

Whempstead Road,
Benington, Hertfordshire



Strutt
& Parker

Land and property. Since 1885.

A spacious five-bedroom house set in wonderful Hertfordshire countryside, complemented by attractive landscaped gardens.

Property description

Situated just south of the historic village of Benington, amidst gently rolling countryside, this attractive mid-century residence presents an exceptional opportunity to acquire a refined and spacious family home. Set within approximately one acre of beautifully landscaped grounds, the property combines a peaceful, rural lifestyle with excellent connectivity to surrounding towns and transport links, offering the perfect balance between seclusion and convenience.

The home opens into a welcoming entrance hall with useful built-in storage, setting the tone for the well-appointed and neutral interiors throughout. A traditional layout provides three elegant reception rooms, including a study and a formal dining room, both enhanced by charming bay windows. The generous sitting room features a characterful stone fireplace and French doors that open directly onto the garden terrace. At the heart of the home, lies a superb open-plan kitchen, breakfast and family room – designed for modern living and effortless entertaining. Shaker-style cabinetry is complemented by granite worktops. There is also a central island, ideal for casual dining. An Aga and a range of integrated appliances, including an electric hob and double oven, cater to both everyday cooking and larger gatherings. Bifold doors extend the living space onto the terrace, creating a seamless indoor-outdoor flow, perfect for al fresco dining and relaxed summer evenings. A boot room, utility room and cloakroom add further practicality.

Upstairs, the principal suite offers a peaceful retreat featuring an en suite bathroom, a dedicated dressing area, and an adjoining larger dressing room with fitted wardrobes, which could also be utilised as a fifth bedroom if required. Three additional double bedrooms – two with en suite facilities – alongside a stylish family bathroom, complete the accommodation.



Set back from the lane and screened by mature hedging, this charming property is approached via double wrought iron gates, opening onto an expansive gravel driveway providing ample private parking and leading to a detached double garage. The front garden is neatly laid to gravel, with access to the rear garden on both sides of the house via double timber gates and further wrought iron pedestrian gates, creating a strong sense of privacy and arrival.

The rear garden is a particular highlight, professionally designed and thoughtfully zoned. A stunning paved terrace sits beside a structured lawned garden, interspersed with gravel pathways and well-stocked planting to provide year-round interest, and complemented by a charming summerhouse.

To one side, there are raised beds for fruit and vegetable growing with an attractive Victorian-style greenhouse. Beyond, a wild meadow bordered by neatly maintained beech hedging, leads to a pond, with selective tree planting adding structure and seasonal interest. The property enjoys a peaceful outlook over adjoining open pasture, with beautiful parkland trees beyond. A useful garden shed is discreetly positioned to one side, completing this well-designed outdoor space.

Location

Set within open countryside, Benington enjoys a distinctly rural character, with a network of footpaths and bridleways, ideal for outdoor and equestrian pursuits. The village itself offers a range of local amenities, including two churches, two public houses and a primary school. There are several well-regarded independent schools in the surrounding area. More extensive facilities are available in Stevenage (approximately 6 miles to the west) and Hertford (around 7.5 miles to the south).

The area benefits from excellent transport links, with the A1(M) located about 6 miles away. Stevenage station provides fast and frequent services to London King's Cross in approximately 28 minutes, while additional services from Watton-at-Stone (4 miles away) reach London Moorgate in around 1 hour. Luton and Stansted Airports, approximately 20 and 19 miles distant respectively, offer convenient access to international travel.

General

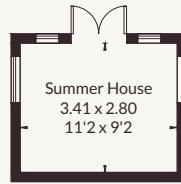
Local Authority: East Hertfordshire Council
Services: Mains electricity, drainage and water. Oil-fired central heating.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



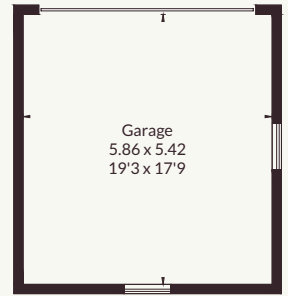
3,862 sq ft (358.8 sq m)
Five bedrooms
Idyllic countryside location
Landscaped gardens with wonderful rural views
Double garage and driveway parking
Approximately 1 acre
Freehold | Residential

