



# THE OLD TOWER

BENINGTON, HERTFORDSHIRE

savills



# The Old Tower

BENINGTON HOUSE • BENINGTON  
HERTFORDSHIRE • SG2 7BX

A stunning water tower conversion with panoramic views and a simple commute.

Reception hall • Cloakroom • Kitchen • Breakfast room • Dining room  
Wine room • Drawing room • 4 Bedrooms • 2 En suite shower rooms

Family bathroom • Home office/Studio • Landscaped gardens • 0.7 Acre plot  
Roof terrace • Two garages, workshop • Ample parking via two driveways



## DESCRIPTION

The Old Tower is a stunning Victorian structure and has been continually updated and improved, and is today a stylish, unique and very comfortable home. Standing proudly and aesthetically pleasing to the eye, the Old Tower surveys its own grounds of lawns, terraces, and woodland walks; and beyond over neighbouring paddocks and farmland.

Internally, the accommodation is light and airy with colour washed brick walls, heavy exposed beams and original porthole windows marry seamlessly with the quality finish and classic décor.

The Old Tower is approached through brick pillars, past dense woodland and mature specimen trees which completely shield the property from the lane and provides privacy and seclusion.

The house is set behind a deep gravelled driveway with a turning space to the side of a double garage. In addition, there is a further garage, accessed from the rear, providing additional parking.





## LOCATION

The Old Tower is situated in the picturesque village of Benington. A traditional and attractive Hertfordshire village, often described as one of the most attractive in the county. Benington provides good amenities including two churches, a primary school and two public houses. More comprehensive facilities are available in Stevenage (5 miles west) and Hertford (9 miles south).

Communications are excellent: the A1(M) is just 8.5 miles distant, whilst fast and frequent trains leave Stevenage station (5 miles west) reaching London Kings Cross in approximately 28 minutes, with an alternative service from Watton at Stone to London Moorgate via Finsbury Park in approximately 42 minutes. Luton Airport is 20 miles away and Stansted Airport is 25 miles away.

There are a wide range of excellent schools in the district including preparatory schools, Benington Church of England Primary School and Walkern Primary School. Public schools include Heathmount School, St Edmunds College, St Christopher's School, Haileybury and Imperial Service College and Bishop's Stortford College.

Benington is set in a very rural location and benefits from a network of footpaths and bridleways, ideal for the equestrian enthusiast.

Heavy timber gothic front door with wrought iron furniture opening to reception hall.

### RECEPTION HALL

With part vaulted ceiling, limestone floor, exposed colour washed brick walls

### CLOAKROOM

Low level WC, pedestal wash basin with period style taps and granite splash back. Continuation of limestone floor. Heated towel rail.

### DINING ROOM

Stunning room for entertaining. The main feature being a Swedish floor to ceiling log burning fireplace. Limestone floor, open staircase to drawing room, exposed colour washed brick walls and heavy Bisque radiators. Colour washed brick arch way with gothic style timber doors to wine room. Double doors leading to the garden.

### WINE ROOM

With original stone floor, exposed colour washed brick walls, built in cupboards for storage. Oil fired floor standing boiler, servicing heating and water.

### DRAWING ROOM

Exposed timber floor, minstrels' gallery overlooking the reception hall, exposed colour washed brick walls, velux windows overlooking landscaped gardens

### KITCHEN

Quality bespoke kitchen with units at base and eye level incorporating ample granite work surfaces with matching splash backs. Heavy ceramic butler sink with drainer and period style mixer taps over. Matching central working island with timber inlay, cupboards and drawers and recess for microwave oven. 4 ring ceramic hob with fan assisted oven under and extractor above. Limestone flooring and views over gardens. Integrated dishwasher, fridge and washing machine. Double doors to the garden.

### CONSERVATORY

Triple aspect reception room, ideal for a breakfast room, with double doors leading out to the patio area of the garden. Continuation of limestone floor.

### MASTER BEDROOM

Double aspect master bedroom suite with solid oak floor and door to small balcony. Bisque radiators. Heavy exposed beams set on stone plinths.

### EN-SUITE SHOWER ROOM

Top quality suite with shower cubicle and pedestal wash basin with classic mixer taps. Low level WC. All walls fully tiled with Italian tiling. Heated towel rail.

### BEDROOM TWO

Sash window over looking the folly and gardens, with Bisque radiator under and twin timber beams set on stone plinths.

