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1 Prestwick Drive, Ermine Street, Buntingford, SG9 9UX

Offers In Excess Of £725,000

A rare chance to secure one of just five individually crafted, high-specification detached homes in this boutique development on the peaceful edge of Buntingford. Designed with a distinct New England influence and approached via a private block-paved driveway, the property blends thoughtful craftsmanship with generous space and a refined, timeless feel.

Inside, the open-plan kitchen and family room forms the true heart of the home. Light, welcoming, and designed for everyday living, it features twin French doors opening straight onto the landscaped rear garden, creating an effortless connection between indoors and out. Two additional reception rooms offer real flexibility, perfect for home working, relaxing, or entertaining, while a ground-floor WC adds everyday convenience. Upstairs, three well-sized double bedrooms include a beautifully appointed principal suite with its own en-suite shower room and integrated storage. A sleek, contemporary family bathroom completes the first floor. Outside, the home enjoys a generous private garden with patio, lawn, and thoughtfully planted borders, along with EV car charging, off-street parking, and solar panels for added efficiency. The development also benefits from communal green space and visitor parking, offering both privacy and a welcoming sense of community.

This limited collection is ideal for buyers seeking quality, calm, and a standout location, where modern living meets classic design in a setting that feels both exclusive and inviting.



Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

ENTRANCE HALL

WC

STUDY 9'1" x 7'0" (2.77 x 2.15)

RECEPTION ROOM 13'3" x 11'8" (4.05 x 3.57)

KITCHEN/FAMILY ROOM

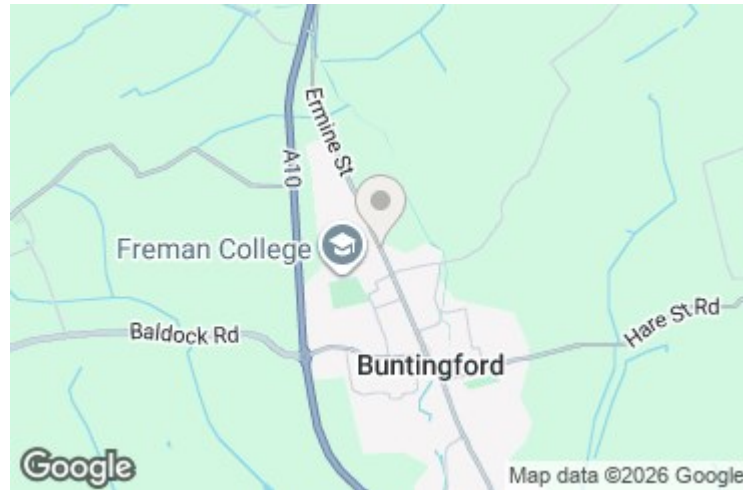
PRINCIPAL BEDROOM 17'10" x 15'8" (5.44 x 4.80)

EN-SUITE 6'9" x 6'2" (2.08 x 1.89)

BEDROOM TWO 16'0" x 9'5" (4.89 x 2.88)

BEDROOM THREE 14'1" x 8'6" (4.31 x 2.61)

FAMILY BATHROOM 7'3" x 6'1" (2.22 x 1.86)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

