



Homewood, 38 The Ridgeway, EN6 4AX



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**** DEVELOPMENT PLOT FOR SALE WITH PLANNING PERMISSION ****

A rare opportunity to acquire a wonderful half acre plot with planning permission to create a magnificent 'Georgian' style detached residence of 8,116 sq ft.

The property would be set behind a gated entrance, planned over four floors and comprise on the first and second floors of, 5 bedrooms, 5 en suite bathrooms, 3 en suite dressing rooms, cinema room/games room, and study.

On the ground floor you would be greeted by a superb reception hall entrance, guest powder room, drawing room, dining room, a 'super room' comprising kitchen, dining and family living room, there would also be a utility room and a boot room.

The basement would comprise of an indoor swimming pool complex, changing rooms and a gymnasium

Externally there would be a double garage linked by a loggia and a gated arrival court.

Location

Situated on The Ridgeway, a prime address in Hertfordshire benefitting from excellent communications by both road and rail. Cuffley village is 1 mile away and provides local shops, doctors and dentist surgeries, and railway station with regular services to Moorgate in 35 minutes. Potters bar is 3 miles away and offers a more comprehensive range of shops and amenities with mainline rail station providing services to both London Kings Cross and Moorgate in 18 minutes and 35 minutes respectively. Central London is approximately 20 miles away and the plot is ideally placed for access to the national motorway network via the M25 or A1. There is an excellent selection of schools nearby including Queenswood, Stormont, Lochinver House and Haileybury.

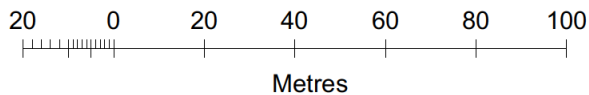
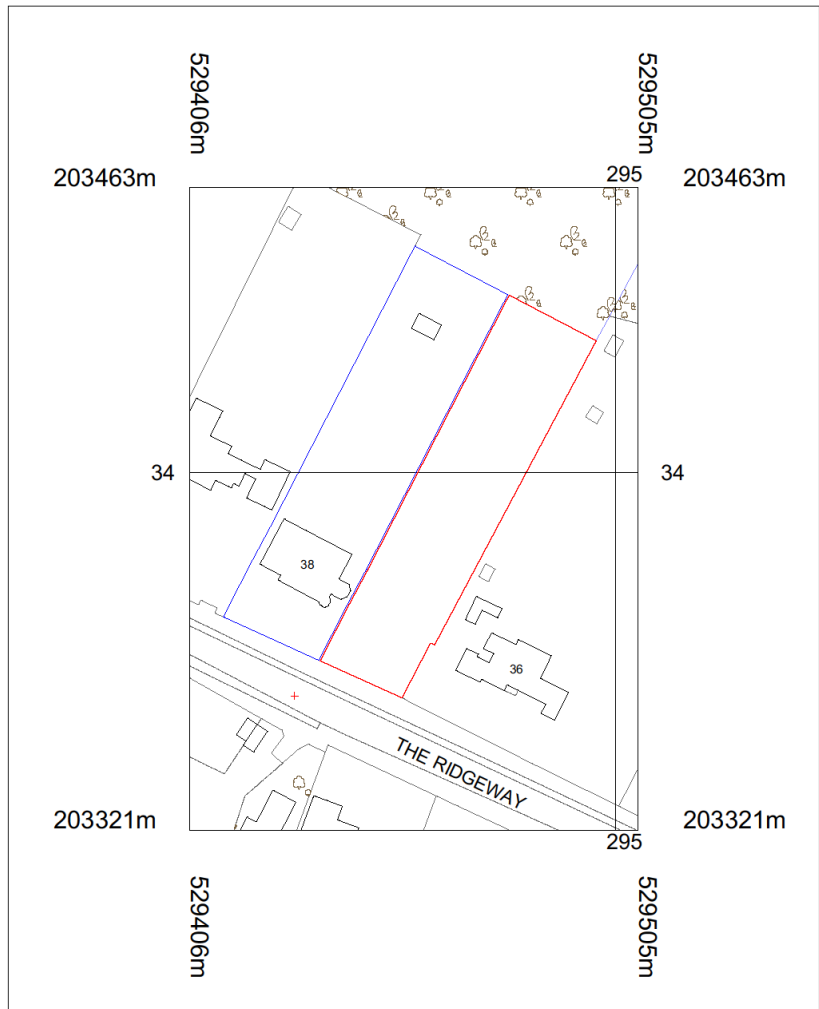
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LOCATION PLAN 1:500



