



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

**Approximately One Acre with Countryside Views**

**Idilic Village location**

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

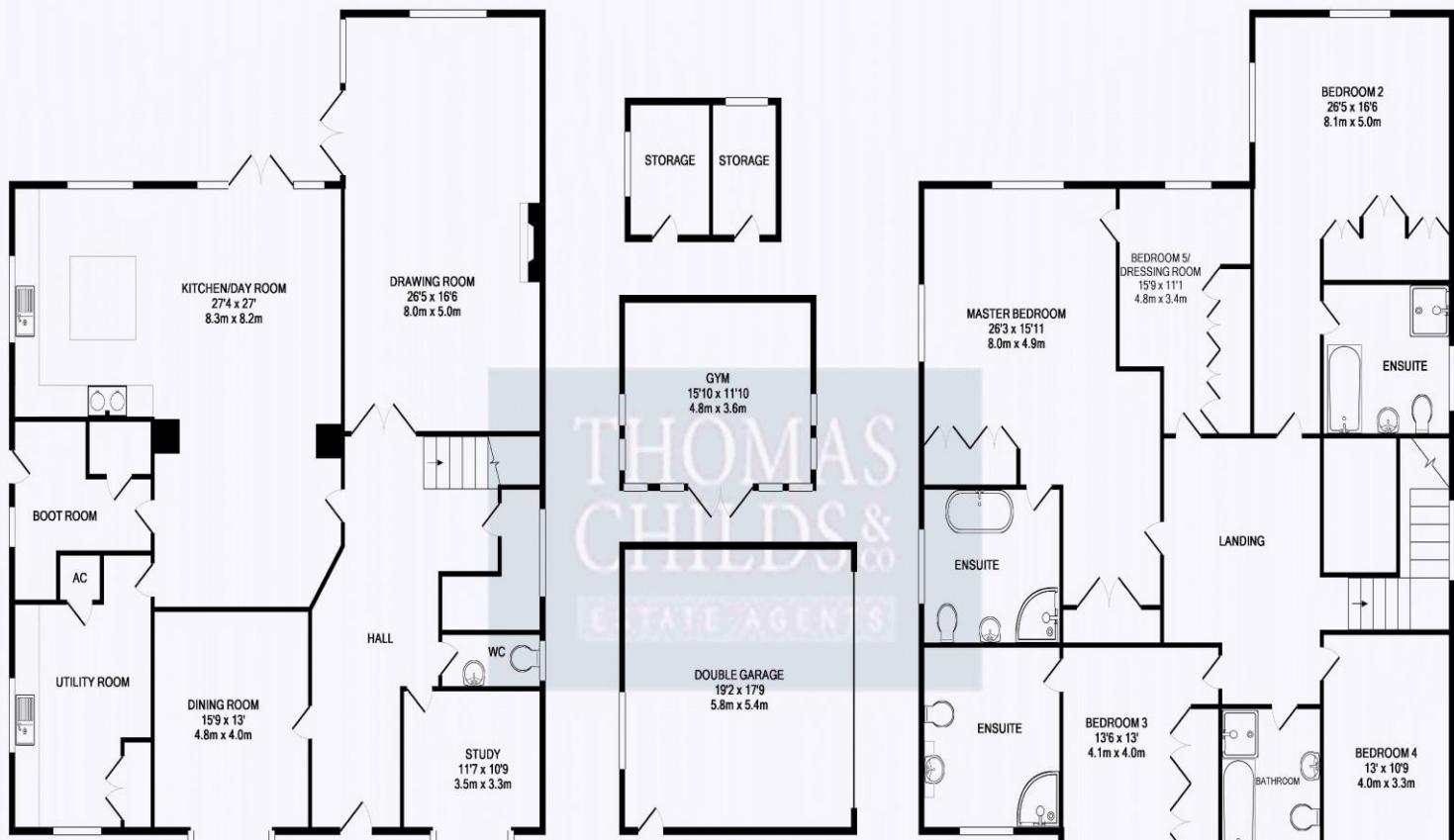
**Rural Village but Close to Hertford, Ware and**



**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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 2807 SQ.FT  
(2422 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 2014 SQ.FT  
(187.1 SQ.M.)

WHEMPSTEAD ROAD  
TOTAL APPROX. FLOOR AREA 4621 SQ.FT. (429.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown only have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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# Energy performance certificate (EPC)

**!** This certificate has expired.



**Property type**

Detached house

**Total floor area**

348 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-standards-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.](#)