



HEBING END, BENINGTON, SG2 7DD



PRESTIGE & VILLAGE

UK's finest properties



Prestige and Village are Overjoyed to welcome this RARE OPORTUNITY to Acquire this DELIGHTFUL and SUBSTANTIAL FAMILY RESIDENCE tastefully presented with original 1970's features located on ONE ACRE OF PRISTINE Levelled LAND and GARDENS surrounded by SERENE East Hertfordshire COUNTRYSIDE within the picturesque village of Benington with DOUBLE Detached Garage and Parking for Several Vehicles. Features include - Art Deco Entrance Hallway and Spacious ENTERTAINMENT/FORMAL DINING ROOM, Downstairs Office, Library or 2nd Office, Laundry Room, 21FT FITTED KITCHEN and DINING ROOM with views over the Acreage and Countryside, Family Room/Lounge, Downstairs Cloakroom FOUR SIZABLE BEDROOMS with Two Ensuites and Family Bathroom, VIEWINGS HIGHLY SUGGESTED with the Existing Owners who have agreed an onward purchase which is CHAIN FREE.





- Delightful and Substantial Residence
- Located on ONE ACRE of Pristine Levelled Land and Gardens
- Surrounded by Serene Countryside
- Located within the picturesque village of Benington
- Art Deco Entrance Hallway and Spacious Entertainment Room/Formal Dining Room
- Two Downstairs Offices
- 21FT Fitted Kitchen and Dining Room
- Family Room and Lounge
- Four Sizable Bedrooms with Two Ensuities and Family Bathroom
- VIEWINGS HIGHLY SUGGESTED with the Upward Chain Complete







ART DECO ENTRANCE HALLWAY

Door to Front Aspect, Solid Oak Flooring, Double Panel Radiator, LED Spot Lighting, Smoke Alarm, Doors to all Rooms, Solid Oak Stair Case Raising to 1st Floor.

ART DECO ENTERTAINMENT/FORMAL DINING ROOM

20'3 x 15'1 (6.17m x 4.60m)

Impressive High Ceiling with Solid Oak Flooring, Sliding Patio Doors Opening to Large Patio Area, Brick Built Open Fireplace with Granite Base and Tiled Chimney, Double Glazed Window to Front Aspect.

LAUNDRY ROOM

11'2 x 7'9 (3.40m x 2.36m)

Roll Top Work Surfaces, Cupboards at Eye and Base Level, Stainless Steel Sink and Mixer Tap, Single Panel Radiator, Space for Fridge/Freezer and Tumble Dryer, Cupboard with Consumer Unit enclosed (updated in 2016), Double Glazed Window to Rear Aspect.

DOWNSTAIRS CLOAKROOM

Low Level W.C, Wash Basin with Tiled Splash Back, Roll Top Work Surfaces with Vanity Cupboard, Heated Towel Rail, Tiled Flooring, Extractor Fan.

DOWNSTAIRS OFFICE ONE

11'1 x 11'2 (3.38m x 3.40m)

Single Panel Radiator, Double Glazed Window to Side Aspect, Coved Ceiling, Broadband Connection, Fitted Wardrobes.

FAMILY ROOM/LOUNGE

21'0 x 15'0 (6.40m x 4.57m)

T.V Point, Coved Ceiling, Double Panel Radiator, 2 x Double Glazed Window to Front Aspect, Shelving.

2ND DOWNSTAIRS OFFICE/LIBRARY

9'10 x 13'8 (3.00m x 4.17m)

Sliding Patio Doors, Book Shelving, Patio Doors Opening Patio Area.

UTILITY ROOM

Roll Top Work Surfaces, Under Stairs Cupboard with Grant Boiler, Loft Access, Vinyl Flooring, Water Softener, Large Storage Cupboard, Double Glazed Door Opening to Large Patio Area, Airing Cupboard.



SPACIOUS OPEN PLAN FITTED KITCHEN AND DINING AREA

22'1 x 14'9 (6.73m x 4.50m)

Quartz Work Surfaces, Cupboards at Eye and Base Level with Glass Splash Back and Up stands, Double Glazed Window to Rear Aspect, Spot Lighting, Built in Microwave, Quartz Window Ledge, Vinyl Flooring, Space for Fridge/Freezer and Dishwasher, Smeg Extractor Fan, Sliding Patio Doors Opening to Large Patio and Gardens, Door Leading to Utility Room.

LANDING

9'1 x 11'11 (2.77m x 3.63m)

Doors all rooms, Loft Access, Opening overlooking Entertainment Room, Large Glazed Window to Front Aspect.

MASTER BEDROOM WITH ENSUITE

Fitted Up and Over Wardrobes, Double Glazed Window to Rear Aspect, Coved Ceiling, Door to En suite.

En suite - Low Level W.C, Shower Cubicle with Power Shower, Fully Tiled Surround, Double Glazed Window to Rear Aspect, Large Wash Basin, Heated Towel Rail, Tiled Flooring.

