



**Bryan Bishop**  
*and partners*

**Whempstead Road**  
**Benington, SG2 7BX**



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An exceptionally appointed four double bed roomed detached family home that has been tastefully refurbished throughout, including a modern extension to the rear with dual aspect glass sliding doors that accentuate the idyllic views over the landscaped gardens and rolling Hertfordshire countryside beyond.

Enter the property via the central entrance hallway with stone flooring and be immediately greeted by the distant views through the kitchen at the end of the house, a spacious dual aspect living room with bay window, cast iron log burning stove and radiator offers a bright and comfortable space to relax in. On the opposite side is another spacious reception with front aspect window, cast iron log burning stove and radiator. Heading along the entrance hallway to the rear of the property is an open plan kitchen/dining/living room with full width rear aspect bi-fold doors overlooking the grounds and views. Coupled with a side aspect full height window and tall ceilings with roof windows. The kitchen benefits from an island with breakfast bar, fitted appliances, boiling water tap, mood lighting, underfloor heating and further side access onto the garden. The ground floor is also served by a utility and cloakroom. Each room has been tastefully decorated and finished in a unique style, combining character features with modern luxuries giving each room its own charm and personality.

To the first floor there are four spacious double bedrooms with super views over the scenic countryside. These rooms are served by a luxurious four piece family bathroom with roll top bath and walk in shower. The property has had a new air source heat pump installed which is not only economical but good for the environment. In addition, the setup receives a further 5 years of annual payments under a government scheme that achieves between £1,200 and £1,500.

The exterior of the property consists of a spacious cottage garden, thoughtfully planted with a variety of species and splashes of colour. There is a large lawned area and patio, perfect for dining and entertaining. To the side garden is an established pond and to the back of the garden is an attractive shed. The garden benefits from 180 degree views over greenbelt fields. At the front of the property there is a detached single garage, detached home office/gym and gated, gravel driveway.

Benington provides good amenities including two churches, a primary school and two public houses. More comprehensive facilities are available in Stevenage (5 miles west) and Hertford (9 miles south).

Communications are excellent: the A1(M) is just 8.5 miles distant, whilst fast and frequent trains leave Stevenage station (5 miles west) reaching London Kings Cross in approximately 28 minutes, with an alternative service from Watton at Stone to London Moorgate via Finsbury Park in approximately 42 minutes.

Luton Airport is 20 miles away and Stansted Airport is 25 miles away.

There are a wide range of excellent schools in the district including preparatory schools, Benington Church of England Primary School and Walkern Primary School. Public schools include Heathmount School, St Edmunds College, St Christopher's School, Haileybury and Imperial Service College and Bishop's Stortford College.

Benington is set in a very rural location and benefits from a network of footpaths and bridleways, ideal for the equestrian enthusiast.







## GROUND FLOOR

Entrance Hallway

Living Room

Office/Sitting Room

Kitchen/Dining/Family Room

Utility Room

Shower Room

## FIRST FLOOR

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

## EXTERIOR

Gardens

Driveway

Detached Garage

Detached Home Office/Gym







**Ground Floor**

Approx. 115.5 sq. metres (1243.6 sq. feet)



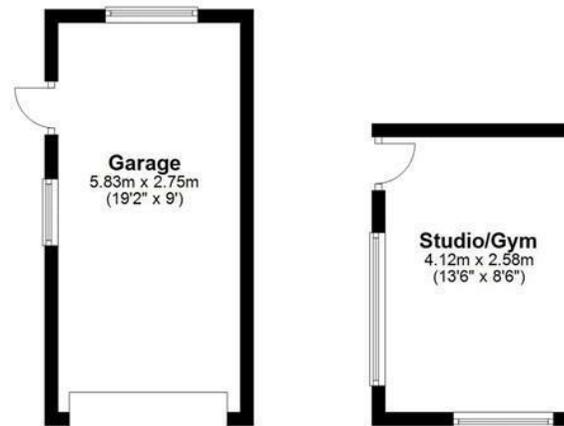
**First Floor**

Approx. 65.4 sq. metres (703.5 sq. feet)



**Outbuildings**

Approx. 26.7 sq. metres (287.0 sq. feet)



Total area: approx. 207.6 sq. metres (2234.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







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