













- Akeman Residential
- Off road parking & detached garage
- Four brilliant size bedrooms
- Long Marston, Tring
- Victorian cottage
- South West facing garden
- En-suite & family bathroom
- Ground floor cloakroom
- Close to village school
- Ideal family home

Welcome to this charming family home, set in the lovely village of Long Marston. With the perfect blend of character features and modern touches, this spacious property offers versatile living spaces and a recently landscaped, sunlit garden. Located close to local amenities, school and countryside walks, this home is ready to welcome its next owners.

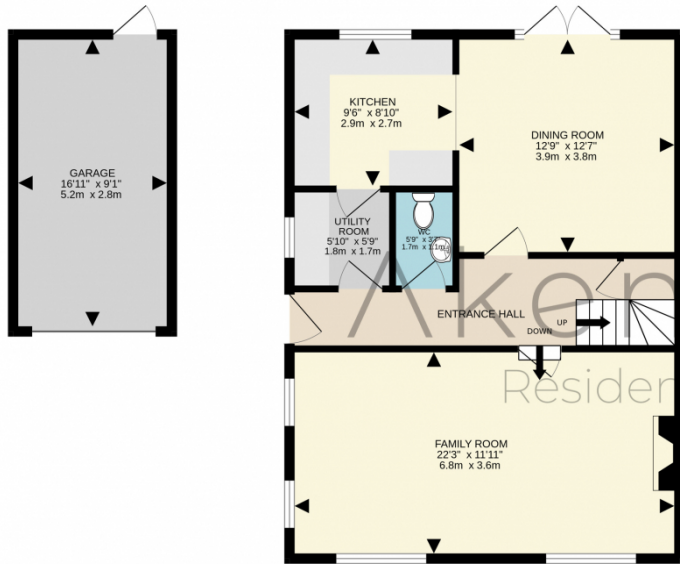
Entering the front door into the entrance hall, you'll find a cloakroom, a stunning full-width lounge with a feature open fireplace, and the dining room, which seamlessly connects to the kitchen, creating a practical flow for everyday life and entertaining. The kitchen itself offers plenty of storage space, while the adjacent utility room keeps things neat and functional.

On the first floor, you'll find four spacious bedrooms. Three are generously sized doubles, while the fourth, currently used as a home office. The master bedroom includes an en-suite bathroom and built-in wardrobes, while a well-appointed family bathroom serves the other rooms.

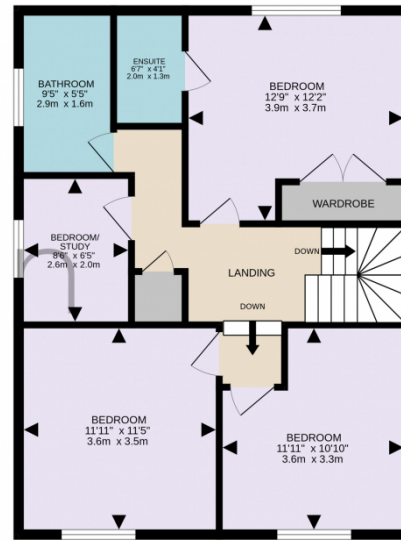
Outside, a recently landscaped, south-west-facing rear garden includes a peaceful sitting area and access to a detached garage. The property also benefits from off-road parking, adding to the practicality and appeal of this home.

The Hertfordshire village of Long Marston lies close to the borders of Buckinghamshire and is approximately three and a half miles from the market town of Tring. Benefiting from a church, public house and a primary school, with more comprehensive shopping, educational and recreational facilities to be found in the towns of Tring and Aylesbury. Long Marston is in the catchment area for Tring School (OFSTED rated GOOD) and there is a free school bus. For the commuter the mainline stations can be found at Cheddington or Tring with good services to London Euston taking between 40 and 45 minutes and access to M1 and M25 via the A41 bypass.

GROUND FLOOR  
814 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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