



Coniston
Modern Country Living

Architecturally Designed Modern Six Bedroom Residence

Nestled in a serene setting, this expansive 5,000 sq. ft. property, built in the early 2000s by the current owners, offers a perfect blend of modern luxury and elegance.

Thoughtfully designed to the highest specifications, this home provides a spacious and versatile living environment, ideal for both family life and entertaining.





Ground Floor Features

Reception Entrance Hall with front-to-back views onto the rear garden, this grand entryway that sets the tone for the rest of the house.

Dining Room: Perfect for hosting dinner parties and family gatherings.

Reception Room: A cosy space for relaxation and socializing.

Kitchen Breakfast Room: A bright and airy space with modern appliances and ample seating for casual meals.

Office Study: A quiet space for working, reading and video calls.





Lower Ground Floor

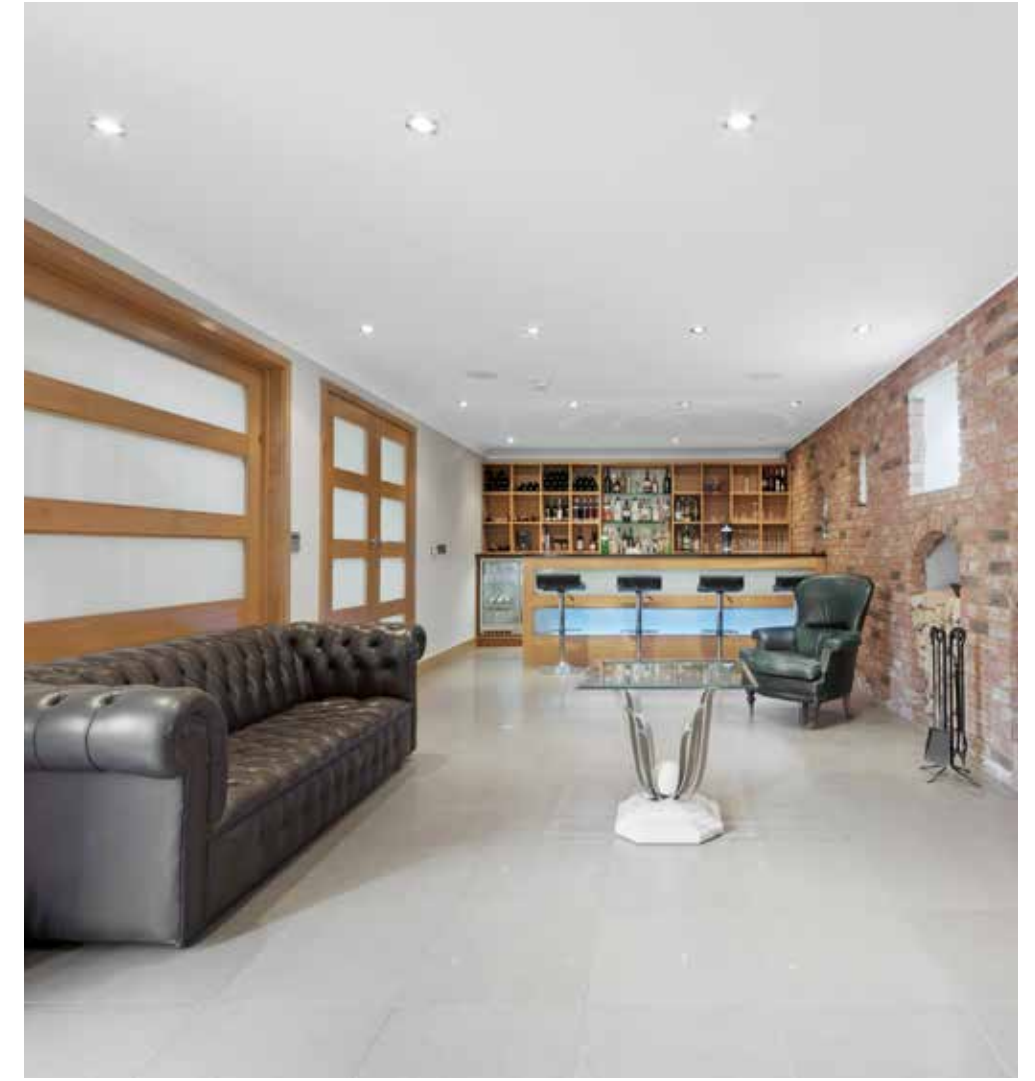
Bar and Party Room: An entertainer's dream, perfect for hosting events and gatherings.

