 sq m

Annexe = 2038 sq ft / 189.3 sq m

Total = 12497 sq ft / 1160.9 sq m

For identification only - Not to scale

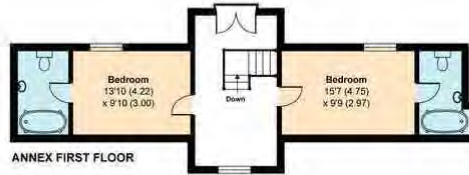


GARAGE GROUND FLOOR



GARAGE FIRST FLOOR

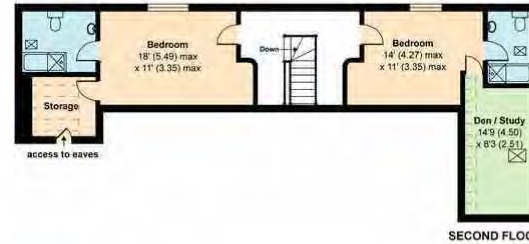
Denotes restricted head height



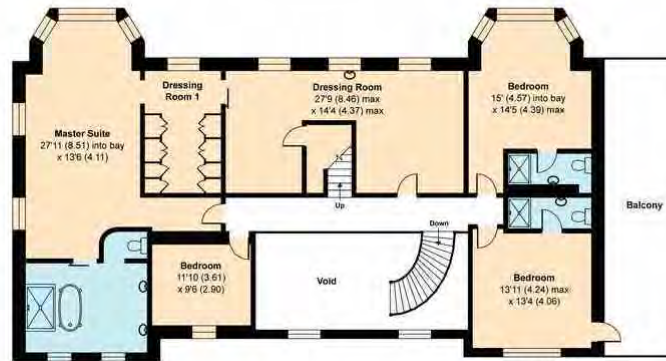
ANNEX FIRST FLOOR



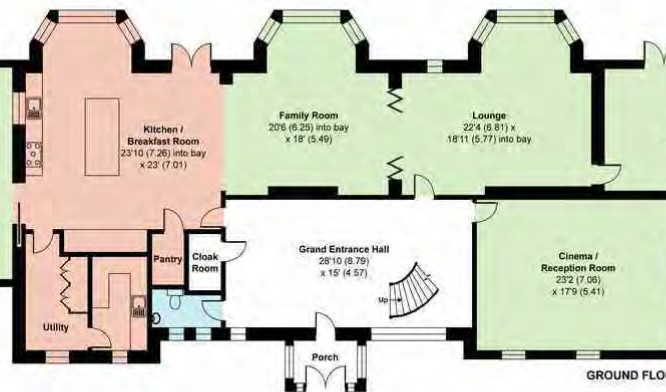
ANNEX GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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