



**4/5 bedroom Spacious, Well Presented Detached Family Home**

**Approximately One Acre with Countryside Views**

**A Well Loved Mature, South West Garden that Includes a Summer House and Green House**

**Idillic Village location**

**Double Garage, Private Driveway with Plenty of Parking**

**Rural Village but Close to Hertford, Ware and Watton at Stone Village**



**88 Whempstead Road**  
Stevenage, SG2 7DE

**Offers in Excess of  
£1,850,000**

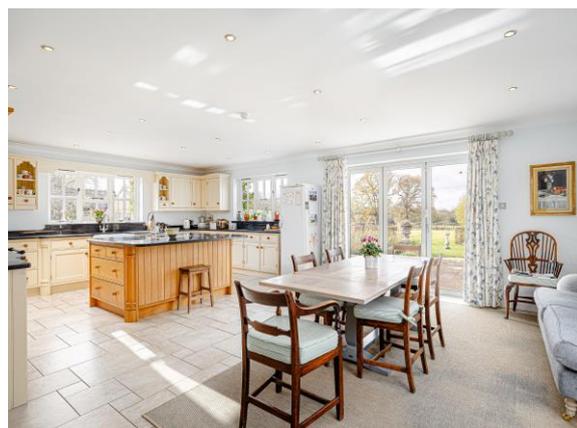
Occupying a delightful rural setting in the highly sought-after village of Benington, Hertfordshire, **Meadow House** is a substantial and beautifully presented five-bedroom family home, set within an idyllic countryside plot of approximately one acre and enjoying far-reaching views. Originally constructed around 70 years ago, the property has been thoughtfully extended and extensively improved over the past two decades. Particular attention has been given to the gardens, which have been meticulously cultivated over the last ten years, resulting in a stunning, mature flower and plant garden that bursts into colour throughout the seasons, complemented by a wild garden backdrop and open countryside views. The garden also includes a much loved green house and a summer house. The house offers generous and well-proportioned accommodation throughout. The ground floor comprises an inviting reception hall, an impressive and spacious kitchen/family room, boot room, utility room, separate dining room, lounge, study and cloakroom. To the first floor, a wide and light landing leads to four large double bedrooms, three of which benefit from en-suite facilities, along with a further fifth bedroom that is currently used as a dressing room (and Ideal for a nursery) and a family bathroom. Meadow House further benefits from a double garage and ample off-road parking to the front. Ideally positioned, the property provides convenient access to Heath Mount School, the A1 and A10 dual carriageways, and mainline train services at Watton-at-Stone, Ware, Hertford and Stevenage. A truly exceptional and spacious family home that must be seen to be fully appreciated.

**Approximate Gross Internal Area 4000 sq ft - 371 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 2050 sq ft – 190 sq m  
 First Floor Area 1950 sq ft – 181 sq m  
 Garage Area 337 sq ft – 31 sq m  
 Outbuilding Area 277 sq ft – 26 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Energy performance certificate (EPC)

88 Whempstead Road Benington STEVENAGE SG2 7DE	Energy rating <span style="font-size: 2em; font-weight: bold;">D</span>	Valid until: <b>17 February 2036</b> <hr/> Certificate number: <b>0310-2999-1520-2996-3801</b>
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Property type	Detached house
Total floor area	367 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60

