



Little Orchard

Old School Green, Benington, Stevenage,
Hertfordshire, SG2 7LU

£800,000

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This charming Grade II listed four-bedroom semi-detached cottage located in the sought after hamlet of Benington sits within an impressive plot of approximately half an acre and beautifully combines period character with practical family living. The property further benefits from a detached double garage with a versatile room above, ideal for a home office, studio or hobbies room.

- 4 bedroom semi detached cottage
- 2 bathrooms
- Inglenook fireplace with wood burner within.
- Located in the sought after village of Benington
- 0.5 acre plot (aprox)
- Detached double garage with spacious room above
- Views over rolling Hertfordshire countryside
- Grad II Listed



Ground Floor

entrance / Dining room

A welcoming entrance space full of character, featuring exposed beams, traditional cottage styling and ample room for a dining table, creating a wonderful first impression and an ideal space for entertaining or family gatherings.

Living room

A superb character-filled principal reception room showcasing an impressive inglenook fireplace with exposed brickwork and a fitted wood-burning stove creating a stunning focal point to the room. Rich in period charm, the living room features an abundance of exposed wall and ceiling timbers, cottage latch details and deep-set windows overlooking the gardens. Generous in size yet wonderfully cosy in atmosphere, the room offers ample space for multiple seating areas, making it ideal for both relaxing evenings and entertaining guests. The combination of original features and tasteful presentation perfectly captures the charm and heritage of this beautiful Grade II listed cottage.

Study

A useful and versatile additional reception room currently utilised as a home office/study. Featuring a large window providing natural light, the room offers ample space for desk furniture and storage, making it ideal for those working from home, studying or requiring a quiet hobby room. Equally, the space could lend itself to use as a playroom, snug or occasional fifth bedroom if required.

Family room / lean to

A bright and versatile addition overlooking the rear garden, providing an excellent additional reception area perfect for relaxing, entertaining or enjoying views across the grounds throughout the year.

Kitchen

Fitted with a range of traditional style wooden units complemented by work surfaces and inset sink. The kitchen enjoys pleasant garden views and offers space for appliances whilst retaining the cottage's original charm and character. Leading from the kitchen there are stairs to the first floor.

Hall

The rear hall leads from the kitchen to the back door and giving rear access and leads to the ground floor bathroom.

Ground floor bathroom

Fitted with a modern white suite including bath with shower over, wash hand basin and WC, complemented by heated towel rail and tasteful tiling.

First Floor

Landing

A spacious L shaped landing with doors to bedrooms and shower room and a window overlooking the rear.

Master Bedroom

A spacious double bedroom with exposed beams and attractive cottage styling, enjoying lovely views over the surrounding gardens and grounds. A peaceful and well-proportioned principal suite with a built-in cupboard.

Bedroom 2

Another generous double bedroom with excellent natural light and ample space for freestanding furniture, continuing the charming character theme found throughout the home.



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Bedroom 3

A comfortable guest bedroom or ideal children's room with pleasant outlooks and flexible accommodation options.

Bedroom 4

Currently arranged as a further bedroom but equally suited as a nursery, dressing room or home office.

Shower room

A well-appointed and stylishly presented shower room fitted with a modern white suite comprising a fully tiled corner shower enclosure with chrome fittings, low level WC and contemporary wash hand basin with mixer tap and vanity storage beneath. Finished with neutral tiled walls and flooring, chrome heated towel rail and a frosted window providing natural light and ventilation, the room offers a bright and practical space whilst remaining in keeping with the cottage's character and charm.

Outside

Garage

A substantial detached double garage providing excellent storage and parking facilities.

Mezzanine

Above the garage, accessed by steps leading up the side of the garage is a useful additional room offering tremendous versatility for those working from home, seeking a hobbies room, gym or occasional guest accommodation.



Rear garden

The gardens are a truly outstanding feature of this charming Grade II listed semi-detached cottage, occupying a plot of circa 0.5 of an acre and enjoying an idyllic position backing directly onto open wheat fields and rolling Hertfordshire countryside.

Beautifully mature and wonderfully private, the grounds are predominantly laid to lawn with an abundance of established trees, hedging and shrubs creating a peaceful, park-like setting. A magnificent mature tree provides a striking focal point within the garden, casting dappled shade across the expansive lawn and enhancing the tranquil atmosphere.

To the rear of the cottage, a generous paved terrace offers the perfect space for outdoor dining and entertaining whilst enjoying delightful views across the gardens and surrounding countryside. Beyond, the gardens open out into a substantial lawned area bordered by mature woodland and open fields, creating a wonderful sense of space and seclusion rarely found.

