

158 Town Lane
Benington, SG2 7BT
Offers in excess of £1,400,000





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Nestled in the sought-after village of Benington, this stunning six-bedroom detached home offers 3,893 sq. ft of luxury living space with breathtaking countryside views. Thoughtfully designed for modern family life, this brand-new home combines style and functionality.

Spanning three floors, the well-proportioned layout blends open-plan living with private retreats. The ground floor boasts a magnificent open-plan kitchen, dining, and family area with bi-fold doors to the west-facing garden. A separate sitting room, study, playroom/snug, utility, and cloakroom complete this level.

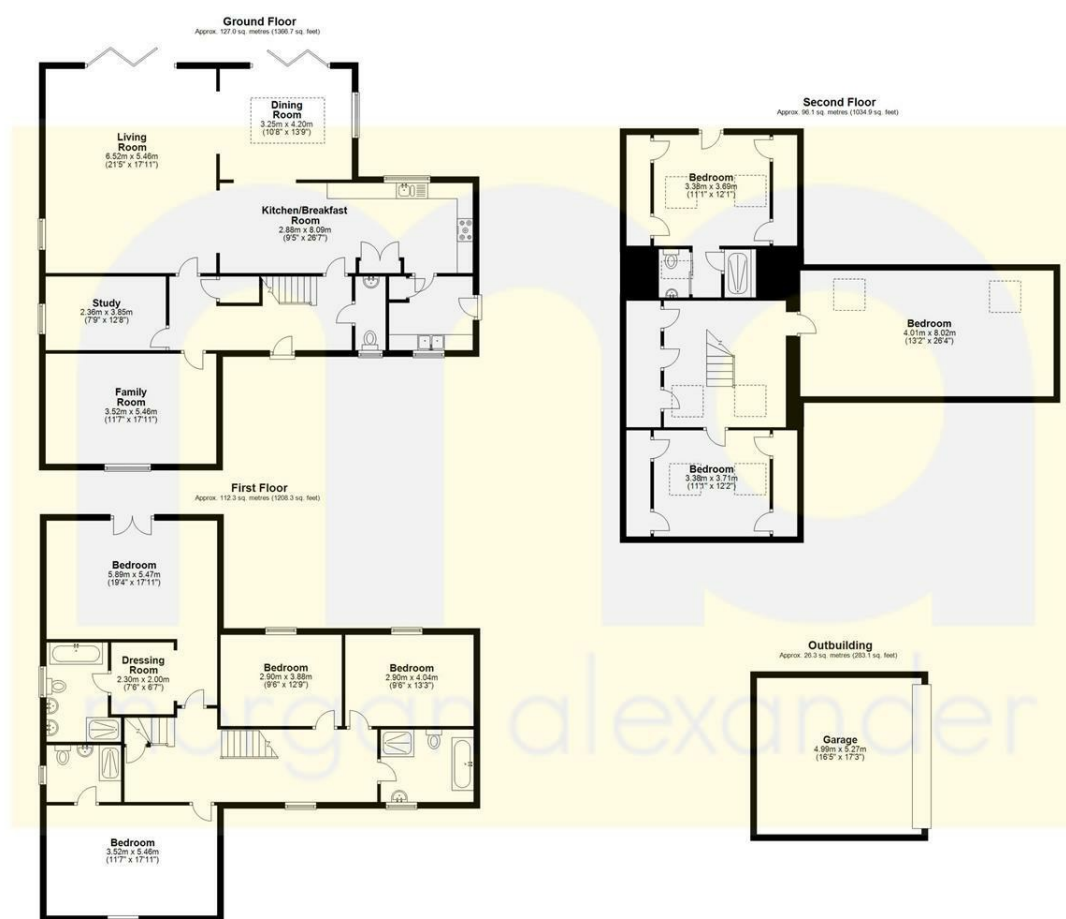
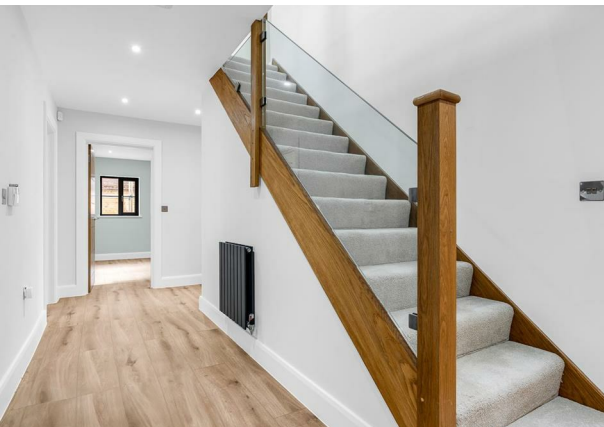
The first floor offers four beautifully appointed bedrooms, including a principal suite with Juliette balcony, dressing area, and luxurious en-suite with twin sinks, bath, and separate shower. The second bedroom also has an en-suite, while bedrooms three and four share a contemporary family bathroom.

The second floor features two further bedrooms (one en-suite) and a spectacular 26ft games room, ideal for entertainment or a home office.

Externally, a gravel driveway provides ample parking and leads to a detached double garage. The west-facing garden, with patio and expansive lawn, backs onto open countryside—perfect for summer sunsets.

LOCATION





Total area: approx. 361.7 sq. metres (3893.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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