



Coniston
Great Hormead | Buntingford | Hertfordshire | SG9 0NU

CONISTON



STEP INSIDE

A grand entrance hallway with heated tiled flooring and featuring an American Oak staircase leading to all levels. There is a walk-in lobby area with plenty of storage cupboards for coats and a cloakroom fitted with luxury Villeroy & Boch suite which continues throughout the bathrooms across this home. There is a study on the ground floor, spacious living room with dual aspect windows and French doors leading out to the garden. The kitchen / breakfast room is a luxury contemporary kitchen with a beautiful bay window and everything you would need from hot water tap to steam oven and warming drawers. Plenty of space for a large table for all the family to gather and a door which leads out to a side garden where you can pick fresh herbs ready to prepare a meal. The dining room is positioned perfectly next to the kitchen for entertaining and for the summer months French doors leading out to the patio.

Stepping down to the lower ground floor level you will find a large central room, fantastic for parties and gatherings with bi-folding doors leading out to a well-designed patio area and featuring a central staircase up to the garden. There are two beautiful shower rooms which are ideal if the new owner decides to add a swimming pool in the garden as the plumbing has already been set up when the house was built. There is a spacious laundry / ironing room which also offers space for fridges and freezers or another kitchen which is ideal for entertaining. There are two large plant rooms housing all technical elements of running the house. A sitting room just off the main central room. There is an open fireplace with two feature lightwells above that allow the light to flood the room which can be opened electronically for extra ventilation on warm days. There is a large functional bar with a glasswasher, ice machine, fridges and draft beer outlets, what more could anyone need for entertaining.

Continuing up to the first floor you will find four bedrooms. Two master suites one with a walk in dressing room and ensuite shower room with Villeroy & Boch suites throughout and air conditioning. The other is a lovely room with built-in full-length wardrobes and en-suite bathroom. The two other bedrooms also offer ensuite bathrooms and built-in wardrobes. On the second floor you will find the 5th & 6th bedroom with a cloakroom just off the hallway and storage cupboards following the full length of the landing. These rooms are currently being used for offices but could be ideal for guests or large families and have air conditioning.

There is a large gym / studio which offers air conditioning, has a large flatscreen TV and commercial standard gym equipment. With a separate shower room and steam room and two sets of French doors leading from the gym out to the decking area.

The gym connects through a lobby into the workshop which offers plenty of storage and double doors leading out to the garden and an internal door leading to the garage. The garage offers parking for three cars. Subject to planning permission this outbuilding measuring 1376 sq. ft could potentially be converted into an annexe.





























STEP OUTSIDE

A total plot of 0.66 acres, stunning entrance via electric security gates with six outside monitors and control 4 alarm. A large well-lit resin driveway with carriage driveway and exit gate. The front garden is a beautiful, raised area with laid lawn and various flower borders. There is a high hedge which offers privacy and a fully automated garden irrigation system with Rainbird sprinklers for the lawns.

There are resin pathways around the property and an area to the side of the kitchen where the oil tank is accessed below ground and herb garden. The rear garden offers mainly laid lawn with automated irrigation system with mature hedges, with the Black ditch just behind. The septic tank can be found discreetly at the far left at the bottom of the garden. There is a private decking area to the rear of the gym. The rear garden is approximately 0.5 acres and flood lit.

Location

Great Hormead is a stunning village, there is a local pub called the Three Tuns, Hormead Hedgehogs Preschool and Hormead C of E First School and Nursery. Great Hormead is just over 3 miles to Buntingford, just over 9 miles to Royston just over 10 miles to Bishops Stortford.

For the frequent flyer Stansted Airport is 16.6 miles, Luton 27.7 and Heathrow 59.8 miles.



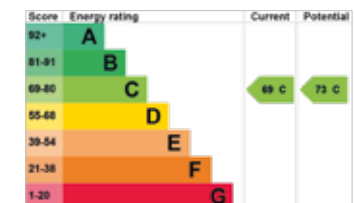






TOTAL FLOOR AREA: 6335 sq.ft. (588 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





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