Utility Room: Equipped with laundry facilities and additional storage.

Two Shower Rooms: Conveniently located to serve the party room and utility areas.

Two Store Rooms: Providing plenty of storage space for household items one of which houses boilers and the tech hub for the property.





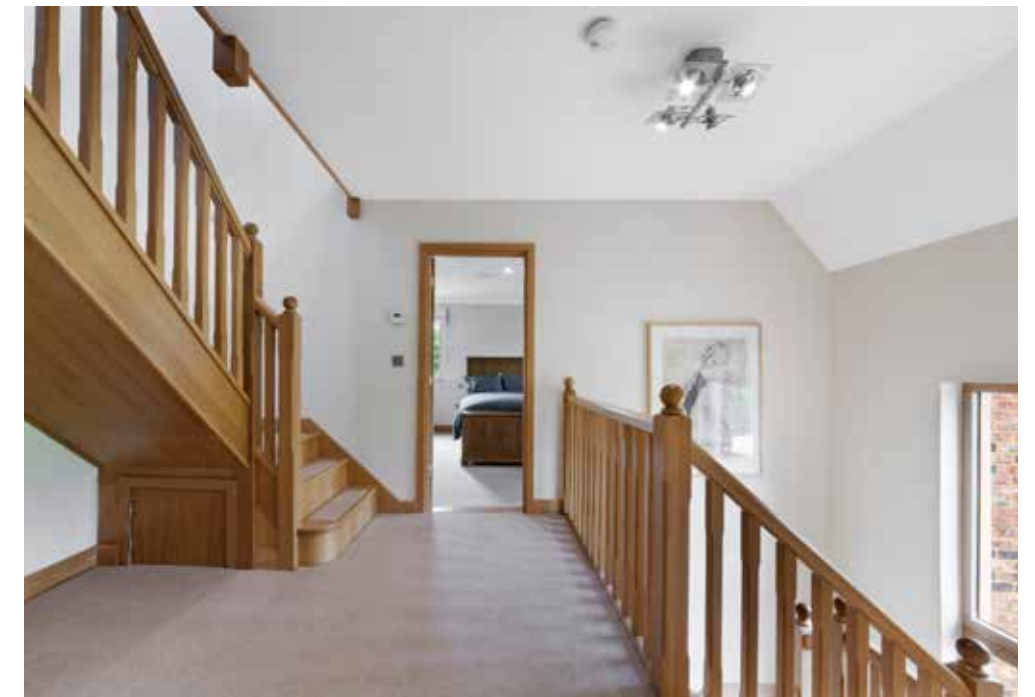
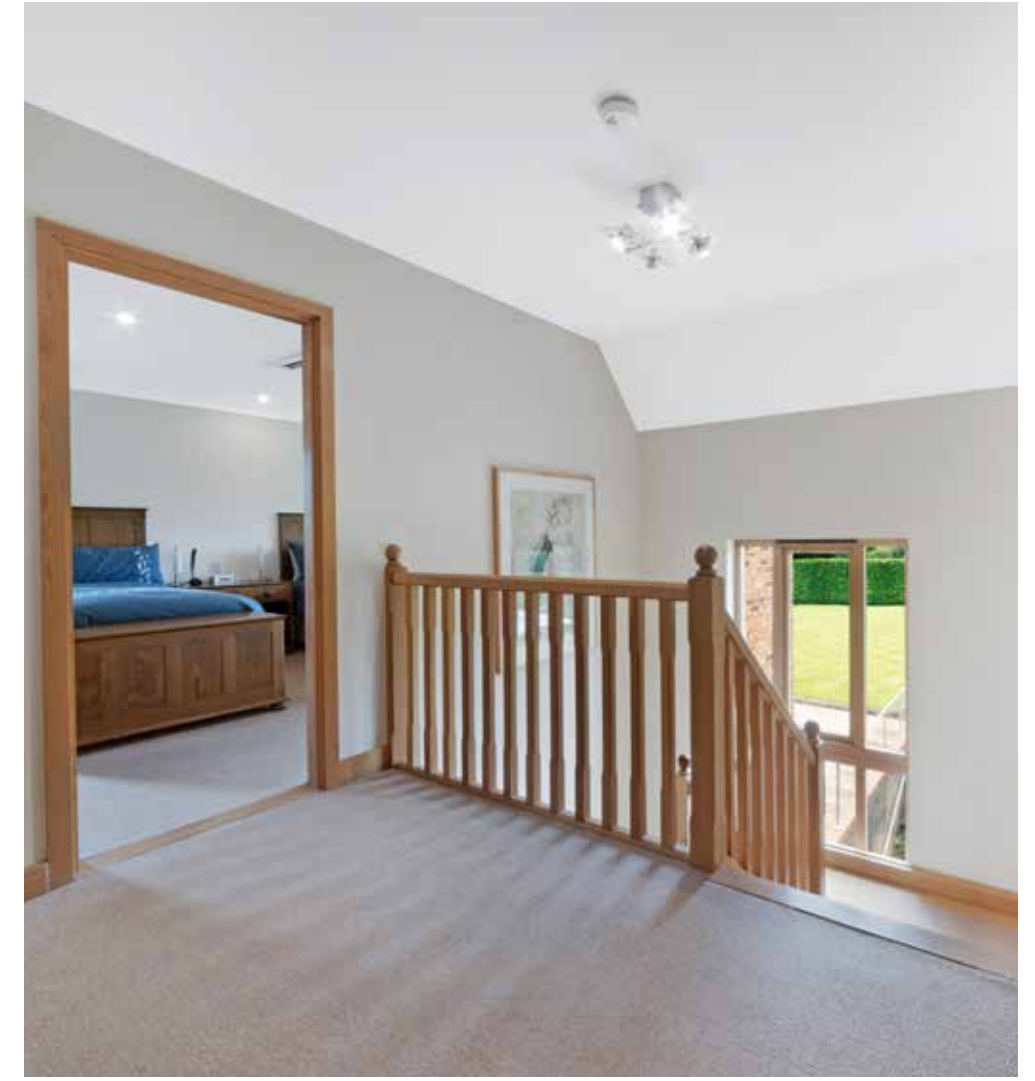


