



# Distinguished Grade II listed home

Bullards, Hunsdon Road, Widford, Herts , SG12 8SG



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**Guide Price £1,750,000**

A distinguished Grade II listed residence offering over 5,000 sq ft of accommodation, set within 1.16 acres of landscaped grounds.

Originally dating from the mid-Elizabethan period (circa 1580-1590), Bullards has evolved over centuries from a union of three cottages into a substantial six bedroom home.

The property retains a wealth of period features and offers approximately 5,083 sq ft of internal space, complemented by two additional cottages totalling 1,800 sq ft, ideal for multi-generational living, rental income, or potential redevelopment (subject to title separation).

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# Description

Set back from the road in mature landscaped grounds of around 1.16 acres, there is plenty of parking leading up to the garage block, car port and stable/store room. The reception spaces are grand and characterful with many original details and features including panelling, fireplaces and flooring. There are seven receptions plus a wine cellar, kitchen and utility areas. Moving upstairs there are six bedrooms and three bathrooms. The main suite having a dedicated dressing room. Fronting the road are the two cottages - 1 and 2 Sylvester's, offering two and one bedrooms respectively, with private garden areas. Number 1 has a gated parking area. The rear gardens provide much interest with mature flower and shrub borders, rose garden, vegetable plot and lawn area. Towards the rear of the garden there is a swimming pool and tennis court, both of which are disused.

The history of Bullards is varied and interesting:

## Early Origins and Monastic Ties (Pre-11th Century - 16th Century)

The land on which Bullards stands was once part of a monastic estate, possibly used as a summer retreat by monks from Bermondsey Abbey. Before the Norman Conquest, it was owned by a thane named Eldred under Edward the Confessor. After 1066, it passed to the Bishop of London and later to Bermondsey Abbey. The site may have incorporated parts of earlier buildings into what became Bullards in the late 16th century.

## Tudor to Stuart Ownership (1544 - 17th Century)

In 1544, King Henry VIII granted the land to Sir Richard Southwell. Through a series of transfers, it came into the hands of the Adams family, who likely built the oldest part of the current house. It then passed through several prominent London families, including the Barnes, Backhouse, and Bird families, eventually reaching the Parker and Hamond families by the 18th century.



# Cont.

## Life Under Bondsmen and Tenant Farmers (16th – 18th Century)

The first known occupant was William Bannister, a bondsman who managed the land with the help of cottars and freemen. He was succeeded by William Lop, who continued the feudal traditions. Over time, Bullards became a tenant farm, and in 1785, the three cottages that now form the house were sold to William Hunt. His grandson, Richard Hunt, was still living there in the early 19th century.

## 19th Century Growth and Community Role (1800s)

By the 1830s, Bullards was a small complex of cottages and outbuildings. It housed local families like the Morrells and Hunts. In 1882, Jane Elizabeth Cook turned her grocery shop at Bullards into the village Post Office, which remained there until 1902. Her son, Bob Cook, was the local carrier.

## Transformation During and After World War I (1916 – 1930s)

With many local men away at war, Bullards' cottages were left empty. Around 1916, they were purchased and converted into a single residence by Stanley Owen Buckmaster, a prominent lawyer and politician who became Lord Chancellor and later Viscount Buckmaster. He was known for his legal reforms and powerful oratory in the House of Lords.

## 20th Century Legacy and Legal Tradition (1930s – 1990s)

Buckmaster remained active in public life until his death in 1934. After World War II, Bullards was acquired by Lieutenant-General Arthur Percival, a decorated military officer and former prisoner of war in Malaya. Following his death in 1966, the house was sold to Michael Beckman QC, a leading barrister who continued the legal legacy of the property into the late 20th century.







# Location

Communications are excellent by both road and rail. Fast and frequent trains leave Harlow station reaching London Liverpool Street in 35 minutes.

There is also a mainline station in Hertford which offers a direct rail service into London Moorgate taking approximately 42 minutes.

There is easy access to the A10, A1(M) and M11. London Stansted Airport is approximately 13 miles away.

Hertfordshire is renowned for its well-regarded schools and Bullards is conveniently located for a wide selection including Widford Primary School, St Andrews School in Much Hadham, St Edmund's College, Bishop's Stortford College, Heath Mount School and Haileybury College. Hockerill Anglo European College is also located in Bishop's Stortford.

