



STATION ROAD
LONG MARSTON, HERTS HP23 4QS

STATION ROAD GUIDE PRICE £300,000 FREEHOLD

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A Victorian two bedroom cottage, with off road parking, in the centre of Long Marston village, within short walking distance of the Queens Head village gastro pub, cricket ground and school and just a couple miles or so from Cheddington station.

This gorgeous cottage is perfect for first time buyers, professionals and down sizers alike. In fact anybody looking to move to the country and live the village life will adore this cottage. The village pub is just along the road, serving traditional pub food and being the hub of the village community. Cheddington train station is a couple miles up the road and provides a service to London Euston. The village is surrounded by glorious countryside providing wonderful walks.

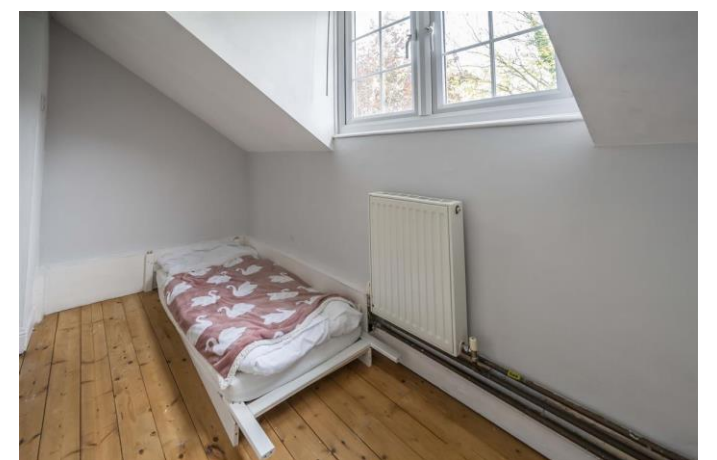
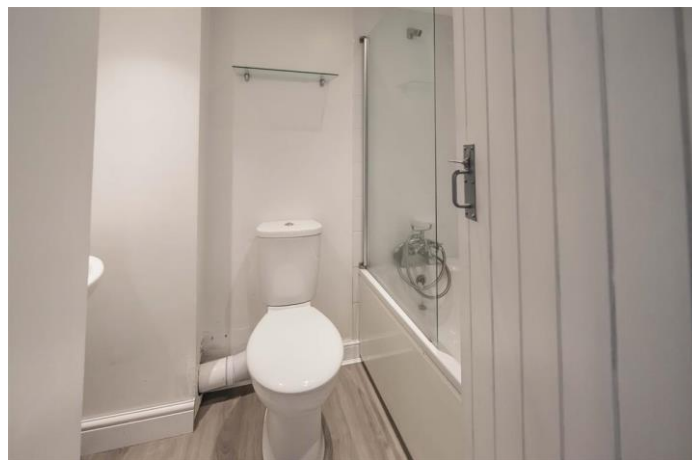
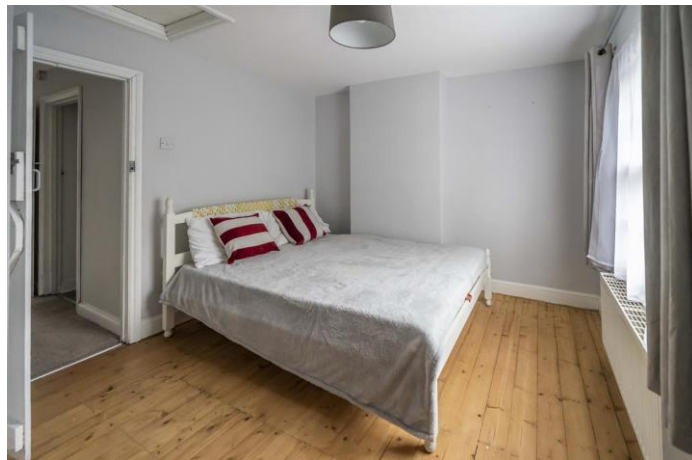
The cottage itself is located quite centrally in the village, behind a small front garden with picket fence. The lounge features an open fire and a double glazed sash style window, sympathetic to the character of the era. The kitchen at the rear is fitted with appealing shaker style cabinets with quartz work tops and an under-mounted sink below a double glazed window which looks onto the rear garden. There is a built in electric oven and five ring gas hob with extractor over. There is an integrated dishwasher and washing machine and space for a fridge freezer. A door leads to the rear garden.