Bedrooms

Six Bedrooms: Spacious and well-appointed, offering comfort and privacy.

Four En Suite Bedrooms: Luxuriously designed with modern fixtures and fittings.









Top Floor

Two Offices: Quiet and private spaces ideal for working from home or managing household affairs (5th and 6th Bedrooms if needed).



Exterior

Sweeping In and Out Drive:
Impressive approach with ample
parking for multiple vehicles.

Outbuilding: Currently used as a
double garage, workshop, sauna, and
gymnasium, with the potential for
conversion into an annexe (subject to
planning permissions).





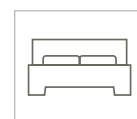
Formal Gardens

Predominantly laid to lawn with tree-lined borders, creating a picturesque and tranquil outdoor space.

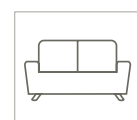




Specification & Floorplan



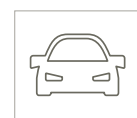
4/6 Bedrooms



5 Reception Rooms



7 Bathrooms



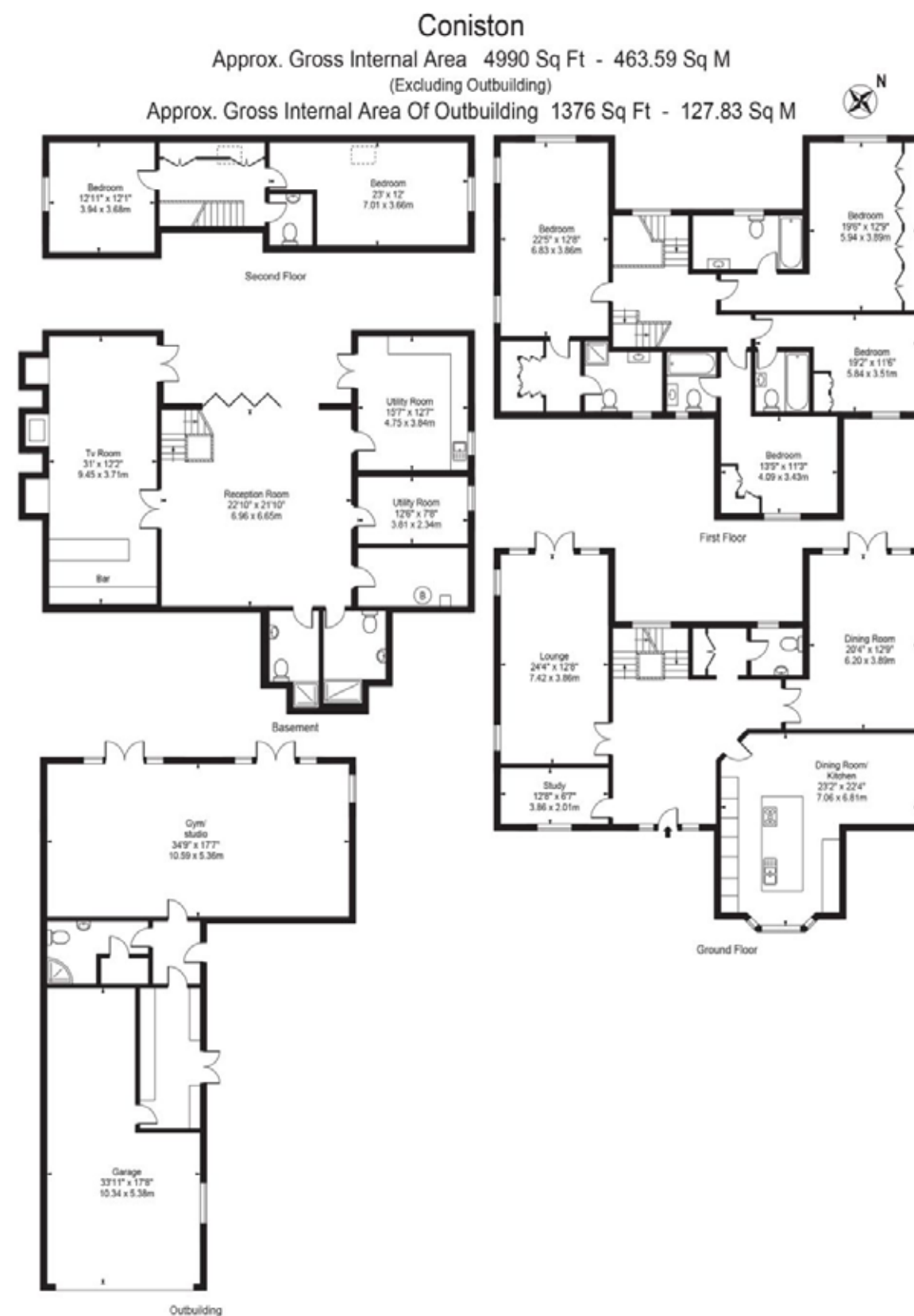
Ample Parking



Area 4,990 ft²



0.6 Acres



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Great Hormead & Surrounding Areas

Great Hormead is a picturesque village located in Hertfordshire, known for its charming rural setting and historical appeal. Nestled in the rolling countryside.

Great Hormead is part of the civil parish of Hormead, which includes the smaller villages of Little Hormead and Hare Street.

The village is characterized by its traditional architecture, open green spaces, and a strong sense of community.