AERIAL VIEW ~1:500



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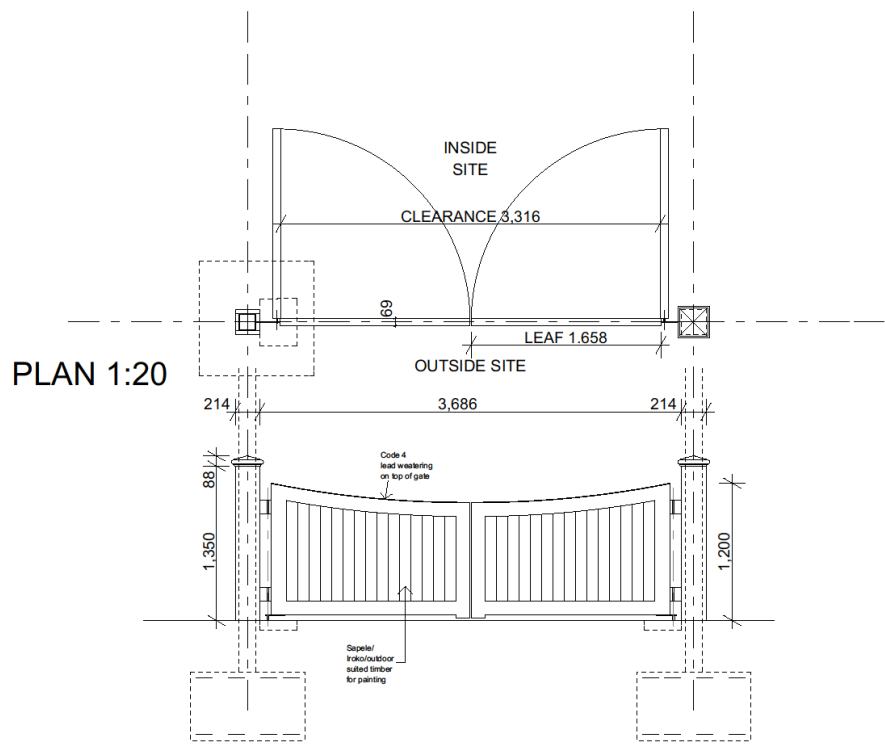
PROJECT: 38 THE RIDGEWAY
ENG 4AX

TITLE : LOCATION PLAN
AND
AERIAL VIEW

Date: OCTOBER 2023

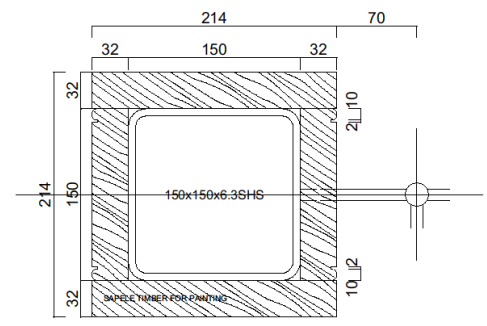
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DRAWING NUMBER: 207-201

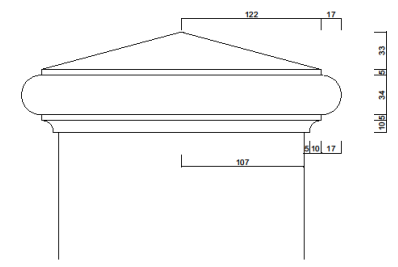


PLAN 1:20

ELEVATION 1:20



POST SECTION 1:2



FINIAL 1:2



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PROJECT: 38 THE RIDGEWAY
EN6 4AX
TITLE : MAIN GATE DETAILS

Date: OCTOBER 2023
Scale: 1:50/250 ATA1 Drawn: SDK

DRAWING NUMBER: 207-214



PROPOSED SOUTH ELEVATION 1:50



PROPOSED SOUTH GARAGE ELEVATION 1:50



PROPOSED EAST ELEVATION 1:50



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PROJECT: 38 THE RIDGEWAY
EN6 4AX

TITLE : PROPOSED
SOUTH AND EAST
ELEVATIONS AND
SOUTH GARAGE ELE.

