

# Jonathan Hunt

ESTATE AGENCY

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**75a Town Lane, Benington, Stevenage, SG2 7LA**

**£800,000**

BEAUTIFULLY REFURBISHED 2600 SQ FT DETACHED HOME...Jonathan Hunt are delighted to bring to the market this charming detached family home in the popular village of Benington. The spacious and flexible accommodation comprises three bedrooms and two bathrooms on the first floor with the ability to comfortably configure two further rooms on the ground floor as bedrooms four and five, neatly serviced by a ground floor family shower room that conveniently doubles up as the guest cloakroom. A stunning kitchen/dining room links seamlessly out into the pretty rear garden which features a timber summer house with a lovely covered veranda. This attractive property is presented in immaculate decorative order inside and out, with creatively landscaped and painstakingly maintained gardens front and back and a useful integral garage.

Buntingford Branch - Company No. 10303541 VAT No. 10303541  
Ware Branch - Company No. 4759215 VAT No. 700174975



### DESCRIPTION

This is a very pretty house and that impression starts right at the front door, which is set slightly back under a protective roofed porch and features decorative stained glass diamond shapes set into leaded light opaque glass panels with matching windows either side. Inside is a generous L shaped entrance hall with an elegant tiled floor that sweeps around past the bottom of the bull nose staircase. Abundantly lit by a roof light at the top of the stairwell, the staircase is an absolutely superb exhibition of woodcarving, with intricate shapes and spirals turned into the spindles and newel posts, curving up to the galleried landing above. From the entrance hall doors lead into the front facing bedroom and bedroom/office as well as the ground floor shower room. Double doors open into the lovely living room and there is open access through to the generous rear facing kitchen/dining room.

Both of the front facing rooms are large rooms, but also enjoy nicely balanced proportions, being very close to fully square in shape, and both benefit from the abundant natural daylight flooding in unhindered through the lovely curved bay windows to the front aspect. These qualities give them a great usability and makes them equally capable of fulfilling many other roles as well as being spacious bedrooms if needed. Clearly they will each comfortably accept a king size bed along with wardrobes and other occasional furniture, but would serve just as well as a snug, TV room, office, study, playroom or a teenage hang out space. The layout of this house gives it a particular ability to serve a family who may have a member with restricted mobility, with the double doorways and open access between rooms combining extremely well with the ground floor bedrooms and shower room to really deliver under these circumstances. Indeed, these two rooms could combine to provide a separate lounge and bedroom for a relative who needs some support but also a degree of independence in their day to day lives.

Occupying the rear corner of the house is the capacious living room, which flows nicely together through the double doorway from the entrance hall and on via an open archway into the kitchen/dining room. This is a large room by any standards at nearly twenty-two feet long, yet it retains a light and airy feel thanks to the glazed internal doors, full height windows flanking the glazed French doors opening onto the patio, plus the additional separate window at the rear. A pretty stone fireplace and hearth grace one end of the room, with a flame effect log burner set within it, and an elegant dado rail lines the perimeter walls.

The adjacent kitchen/dining room is stunning, with the elegant tiled floor extending through the open entrance from the hallway before flowing fully around the room, serving to further enhance the wonderful daylight that pours in unfiltered through the rear facing bi-fold doors and three large windows to the rear and both side aspects. One side of the room is taken up with the fitted kitchen which has a wealth of wall and floor mounted fitted cupboards set around three sides of the room, offering more than ample storage space and worktop area. Housed within the cupboards is a full complement of premium quality integrated appliances, including two full sized ovens, along with designated space for a free standing double-fronted fridge/freezer. The dramatic visual impact of the gloss white floor tiles and white fitted kitchen cabinets is perfectly

contrasted by the mottled black worktops and the modern cast iron log burner in matt black, along with the warm tones of the wooden island, topped with an inset induction hob with extractor hood above, and a gorgeous organic shaped solid wood breakfast bar. The main kitchen is ably supported by a separate utility/laundry room built into the corner, which also allows convenient access out into the rear garden. The remainder of the room is left as open floor space to use as best suits your needs, and is still a generous space, as proven by the ten-seater dining table that comfortably sits there at present, ideally situated alongside the bi-fold doors and side facing window.

Upstairs is a spacious hallway, lit by a well placed rooflight, stretching around the ornate balustrade of the galleried stairwell. From here doors lead into the three bedrooms and the family bathroom. Two of the bedrooms have fitted wardrobes, with one of those consisting of walk-in cupboards, along with a lovely en suite shower room.

