

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

[info@jonathan-hunt.co.uk](mailto:info@jonathan-hunt.co.uk)

[www.jonathanhunt.co.uk](http://www.jonathanhunt.co.uk)



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

Offers In Excess Of £700,000

## 1 Prestwick Drive, Ermine Street, Buntingford, SG9 9RT

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.



**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)**

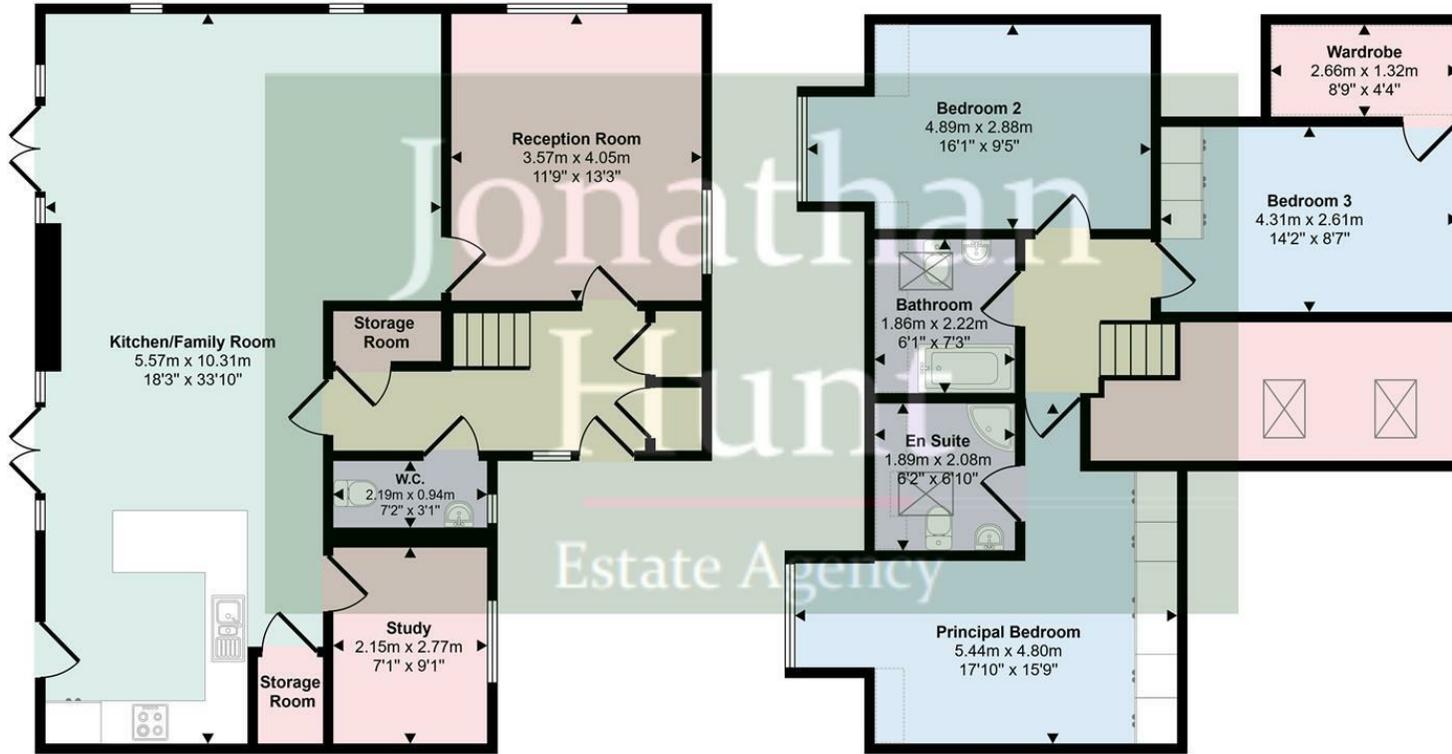
**BEDROOM THREE 14'1" x 8'6" (4.31 x 2.61)**

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





Approx Gross Internal Area  
142 sq m / 1527 sq ft



Ground Floor  
Approx 83 sq m / 890 sq ft

First Floor  
Approx 59 sq m / 637 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.