Date: OCTOBER 2023

Scale: 1:50 AT A1 Drawn: SDK

DRAWING NUMBER: 207-209



PROPOSED NORTH ELEVATION 1:50



PROPOSED WEST ELEVATION 1:50



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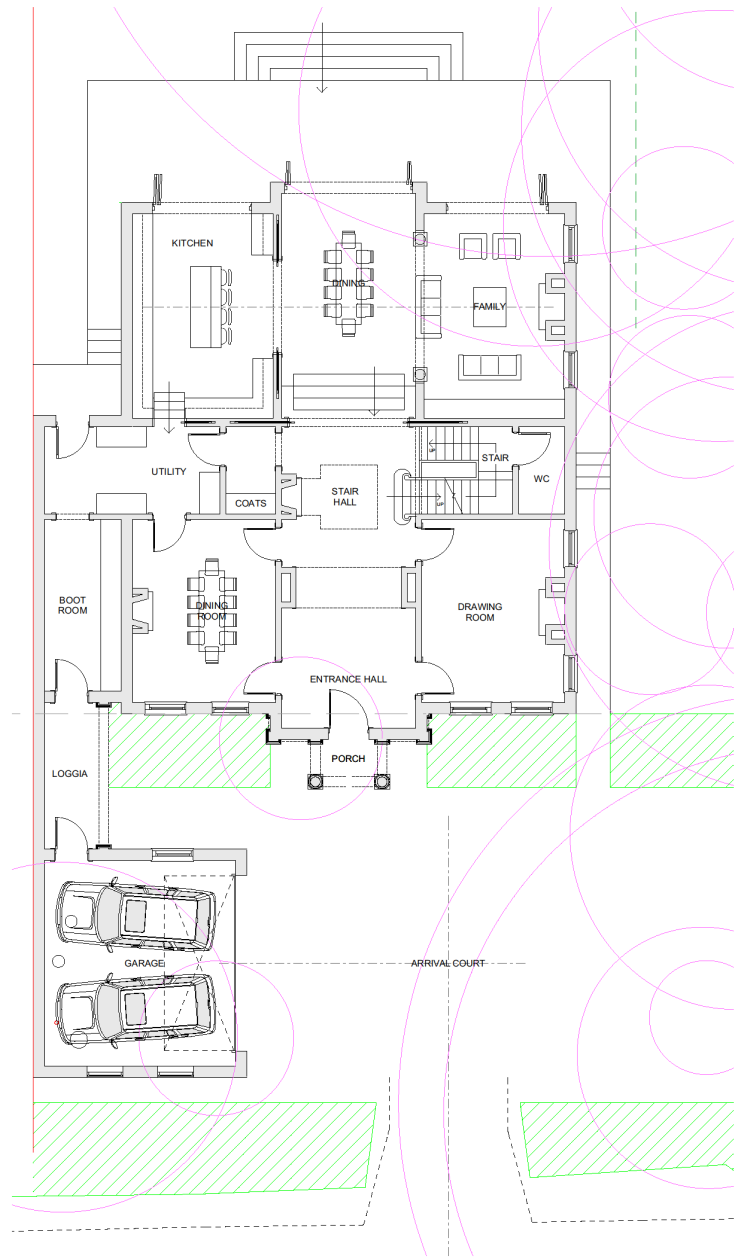
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PROJECT: 38 THE RIDGEWAY
EN6 4AX
TITLE : PROPOSED
NORTH AND WEST
ELEVATIONS

