



**Bryan Bishop**  
*and partners*

**Benington Park**  
Benington, SG2 7BU







# Benington Park

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2875 square foot home set on a gated 0.6 acre plot with 180 degree views over idyllic rolling countryside. Planning Permission has been granted to demolish the existing home and replace with a new build - Please see East Herts Planning Portal for more information on planning: Ref. No: 3/21/3072/FUL

The property is approached via a private road, making up a select few homes and leads to the gated driveway with parking for multiple cars as well as a front garden and detached garage.

There is a wrap around garden backing onto Hertfordshire countryside and stunning views beyond. Particularly impressive is the private lake, which is brimming with a variety of wildlife.

The internal accommodation is generous and naturally light, with many of the rooms offering a dual aspect. The first floor bedrooms offer stunning views over the fields and are served by a family bathroom.

The property requires modernisation but is a perfect blank canvas for anyone wishing to place their mark on this superb family home.

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 Hall  
Kitchen/Breakfast Room  
Storage/Pantry  
Reception Room  
Living Room  
Snug/Bedroom  
Shower Room  
Storage  
Utility  
Cloakroom

## FIRST FLOOR

Landing  
Bedroom One  
Bedroom Two  
Bedroom Three  
Family Bathroom

## EXTERIOR

Garden  
Gated Driveway  
Lake  
Detached Garage





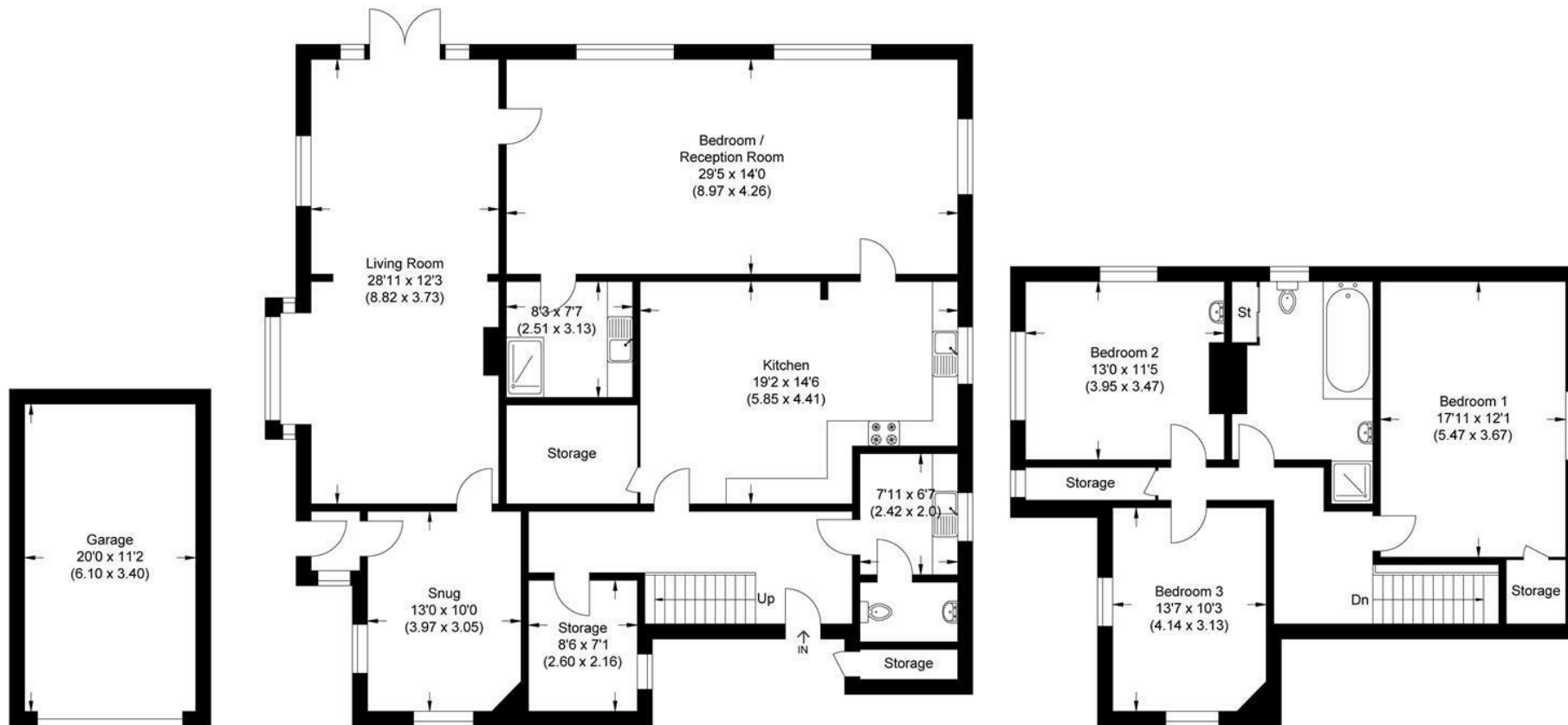








Approximate Gross Internal Area  
 247.0 sq m / 2658.68 sq ft  
 (Excludes Garage)  
 Garage Area : 21.0 sq m / 226.04 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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>			41
(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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