



STATION ROAD
LONG MARSTON, HP23 4QS

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OFFERS IN EXCESS OF **£800,000** FREEHOLD

Situated in the heart of the popular village of Long Marston is this tastefully extended Rothschild country cottage, with open, wrap-around gardens backing onto paddock land, offering over 1700 sqft accommodation with garden home office and driveway.

Escape to village life with this gorgeous Rothschild country cottage in the very heart of Long Marston village conservation area, near the vibrant town of Tring, Hertfordshire. With its proximity to mainline fast train services to London as well as everything the Chiltern Hills Area of Outstanding Natural Beauty has to offer, it provides everything a family needs.

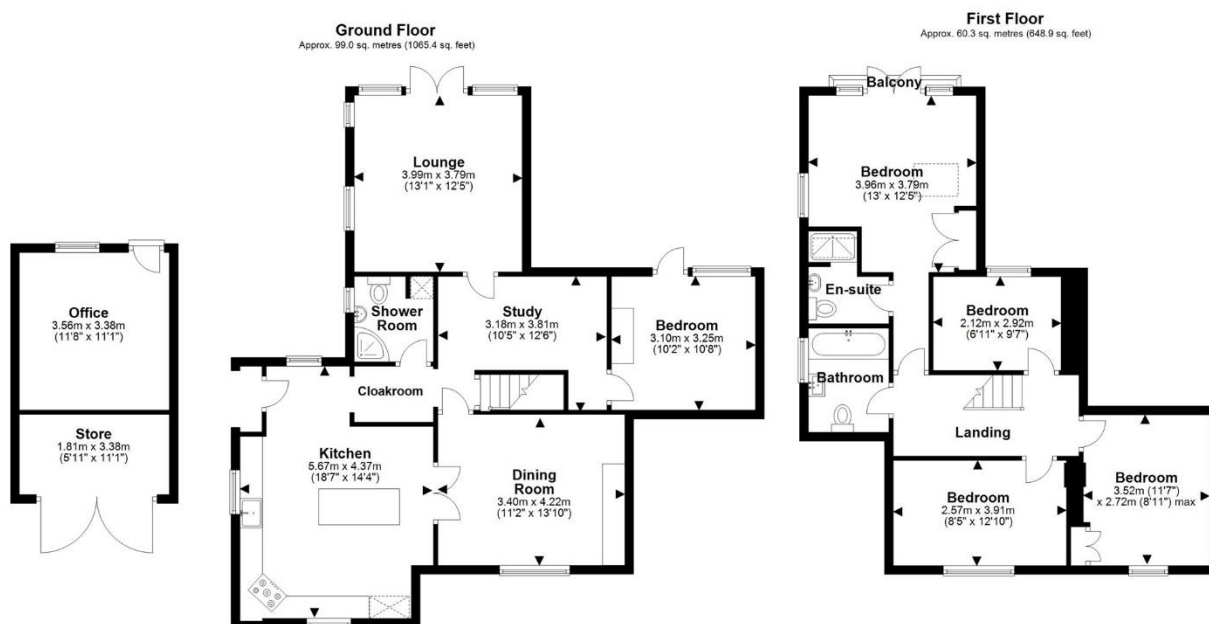
Potato Cottage provides well-proportioned accommodation, complemented by many original features such as exposed brickwork, floorboards, fireplaces and stripped wooden doors. The house is particularly well-suited for families and entertaining, with over 1700sqft of versatile accommodation over two floors. The house is set back from the road with driveway parking for four cars and a charger for electric vehicles. A gate opens to the mature gardens which are securely enclosed and wrap around the front, side and rear, with a pathway leading to the front door and the garden office.

Stepping inside the property, you are greeted with a hall to hang coats and kick off shoes, and a stunning kitchen/breakfast room with a high (15ft) vaulted ceiling. Traditional shaker style cabinets are fitted with wooden work tops and a deep Belfast sink with a breakfast island creating a charming farmhouse atmosphere. The light and airy room, with windows to three sides looking onto the gardens, is the perfect space for cooking and entertaining; double glass doors open to the dining room with floorboards and a log burner creating a sociable space for family and guests. There are three further reception rooms and a shower room/utility. The central study area features an original fireplace and an enclosed staircase to the first floor; there is a playroom/snug which works well as a fifth bedroom (with the downstairs shower room conveniently available), and a light and airy lounge with garden views to the side and rear and French doors opening directly to the garden. Upstairs, four well-proportioned bedrooms and a family bathroom are arranged around the landing. The principal bedroom features a vaulted ceiling, built in wardrobes and en-suite. A Juliet balcony gives a lovely view over the gardens, and paddock land beyond. The house also has generous, boarded loft space.

Outside, there is a brick office which is insulated and fully functional (converted garage with large bike and barbecue store to the front) and perfect for those working from home. This could also be a great snug/playhouse or gym. The mature gardens are simply a joy. There's plenty of space for children and dogs and patio areas to entertain or while away summer afternoons enjoying the peaceful ambience and the countryside views behind. Long Marston is a small village in Hertfordshire with a large community spirit and a very popular primary school, rated Good by Ofsted. Whether it's the beautiful church, cricket, tennis or football clubs, village hall events or the traditional English pub that appeals, there is something for everyone. The neighbouring villages of Wilstone and Cheddington have a selection of pubs, shops (including farm shop and cafe) and train station with a frequent service to 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.







Total area: approx. 159.3 sq. metres (1714.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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EPC rating – E Council Tax Band - F

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