Date: OCTOBER 2023

Scale: 1:50 ATA1 Drawn: SDK

DRAWING NUMBER: 207-208



38 THE RIDGEWAY GIA AREAS FT²

BASEMENT	2035
GROUND	2723
FIRST	1986
SECOND	1372
TOTAL	8116 FT²



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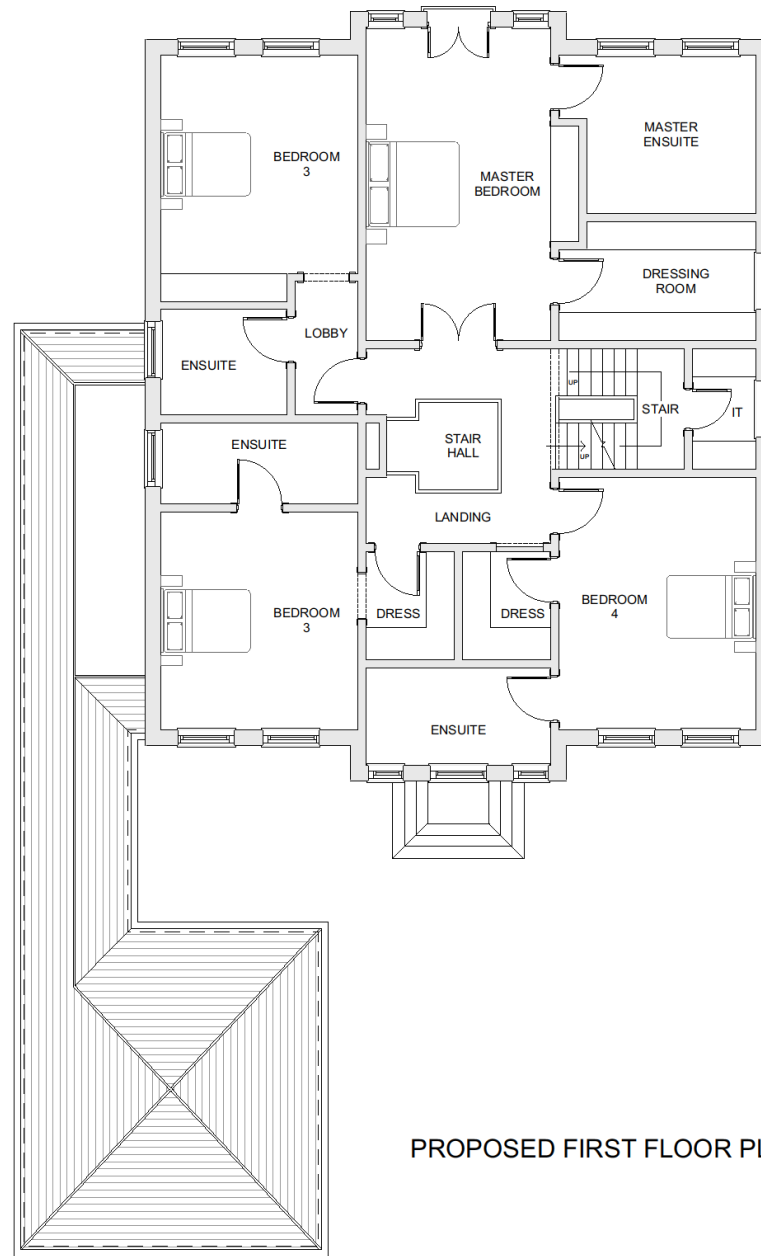
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ENG 4AX**
**TITLE : PROPOSED
GROUND FLOOR
PLAN**