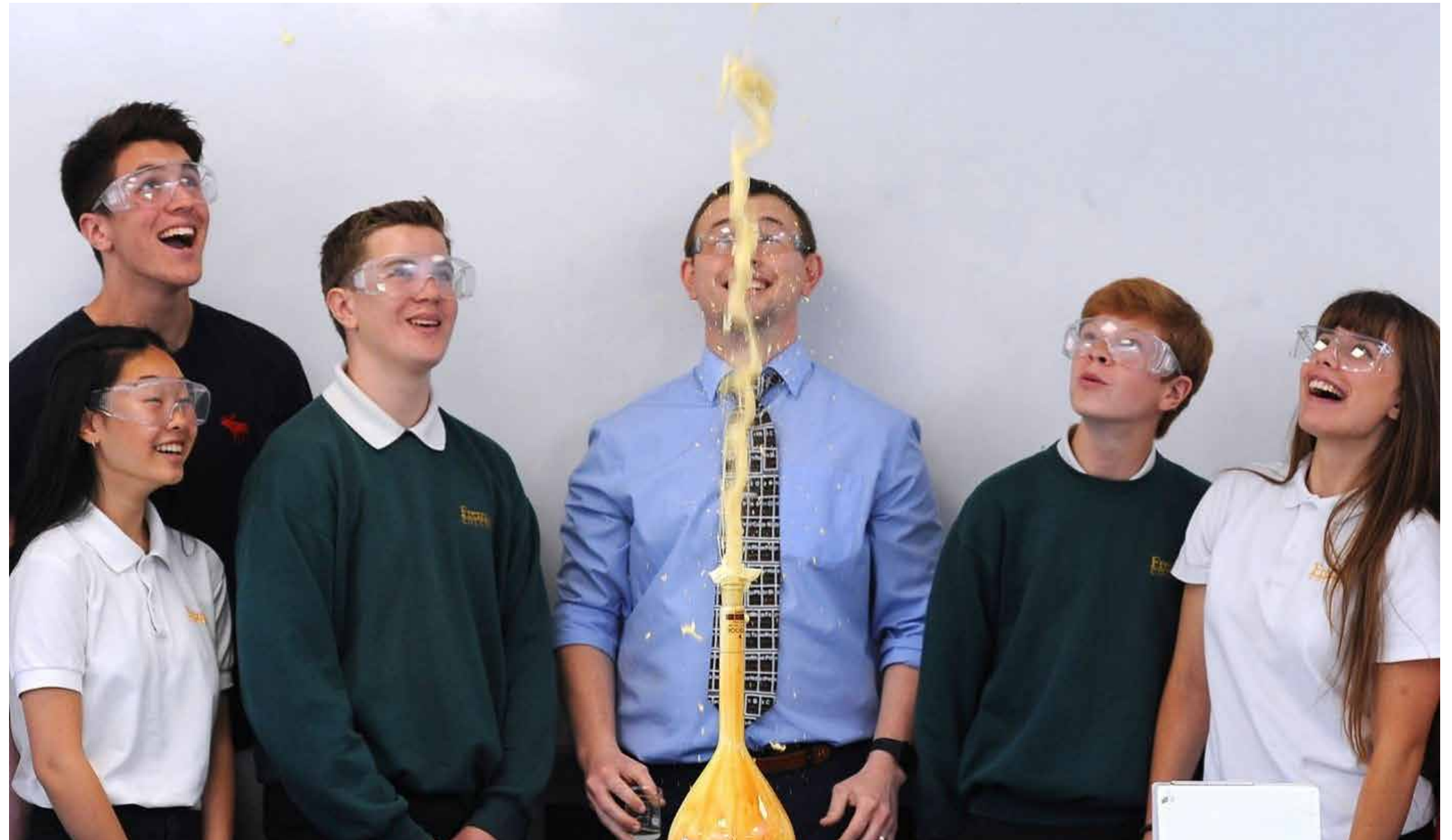
Schools

Great Hormead and the surrounding areas are served by a number of well-regarded schools:

Hormead Church of England (VA) First School: This is a small village school providing primary education with a strong emphasis on community and Christian values.

Freman College: Located in nearby Buntingford, Freman College offers secondary education and has a good reputation for academic performance and extracurricular activities.

Edwinstree Middle School: Also in Buntingford, this school caters to children in the middle school years and focuses on both academic and personal development.



Transport

Stevenage Station: Approximately a 20-minute drive away, Stevenage Station provides regular fast services to London King's Cross, making it convenient for commuters heading into the city.

Bishop's Stortford Station: Around a 25-minute drive from Great Hornead, this station offers direct services to Cambridge, Stansted Airport and London Liverpool Street, catering to those working in the City of London. The journey to Liverpool Street takes about 40 minutes.



Amenities & Restaurants

The area around Great Hornead boasts several notable pubs and restaurants, offering a range of dining experiences.

There is also a good range of local farm shops and merchants.

These amenities, along with the idyllic countryside setting, make Great Hornead an attractive location for those seeking a balance of rural tranquillity and convenient access to larger urban centres.



This remarkable property is available chain-free, presenting a rare opportunity to acquire a unique and luxurious family home. Contact Adam Dockley today to arrange a viewing and experience the elegance and charm of this exceptional residence.

Adam Dockley

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