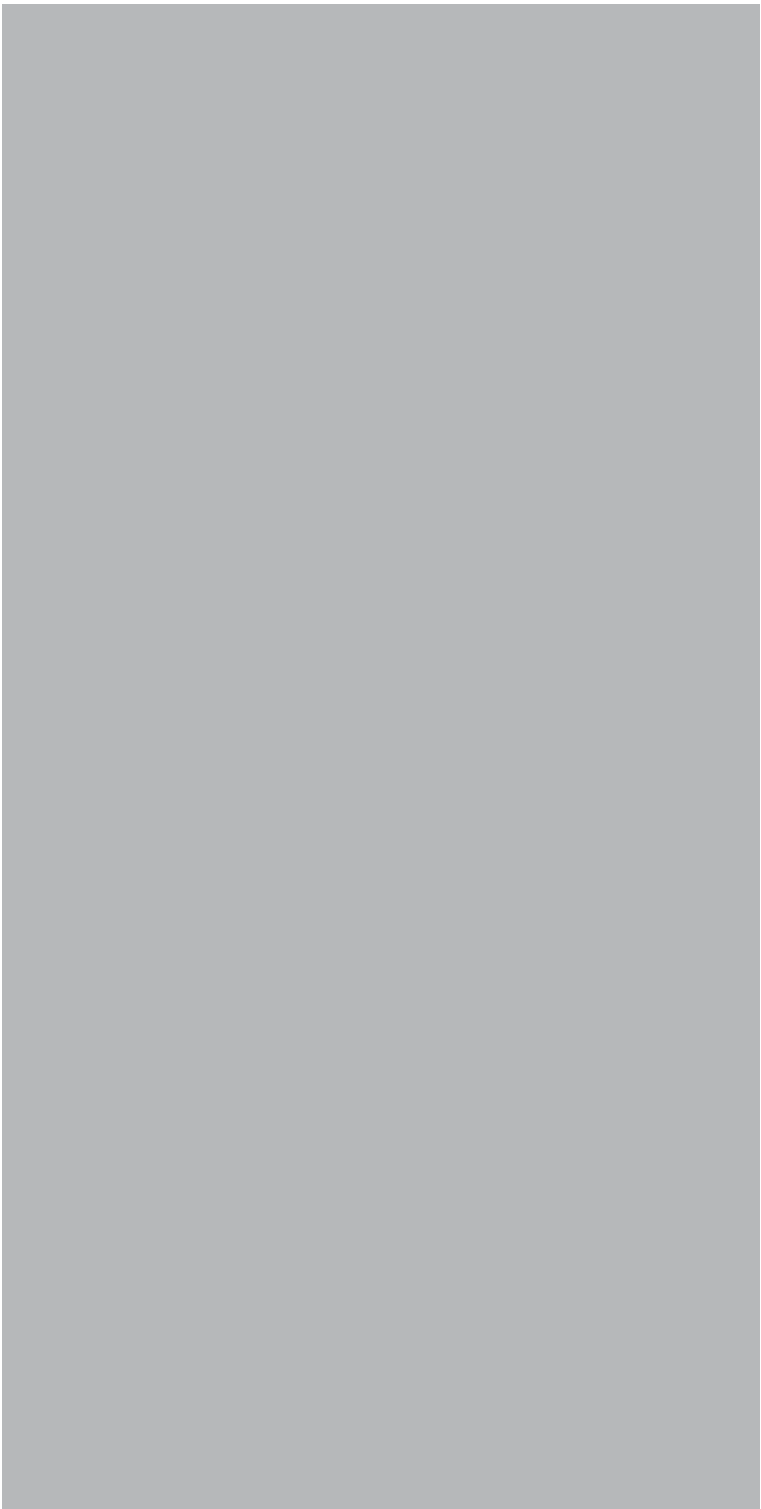
The property also benefits from a detached double garage with external staircase rising to a versatile room above, ideal for use as a home office, studio or hobby room, all positioned sympathetically within the grounds. A large gravel driveway provides extensive off-road parking whilst complementing the character of the cottage perfectly.

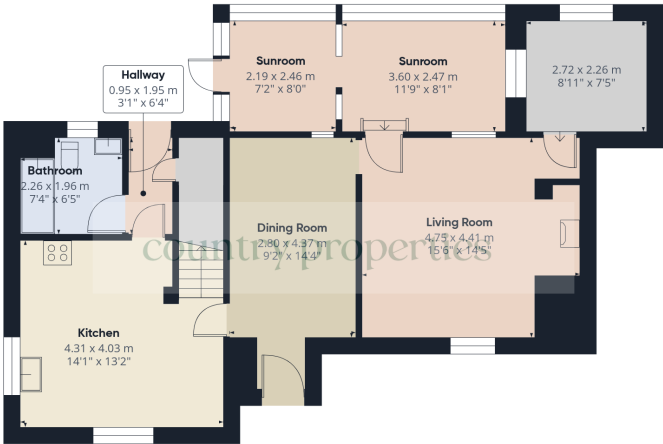
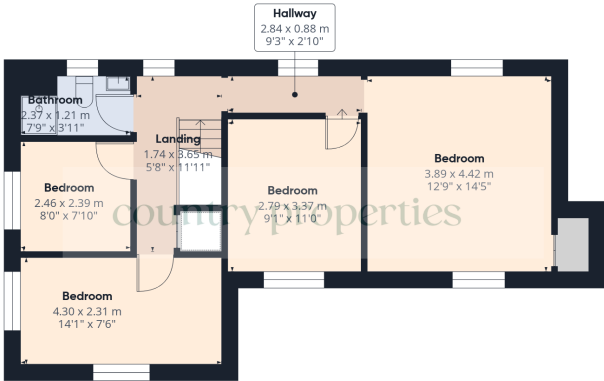
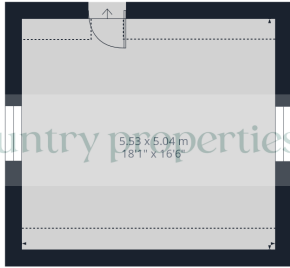
Enjoying uninterrupted rural views to the rear, the gardens provide a quintessential English country cottage setting, ideal for families, keen gardeners or those simply seeking a peaceful lifestyle surrounded by nature.

Front Garden.

Located right at the end of Old School Green, little orchard is approached by a drive shared by the property and the neighbouring house, with a 5 bar gate that opens up to an extensive drive leading to the garage, a path leads to the properties front door and another leads to the rear patio and back door.





 Ground Floor Building 1	 Floor 1 Building 1	 Approximate total area⁽¹⁾ 188.5 m² 2030 ft² Reduced headroom 4.4 m² 47 ft²
 Ground Floor Building 2	 Floor 1 Building 2	
(1) Excluding balconies and terraces Reduced headroom Below 1.5 m/5 ft Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360		

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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