#### Exterior:

The pretty frontage features a block paved driveway in an attractive herringbone pattern that sweeps up the gentle slope to the house and the integral garage, flanked by raised flower beds and an immaculately maintained lawn with neat hedging as a border. Separate side access passes the pedestrian doorway into the garage and the utility/laundry room as it leads through to the rear garden, which is fully secure and enclosed and so ideal for children and pets. To the rear there is a matching block paved patio that extends the full width of the house with a neat path leading onto a charming circular patio area set within a superb lawn before continuing to the substantial wooden summer house with its own tiled roof veranda, ideal for relaxing in the shade and eating al fresco. The garden is predominantly lawn surrounded by fencing, trellis and raised beds with a variety of plants and shrubs interspersed with specimen trees.

#### Location:

This delightful house is in the centre of Benington, which has a lovely rural location and benefits from a network of footpaths and bridleways, ideal for equestrian and rambling enthusiasts, and provides excellent local 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.

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**GROUND FLOOR OFFICE/BEDROOM 5 15'4" x 13'10" (4.69 x 4.24)**



**LIVING ROOM 21'9" x 15'11" (6.64 x 4.86)**



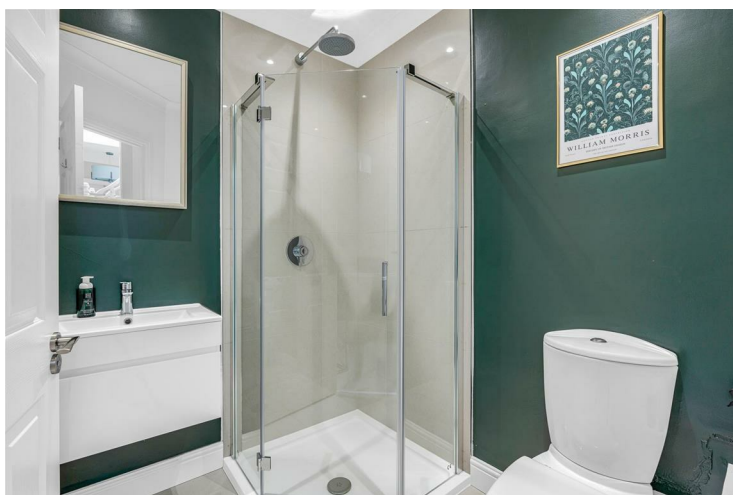
**GROUND FLOOR BEDROOM 4 15'4" x 13'10" (4.69 x 4.24)**



**KITCHEN/DINING ROOM 23'7" x 20'8" (7.21 x 6.31)**



**GROUND FLOOR SHOWER ROOM**



**UTILITY ROOM 13'1" x 6'6" (4m x 2m)**





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**FIRST FLOOR**



**EN-SUITE**



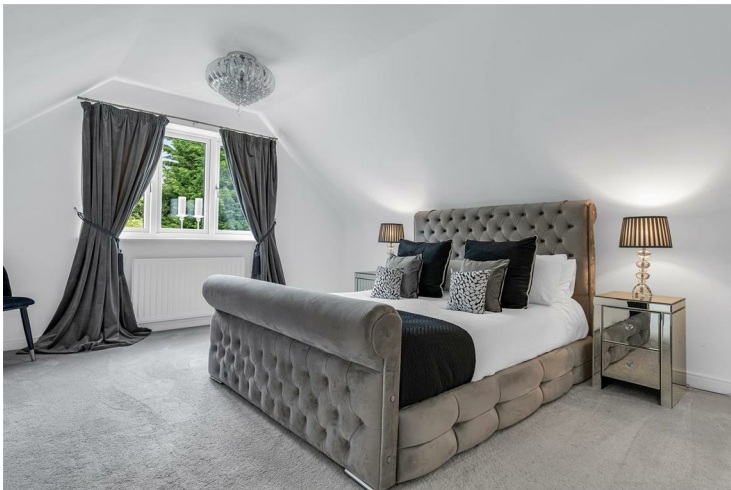
**FAMILY BATHROOM**



**BEDROOM 2 21'9" x 13'4" (6.64 x 4.08)**



**MASTER BEDROOM 23'4" x 13'6" (7.12 x 4.13)**



**BEDROOM 3 11'5" x 9'6" (3.5 x 2.92)**



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GARDEN



GARAGE 19'4" x 8'10" (5.91 x 2.71)