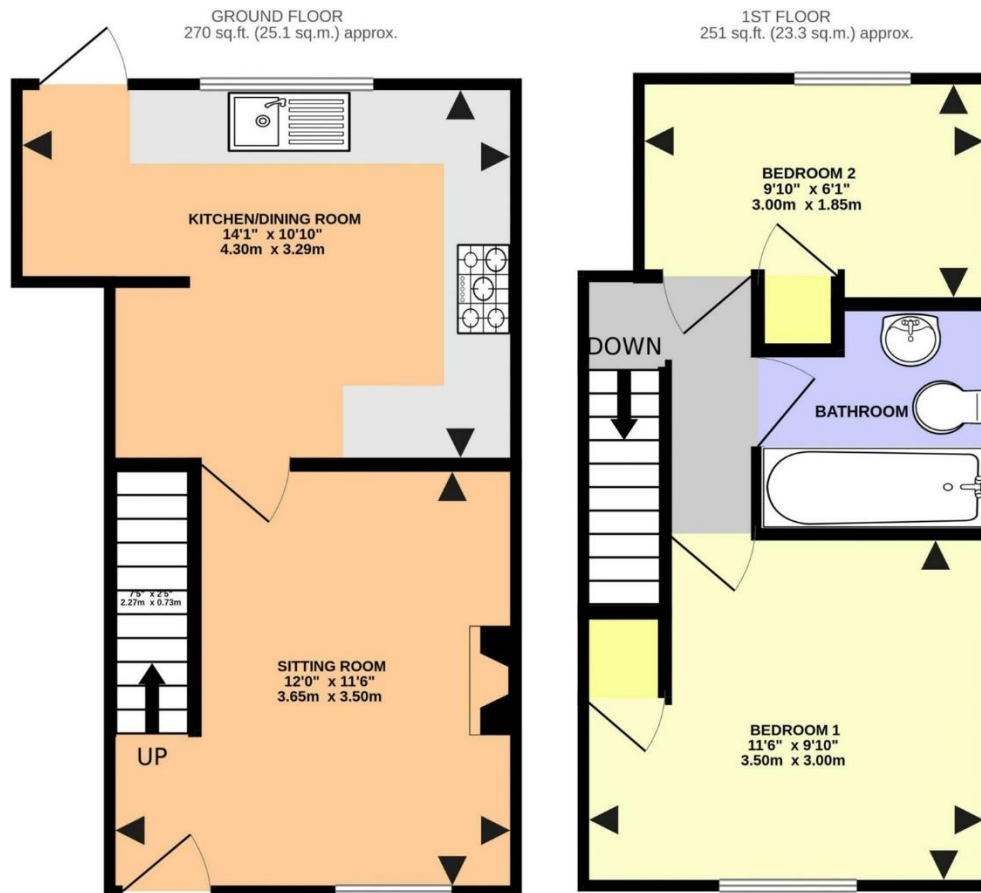
Upstairs are two bedrooms, one double and a single bedroom for guests or perfect as a home office if working from home. The bathroom is fitted with a white suite with a shower attachment and splash screen fitted to the bath.

The cottage garden at the rear is easy maintenance and is a perfect spot to unwind after a long day or to entertain friends in the summer. A rear gate leads to the parking area directly behind.

Long Marston is a small village in Hertfordshire with a large community spirit. Whether it's the beautiful church, cricket, tennis or football clubs or the traditional English pub that appeals, or a combination of all, there is something for everyone. There is a primary school with a Good OFSTED report and village hall which hosts various events for the community. The neighbouring villages of Wilstone and Cheddington have a selection of pubs, shops (including farm shop and cafe) and train station serving London Euston. Tring is about four miles away with a more comprehensive selection of supermarkets, boutique shops and restaurants and you can join the m25 via the A41 dual carriageway at Tring







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TOTAL FLOOR AREA : 521 sq.ft. (48.4 sq.m.) approx.

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EPC rating – D Council Tax Band - D

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