### EN-SUITE SHOWER ROOM

Top quality suite with shower cubicle and pedestal wash basin with classic mixer taps. Low level WC. All walls fully tiled with Italian tiling. Heated towel rail.

### BEDROOM THREE

Colour washed panelling to walls.

### FAMILY BATHROOM

With enamel bath, mixer taps, low level WC, over-sized pedestal wash hand basin with classic period style mixer taps. Heated towel rail. Stunning marble tiling to the walls. Continuation of oak flooring. Airing cupboard.

### BEDROOM FOUR

Colour washed exposed brick walls, heavy timber beams set on stone plinths. Range of built in wardrobes with cupboards above. Twin porthole windows with views over the folly and gardens.

### ROOF TERRACE

With castellated brick surrounds. Stunning 360 degree view over neighbouring paddocks, farm and woodland; a totally unique entertaining area.

### HOME OFFICE/STUDIO

A bespoke double glazed insulated modern space at the bottom of the garden with power and light.



# FLOORPLANS

Main House gross internal area = 2,494 sq ft / 232 sq m

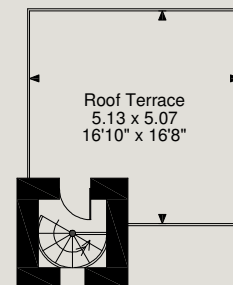
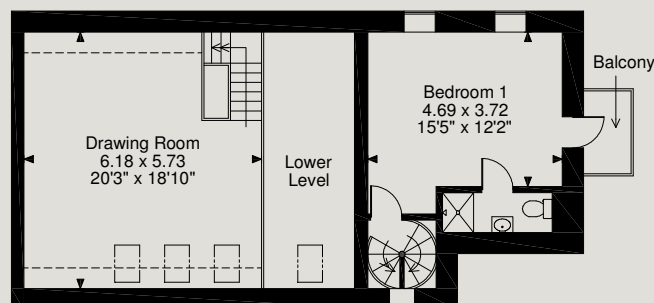
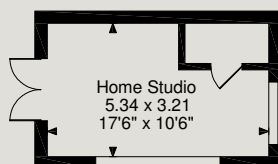
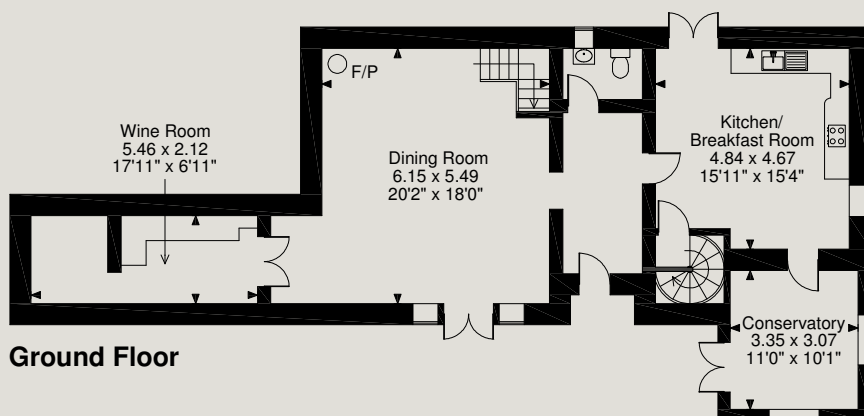
Garages gross internal area = 647 sq ft / 60 sq m

Workshop & Office gross internal area = 261 sq ft / 24 sq m

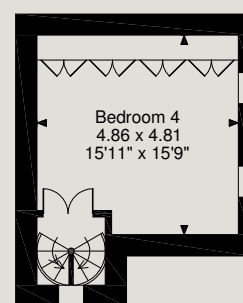
Storage gross internal area = 133 sq ft / 12 sq m

Total gross internal area = 3,535 sq ft / 328 sq m

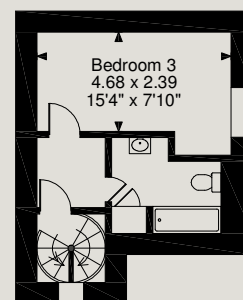
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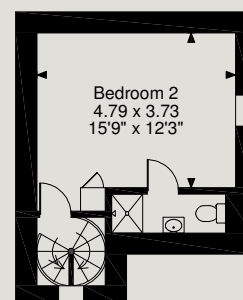
**Fifth Floor**



**Fourth Floor**



**Third Floor**



**Second Floor**

## FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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