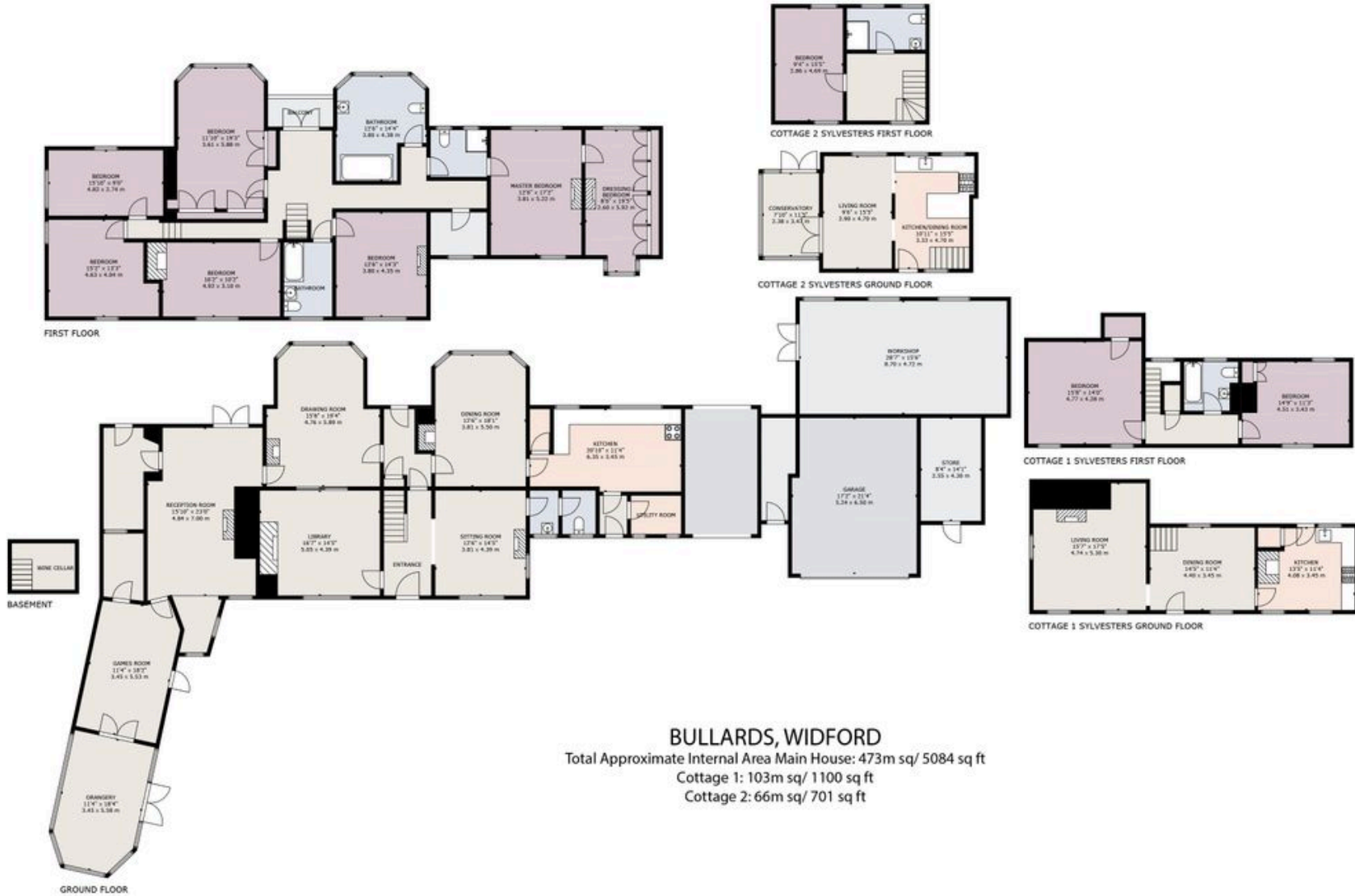
There are a number of excellent golf courses in the surrounding area including Much Hadham Golf Country Club, East Herts and Hanbury Manor.

Just up the road in Hunsdon is a well known gastro pub called the Fox and Hounds - often booked up well in advance this is well worth the wait!



# Floorplans

## Approximate Gross Internal Floor Area



**BULLARDS, WIDFORD**  
 Total Approximate Internal Area Main House: 473m sq/ 5084 sq ft  
 Cottage 1: 103m sq/ 1100 sq ft  
 Cottage 2: 66m sq/ 701 sq ft

EXCLUDED AREAS: GARAGE: 33 m<sup>2</sup>/358 sq ft, STORE: 11 m<sup>2</sup>/118 sq ft  
 WORKSHOP: 41 m<sup>2</sup>/442 sq ft,  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Key Information

## Council Tax

Band = H

## Tenure

Freehold

## Services & Additional Information

Mains water, electricity and drainage.

Oil fired central heating.

## EPC

EPC Rating = E

PROPERTY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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## Enquire

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## More Information



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