BEDROOM TWO AND EN SUITE SHOWER

11'8 x 15'4 (3.56m x 4.67m)

Single Panel Radiator, Double Glazed Window to Side Aspect, Coved Ceiling, Wash Basin with Tiled Splash and Vanity Cupboard.

En suite Shower Room - Shower Cubicle and Power Shower, Low Level W.C, Extractor Fan, Tiled Flooring, Heated Towel, Coved Ceiling,

BEDROOM THREE

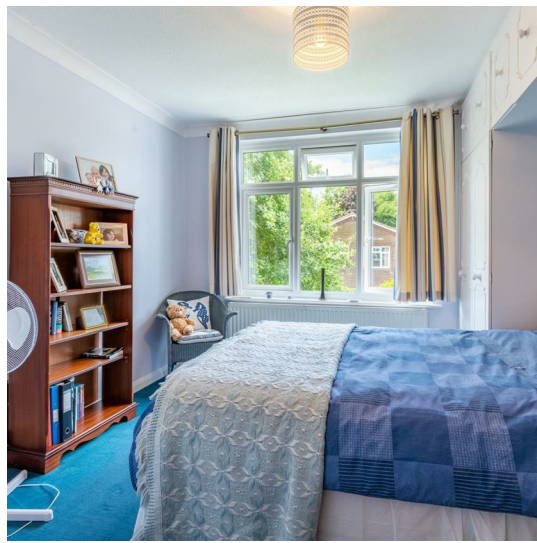
10'2 x 11'2 (3.10m x 3.40m)

Double Glazed Window to Side Aspect, Single Panel Radiator, Built in Up and Over Wardrobes, Coved Ceiling.

BEDROOM FOUR

7'10 x 11'7 (2.39m x 3.53m)

Double Glazed Window to Rear Aspect, Single Panel Radiator, Coved Ceiling, Fitted Wardrobes.





FAMILY BATHROOM

Low Level W.C, Bidet, Corner Bath with Mixer Tap, Wash Basin with Tiled Splash Back, Vanity Cupboard, Heated Towel Rail, Walk in Double Shower with Rainfall Shower, LED Spot Lighting, Tiled Flooring, Double Glazed Window to Rear Aspect.

DETACHED DOUBLE GARAGE AND STORAGE ROOM TO SIDE

16'10 x 16'5 (5.13m x 5.00m)
Power and Lighting, Roller Door,

Store Room with Power.

ONE ACRE OF LAND WITH GARDENS

Outstanding and Pristine levelled space with a fine selection of Flowers beds, Trees and Vegetables, Small Orchard Area, Substantial fine Lawn Area in which the current owners have held weddings, and camping weekends, Picket Fenced boundary, Outside Water Supply, Power and Lighting, Delightful Water Feature, Substantial Patio Area, Enclosed Oil Tank, 10 x 4 Shed, Large Green House, Large Patio Area with Awning.

DRIVEWAY FOR SEVERAL VEHICLES AND FRONT GARDEN ARE

Paved Driveway in front of the Double Garage, to the side of the driveway is a Gated Access leading to the rear acreage ideal for vehicle access.

LOCAL INFORMATION ON BENINGTON

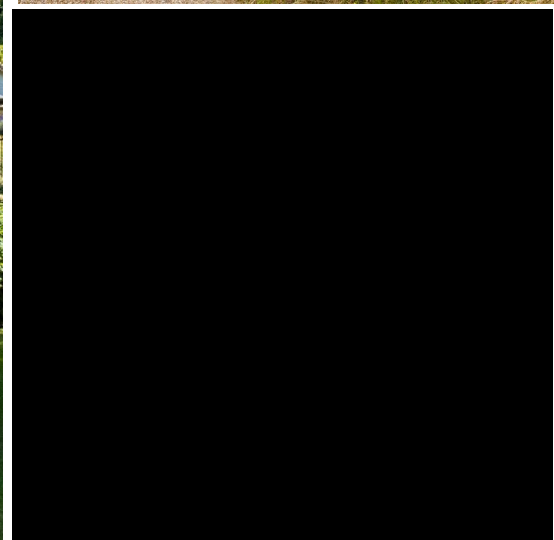
Picturesque village of Benington is situated between Ware and Stevenage offering a Parish Church, Local Village School, The Bell and Lordship Arms Pub's, Situated in the Village is the Lordship Gardens which is spread over seven acres surrounding a fine Georgian manor house with remains of a Norman Castle and moat. There is a Local Bus Service to Ware and Stevenage Town Centre's.

