

THOMAS CHILDS & CO

ESTATE AGENTS

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4/5 bedroom Spacious, Well Presented Detached Family Home

Idillic Village location

Approximately One Acre with Countryside Views

Double Garage, Private Driveway with Plenty of Parking

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

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



88 Whempstead Road
Stevenage, SG2 7DE

Guide Price
£1,750,000

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	Valid until: 17 February 2036
	D	Certificate number: 0310-2999-1520-2996-3801

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.