



Four Bedroom Detached Modern House

Approaching an Acre Plot

Exceptional Kitchen and Entertainment Area

Over 5280 Sq Ft of accommodation

**EPC rating B - Energy Efficient House with
Ground Source Heat Pump**

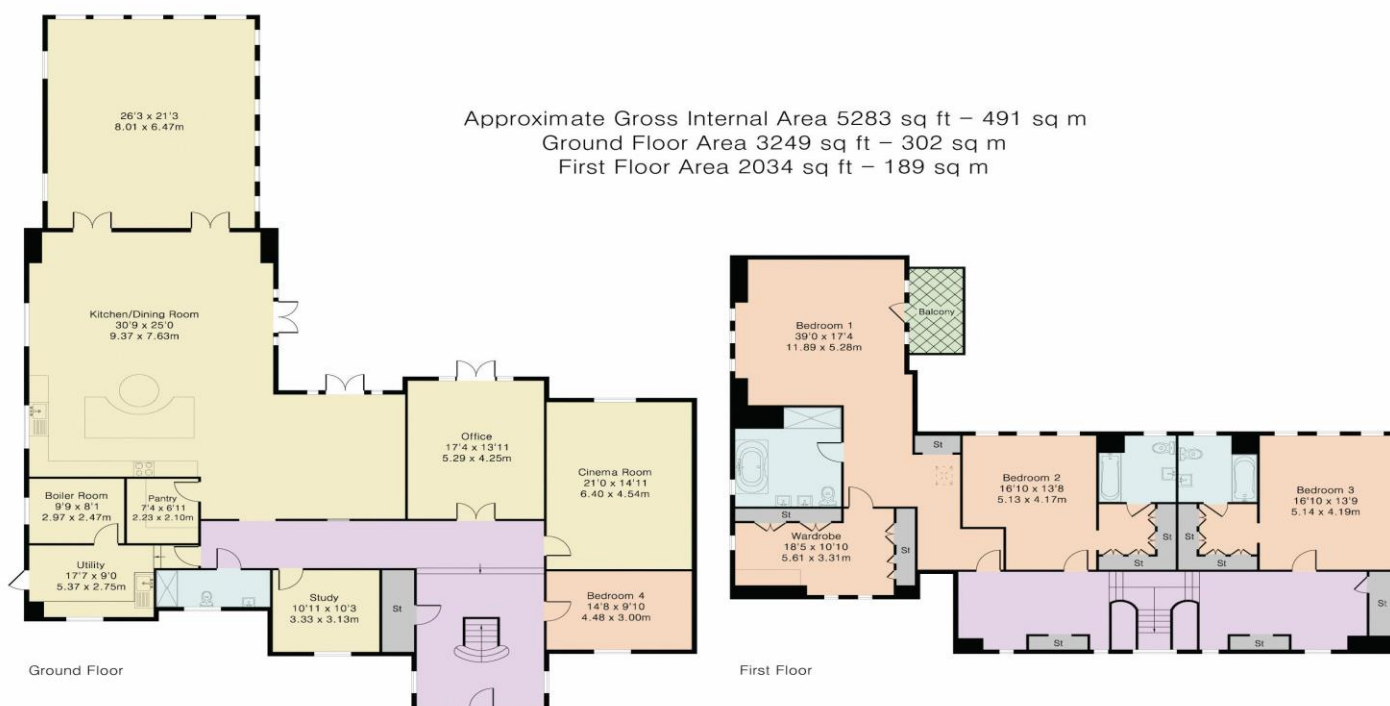
Countryside Location with Countryside Views



74 Whempstead Road
Stevenage, SG2 7DE

Guide Price
£2,250,000

Thomas Childs & Co are delighted to bring to market this exceptional family freehold house located on the desirable south side of Benington Village Offering over 5200 Sq Ft of accommodation and located in a plot approaching an acre this property really needs to be viewed to appreciate all its benefits. The house was rebuilt and fully remodelled eight years ago and the vendors sought to make the property as energy efficient as possible. This meant using the latest ground source heat pumps and underfloor heating, giving the property a highly efficient EPC rating of B, very rare for a house of this size. The entrance door opens into the well proportioned hallway with beautiful hand built statement staircase, the ground floor comprises of a magnificent kitchen/dining/family room with a further very light and bright sitting room with triple aspect. There is a cinema room, study, office, fourth bedroom, utility room, shower room, and pantry. The first floor has three bedroom suites, the principal has a large dressing room, an ensuite with both shower and bath along with a balcony overlooking the gardens. The other two bedroom suites are of identical size, have dressing areas with built in wardrobes and ensuites. Large windows afford beautiful views of the gardens and countryside beyond. The property is approached via an electric gate leading to a large gravel driveway with parking for numerous vehicles. The rear gardens are laid mainly to lawn with mature trees and shrubs and an extensive patio ideal for entertaining. We invite you to come and visit this rare home. Appointments strictly by appointment only. Please call 01992 721 321 to book in your viewing.



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 as defined by RICS code of measuring practise. No guarantee is given on 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)

74, Whempstead Road Benington STEVENAGE SG2 7DE	Energy rating B	Valid until: 26 February 2027 Certificate number: 2438-0061-6312-4453-5914
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Property type

Detached house

Total floor area

480 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 current energy rating is B. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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.