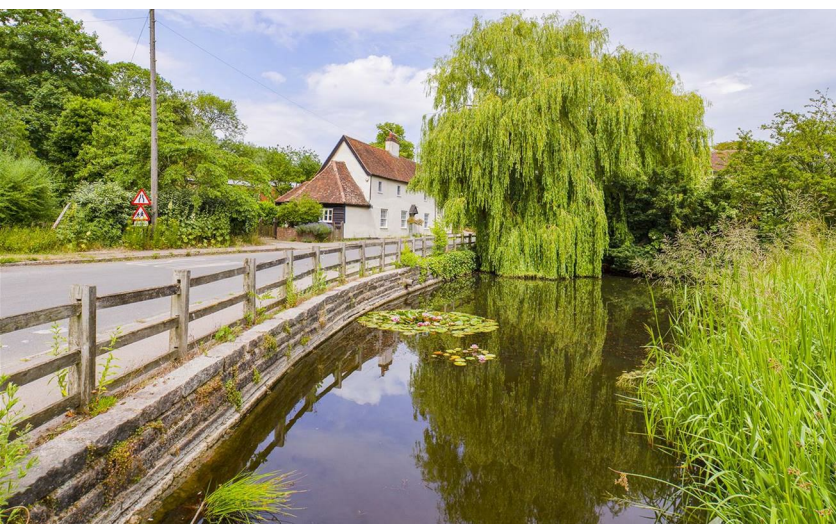
Note - Benington has no mains gas therefore Oil Gas is being utilised on this property.



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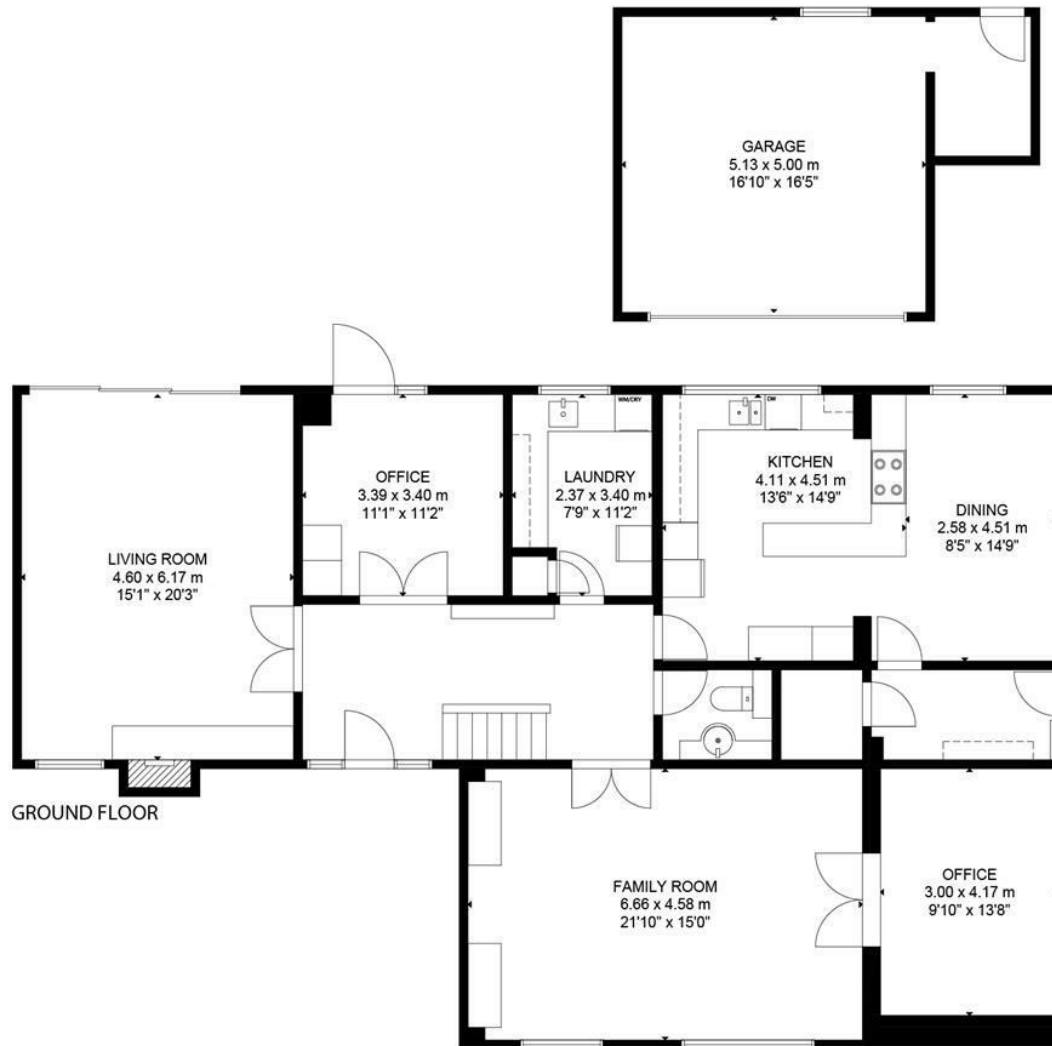
Band

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-111	A		
81-101	B		
61-81	C		
41-61	D		
21-41	E		
1-21	F		
1-21	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
101-111	A		
81-101	B		
61-81	C		
41-61	D		
21-41	E		
1-21	F		
1-21	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Hebing End, Bennington

Total Approximate Gross Internal Area: 247 m sq/ 2653 sq ft



GROUND FLOOR: 155 m²/1,664 sq ft, FIRST FLOOR: 92 m²/989 sq ft
EXCLUDED AREA: GARAGE: 30 m²/321 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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