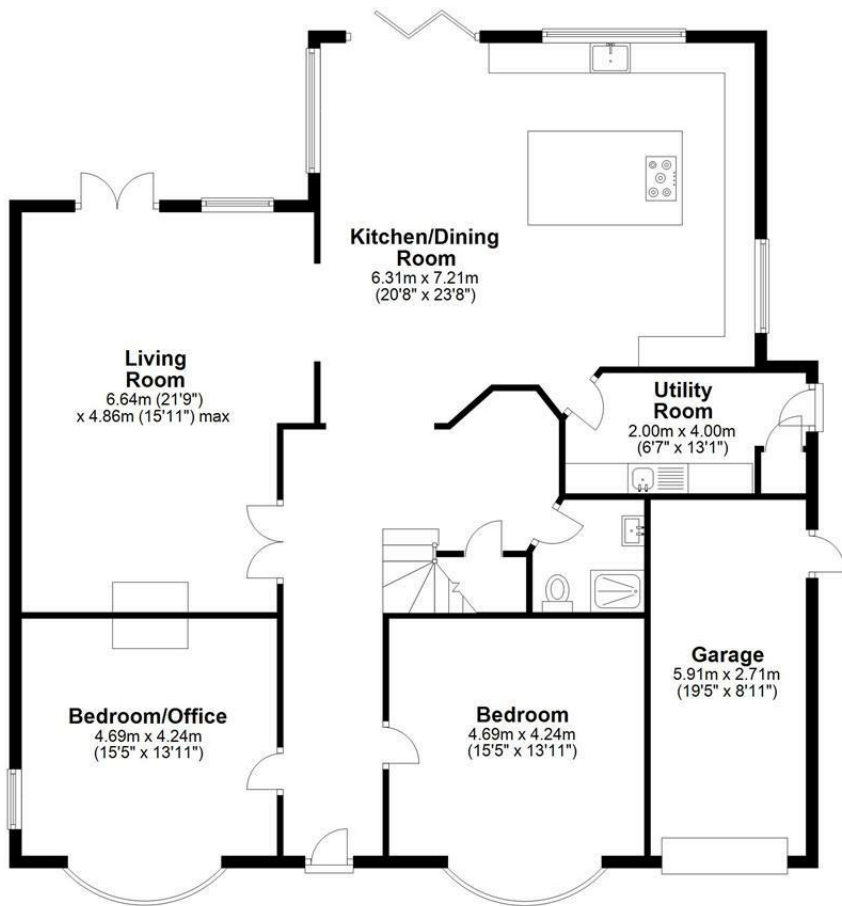


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

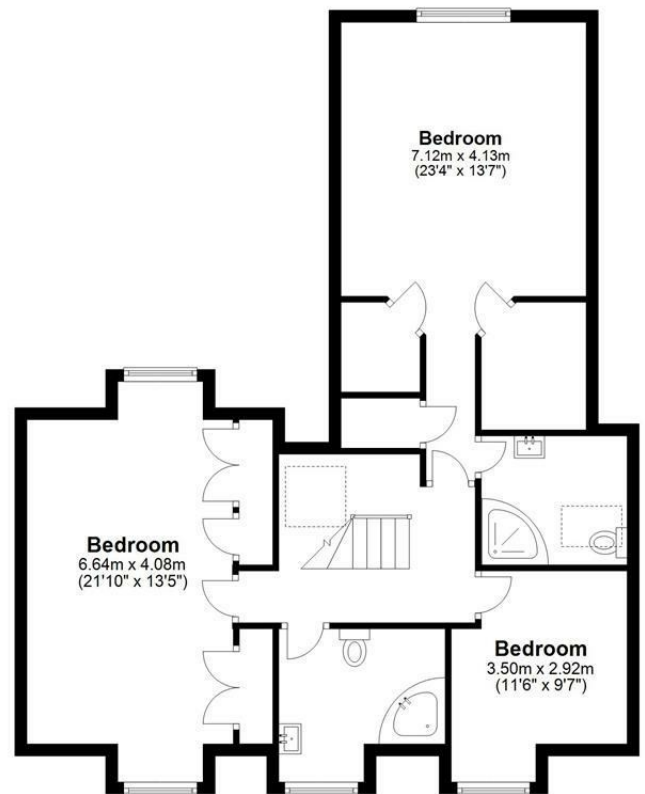
### Ground Floor

Approx. 158.6 sq. metres (1707.3 sq. feet)



### First Floor

Approx. 83.2 sq. metres (895.4 sq. feet)



Total area: approx. 241.8 sq. metres (2602.7 sq. feet)