



**8 Ridgehill Rise, Shenley**  
**WD7 9FP**  
**Guide Price £1,525,000**

Offered for sale CHAIN FREE is this stunning 'turnkey' house located on a private gated development of just eight luxury detached homes. This prestigious development, built in 2022 is sited on the outskirts of Shenley in a quiet and secluded location, yet easily accessible to major roads, Shenley Village, sought after schools and other local amenities.

This sustainable home with a reduced carbon footprint offers over 2500 square feet of living space with four generous double bedrooms, three bathrooms (including two ensembles), and extensive downstairs living space comprising spacious entrance hall, wc, a large open plan kitchen, dining and living area and two additional reception rooms.

The property also benefits from a garage with driveway to the front and an additional parking space, air conditioning in the master bedroom and the kitchen/dining/living area, front garden, large rear garden with extensive patio area and outstanding views of the open countryside.

This is an rare opportunity to live in the heart of the countryside in a highly accessible location. Viewing is strongly recommended.

Please note there is annual service charge of around £1000.

EPC Rating Band B.



Entrance Hall

Living Room

20'1 x 14'10 excluding bay window (6.12m x 4.52m excluding bay window)

Study

15'3 x 9'2 (4.65m x 2.79m)

Downstairs WC

Kitchen Dining Living Area

30'2 x 23'8 at max points (9.19m x 7.21m at max points)

Landing

Master Bedroom

14'9 x 13'9 (4.50m x 4.19m)

En-Suite Shower Room

Bedroom Two

14'10 x 11'8 (4.52m x 3.56m)

En-Suite Shower Room

Bedroom Three

15'7 x 14'10 at max points (4.75m x 4.52m at max points)

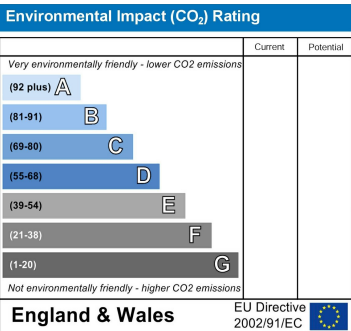
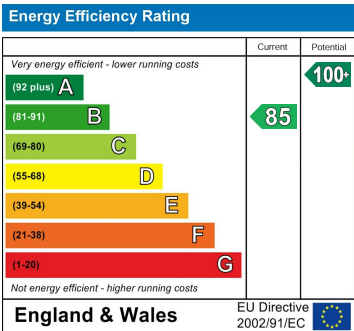
Bedroom Four

13'3 x 9'9 (4.04m x 2.97m)

Family Bathroom

Rear Garden

Garage & Driveway



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