

Jonathan Hunt

ESTATE AGENCY

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4 Prestwick Drive, Ermine Street, Buntingford, Herts, SG9 9UX

Asking Price £765,000

An Exclusive Collection of Just Five Detached Homes on the Edge of Buntingford.

A rare opportunity to own one of only five individually designed, high-specification detached homes in this boutique development, nestled on the tranquil outskirts of Buntingford. With two distinct architectural styles and a block-paved private driveway, each residence offers a unique blend of craftsmanship, space, and sophistication.

Step inside to discover a generous open-plan kitchen and family room—the true heart of the home—featuring a pair of French doors that open onto beautifully landscaped gardens, perfect for seamless indoor-outdoor living and entertaining. Two additional reception rooms offer versatile spaces for work, relaxation, or hosting, while a ground floor WC adds everyday convenience.

Upstairs, three well-proportioned bedrooms include a luxurious principal suite with en-suite shower room and integrated storage. A contemporary family bathroom completes the upper level with style and comfort. Outside, each home enjoys a private rear garden with patio, lawn, and thoughtfully planted borders. The development also features communal green space and visitor parking, enhancing both privacy and community appeal. This bespoke and limited collection is designed for discerning buyers seeking quality, tranquillity, and a prime location—where modern living meets timeless design.

Buntingford Branch - Company No. 10303541 VAT No. 10303541
Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

RECEPTION 1 14'8" x 10'4" (4.48 x 3.16)

RECEPTION 2 11'4" x 10'4" (3.46 x 3.15)

KITCHEN/FAMILY ROOM 36'6" x 12'6" (11.15 x 3.83)

WC

PRINCIPAL BEDROOM 18'6" x 9'9" (5.64 x 2.98)

EN-SUITE 8'0" x 6'9" (2.46 x 2.06)

BEDROOM TWO 18'8" x 11'3" (5.71 x 3.45)

BEDROOM THREE 10'2" x 8'10" (3.1 x 2.7)

FAMILY BATHROOM 8'1" x 7'3" (2.47 x 2.22)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		

Approx Gross Internal Area
151 sq m / 1626 sq ft



Ground Floor
Approx 82 sq m / 884 sq ft

First Floor
Approx 69 sq m / 742 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.