Date: OCTOBER 2023
Scale: 1:50 AT A1 Drawn: SDK

DRAWING NUMBER: 207-204

PROPOSED GROUND FLOOR PLAN 1:50





PROPOSED FIRST FLOOR PLAN 1:50



38 THE RIDGEWAY GIA AREAS FT²

BASEMENT	2035
GROUND	2723
FIRST	1986
SECOND	1372
TOTAL	<u>8116 FT²</u>



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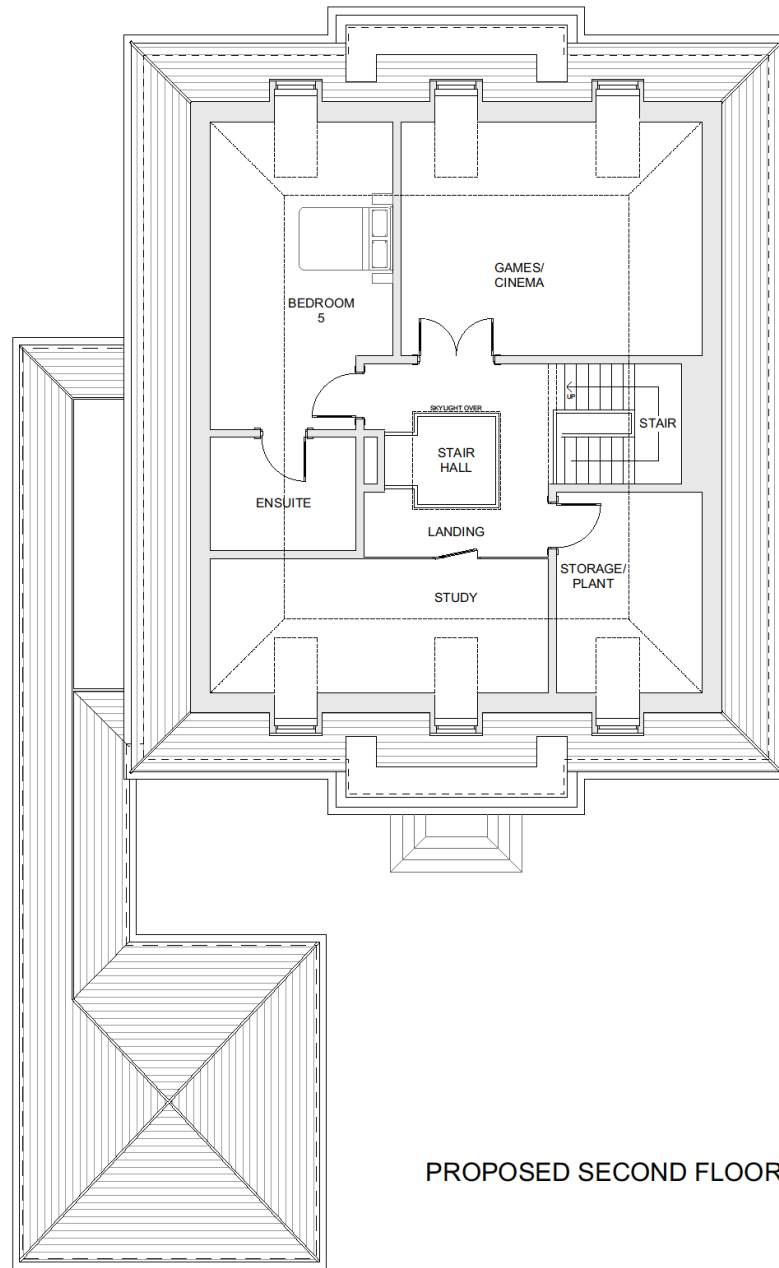
PROJECT: 38 THE RIDGEWAY
EN6 4AX