Guide price £1,750,000

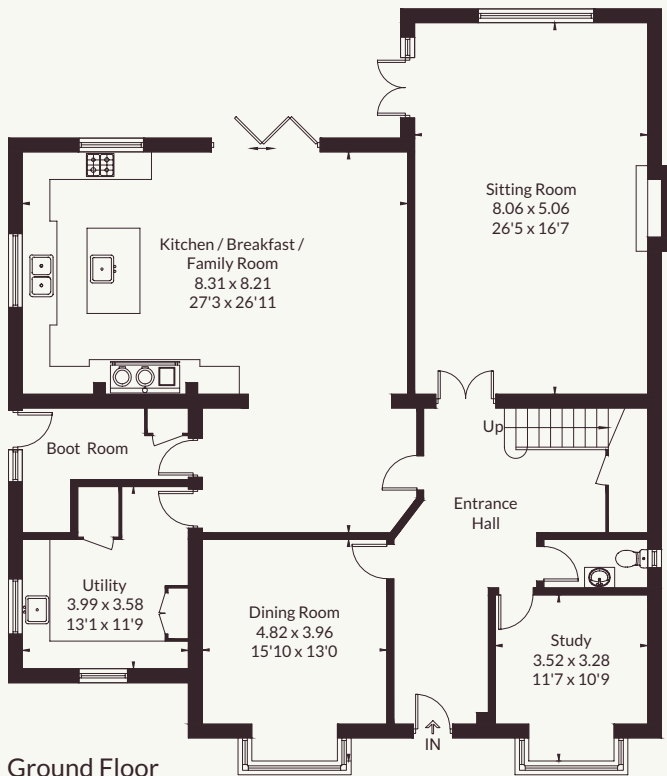
Approximate Floor Area = 358.8 sq m / 3862 sq ft
 Outbuildings = 41.1 sq m / 442 sq ft
 Total = 399.9 sq m / 4304 sq ft



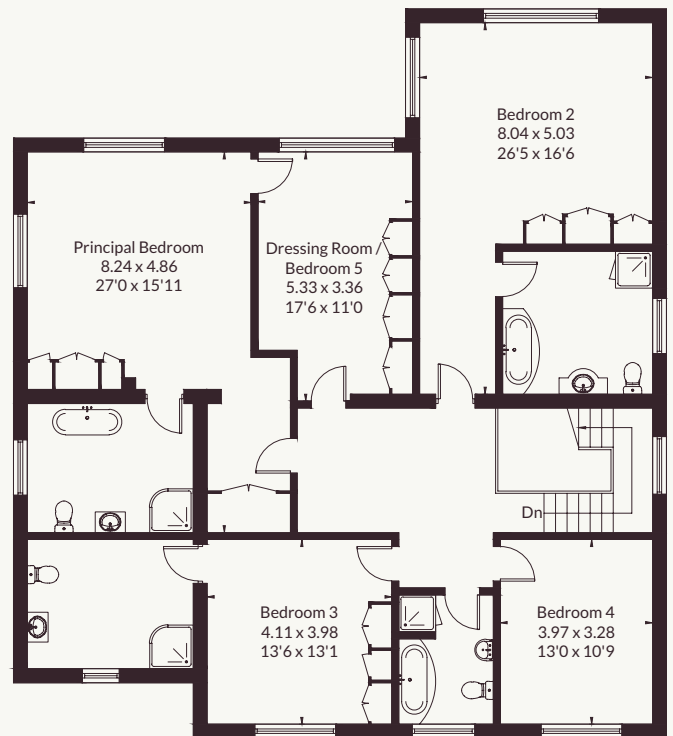
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106071

Strutt & Parker Harpenden

49 High Street, Harpenden, AL5 2SJ

01582 764343 | harpenden@struttandparker.com



@struttandparker struttandparker.com

Strutt & Parker

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Template by Fourwalls. Photographs taken February 2026. Particulars prepared April 2026.