



74 Whempstead Road, Benington, Hertfordshire

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74 Whempstead Road Benington, SG2 7DE

A generously-proportioned, contemporary family home with an extensive garden and a backdrop of open countryside.

A1(M) Jct 7 5.5 miles, Knebworth railway station 5.6 miles (London Kings Cross 38 minutes), Stevenage 6 miles, Hertford 7.4 miles, London Stansted Airport 19.3 miles, Central London 36 miles

Reception hall | Drawing room | Family room
Cinema room | Office | Kitchen/dining/sitting room | Larder | Utility | Principal bedroom with en suite bathroom & dressing room | 3 Further bedrooms, 2 en suite | Shower room | Balcony
Garden | 0.959 acres | EPC rating B

The property

With its handsome, architectural design, the property provides an impressive 5142 sq ft of light-filled, versatile and stylishly-presented accommodation. The stately entrance portal offers a grand sense of arrival and, on entering, the reception hall showcases a hand-crafted, timber bifurcated staircase with glimpses to the galleried landings above. Reception areas comprise a family room with French doors to the terrace; a well-proportioned office; a splendid cinema room, and a vaulted drawing room with exposed rafters and lengths of glass to three aspects providing a visual connection to the garden. The convivial heart of the home is offered by the adjacent, kitchen/living area which offers a relaxed seating zone and a dining setting with two sets of external doors providing a seamless transition to the outside. Fitted with sleek cabinetry and stone work surfaces, the high quality kitchen has integrated appliances and an island unit with well-designed, semi-circular informal dining area and underfloor heating throughout.

The first floor offers three deluxe en suite rooms, all with adjoining dressing rooms, and stylishly-designed bathrooms. The principal bedroom has an opulent bathroom and well-appointed dressing room, as well as access to a private balcony. An additional bedroom occupies a private spot on the ground floor, which along with a modern shower room, utility room and larder complete the accommodation on offer in this fine country residence.

Outside

A length of evergreen hedging borders the frontage, with wrought-iron gates set within brick pillars marking the access point onto a swathe of gravelled driveway where there is parking provision for numerous vehicles. Mature trees and manicured high-level hedges to boundaries ensure the property maintains a good degree of privacy, with the garden and grounds providing a secluded outdoor sanctuary. Low-level brick walls border the paved terracing at the rear of the home providing a sense of enclosure to this large al fresco setting where entertaining, dining and relaxation can be enjoyed. There are large expanses of lawn, interspersed with majestic and specimen trees, offering a splendid arena for children's play.

Location

The property occupies a rural setting on the southern fringes of the picturesque village of Benington. Local amenities include a public house, a primary school, community hall & recreation ground, with the village being renowned for the Benington Lordship Estate and Gardens. Nearby Knebworth offers a good range of shopping facilities, a chemist, post office, medical surgery, cafés and restaurants. There are mainline stations at Knebworth and Stevenage for services into London and to Cambridge, whilst road-users are within easy reach of the A1(M) for links to the major road network. Well-regarded schooling in the vicinity includes Heath Mount School, St Edmund's College and Sherrardswood School.





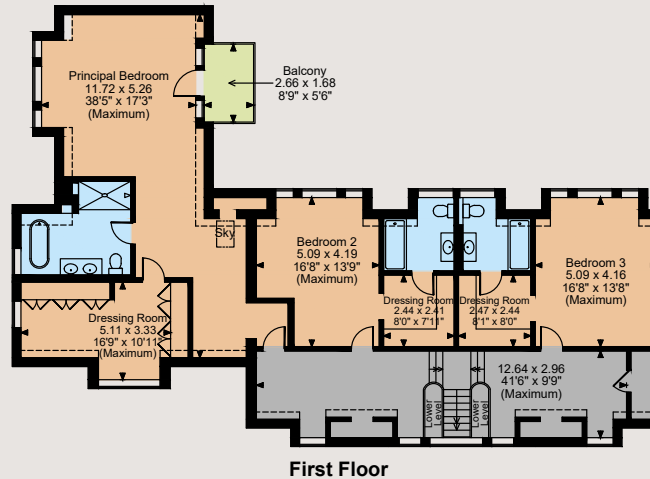
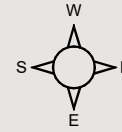








Floorplans
House internal area 5142 sq ft (478 sq m)
balcony 48 sq. ft (4 sq. m.)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Directions

From the A1(M), take the exit to join the A602 towards Stevenage, and remain on the road for the next four roundabouts. At the next roundabout, take the 1st exit onto Gresley Way, followed by a 2nd exit to Broadwater Lane. Follow the road through Aston and continue to the village of Benington. Bear right onto Town Lane, which links to Whempstead Road and having passed The Lordship Arms on the right, the property will be found after a short distance on the right.

General

Local Authority: East Hertfordshire District Council

Services: Mains electricity, water, private drainage, ground source heat pump.
"We understand that the private drainage at this property does comply with the relevant regulations. Further information is being sought."

Council Tax: previously G (TBC)

Tenure: Freehold

Offers in Excess of: £2,000,000

Harpenden

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