TITLE : PROPOSED
FIRST FLOOR
PLAN

Date: OCTOBER 2023

Scale: 1:50 AT A1 Drawn: SDK

DRAWING NUMBER: 207-205



PROPOSED SECOND FLOOR PLAN 1:50



38 THE RIDGEWAY GIA AREAS FT²

BASEMENT	2035
GROUND	2723
FIRST	1986
SECOND	1372
TOTAL	<hr/> 8116 FT ²



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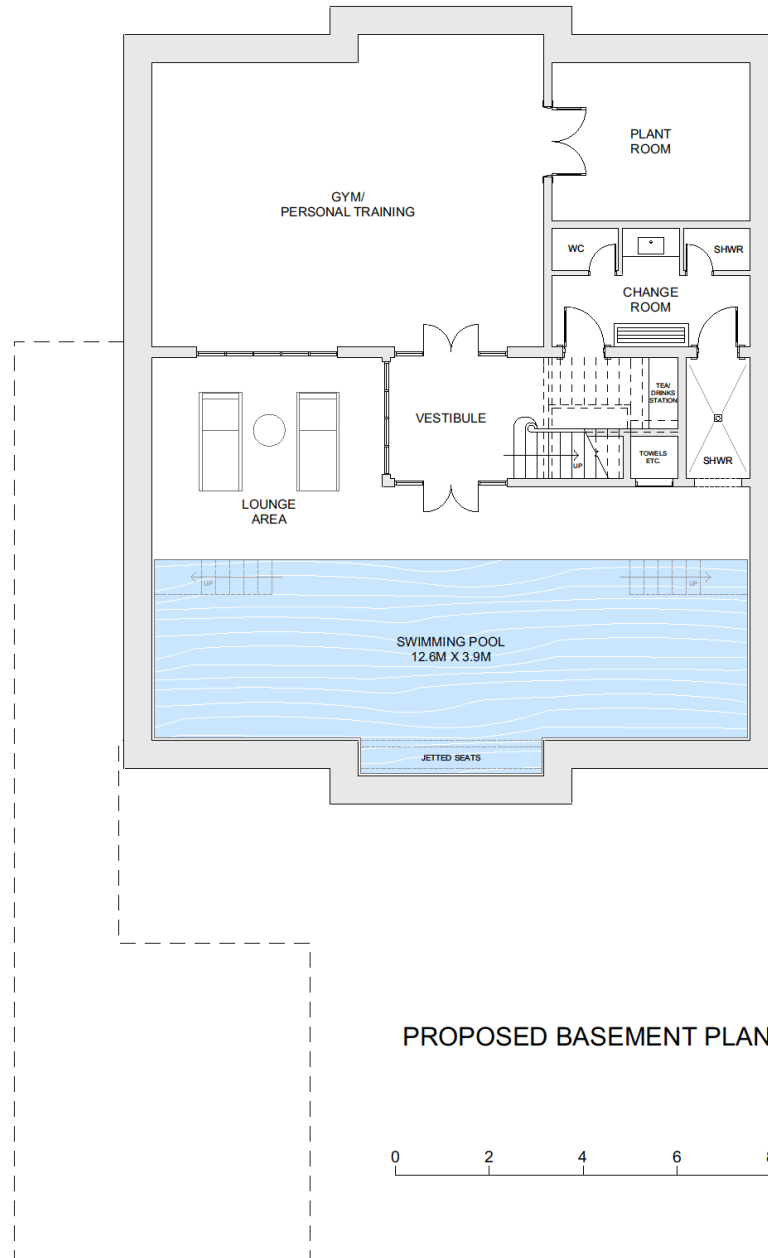
PROJECT: 38 THE RIDGEWAY
EN6 4AX

TITLE : PROPOSED
SECOND FLOOR
PLAN

Date: OCTOBER 2023

Scale: 1:50 AT A1 Drawn: SDK

DRAWING NUMBER: 207-206



PROPOSED BASEMENT PLAN 1:50



38 THE RIDGEWAY GIA AREAS FT²

BASEMENT	2035
GROUND	2723
FIRST	1986
SECOND	1372
TOTAL	<u>8116</u> FT ²



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PROJECT: 38 THE RIDGEWAY
EN6 4AX

TITLE : PROPOSED
BASEMENT
PLAN

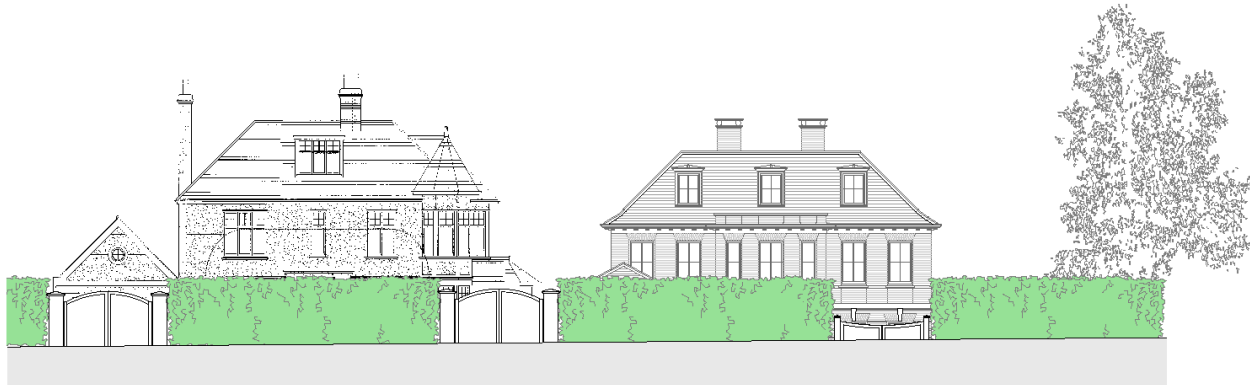
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EXISTING STREE ELEVATION 1:100



PROPOSED STREE ELEVATION 1:100



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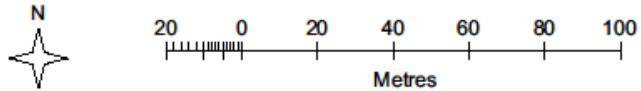
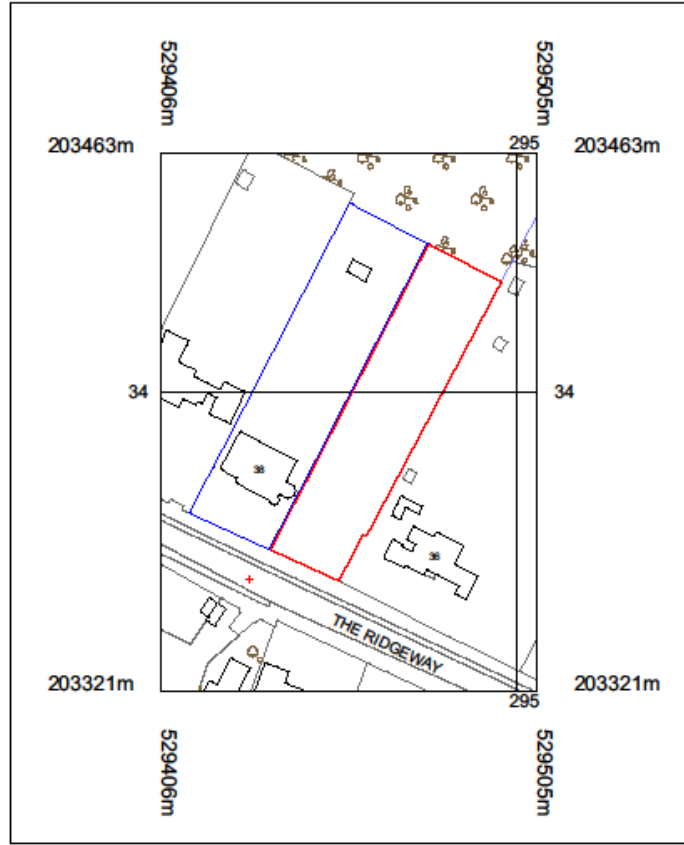
PROJECT: 38 THE RIDGEWAY
EN6 4AX

TITLE : EXISTING AND
PROPOSED STREET
ELEVATION

Date: OCTOBER 2023

Scale: 1:100 ATA1 Drawn: SDK

DRAWING NUMBER: 207-211



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LOCATION PLAN 1:1250



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PROJECT: 38 THE RIDGEWAY
ENS 4AX
TITLE: 1:1250 LOCATION PLAN
Date: OCTOBER 2023
Scale: 1:1250 AT A4 Drawn: SDK
DRAWING NUMBER: 207-212

STATONS

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