



VICARAGE ROAD,
Marsworth, HP23 4LT


brown
& merry

VICARAGE ROAD, MARSWORTH, HP23 4LT

£800,000 FREEHOLD

A beautiful four bedroom Rothschild cottage in a truly idyllic village setting with driveway and southerly facing rear garden. Chain free

57 Vicarage Road is a gorgeous 'Rothschild' cottage in the heart of Marsworth village just a couple of miles from Tring and surrounded by some of the areas most picturesque countryside. The property stands adjacent to the enchanting medieval All Saints Church and just along the road from the Red Lion; a 17th century country gastro pub. The Grand Union Canal is just moments away with endless walks along the tow path (the walk into Tring is quite lovely as you pass the reservoirs along the way). There's a village hall and canal side tea rooms and Tring is only two miles away providing a selection of shops, restaurants and most day to day amenities along ;with a regular bus service to and fro. The A41 dual carriage way can be accessed at Tring linking to the M25 (J20) providing convenient access to the London airports. Tring train station offers a fast and frequent service to London Euston (approximately 38 mins) making Marsworth a popular choice for commuters looking for a country village lifestyle.

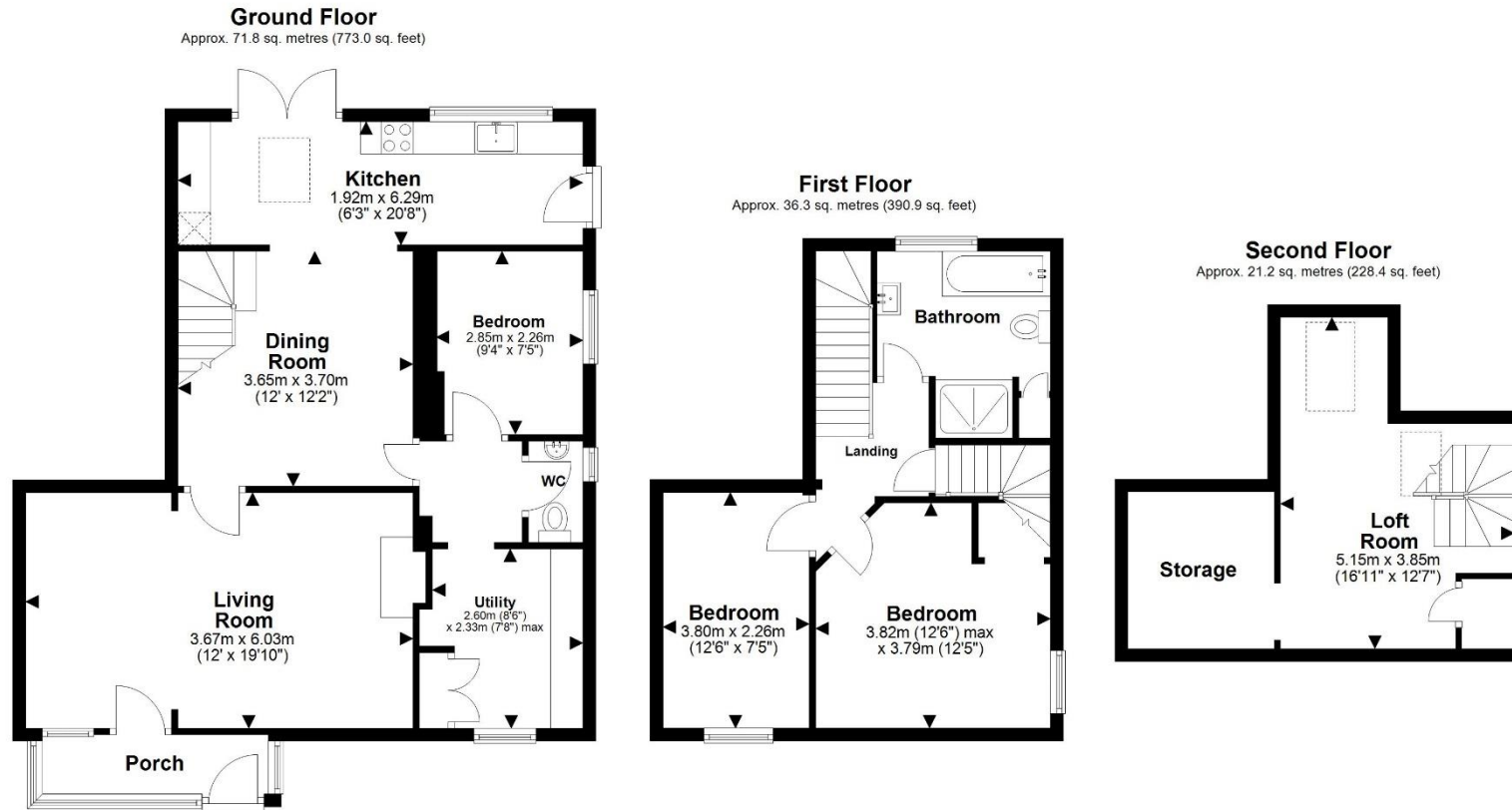
The cottage its self offers a versatile layout and makes a wonderful family home, with potential for further extension (permission was granted in 2007 for a two storey side extension REF 07/01707/APP). Filled with charm and character, it's easy to imagine summer weekends spent in the southerly facing garden entertaining friends and family, or winter evenings spent curled up on the sofa in front of the log burner. The accommodation briefly comprises a spacious living room with exposed brick wall and log burner; dining room, which is open plan to the stylishly appointed kitchen, fitted with traditional shaker style units and French doors opening to the rear garden; there is a utility room and a ground floor bedroom (or office) and w/c (this area has potential to be remodelled as a 'granny annex'). Upstairs are three good sized bedrooms and a large family bathroom complete with separate walk in shower. The top floor bedroom has a mezzanine area which makes a funky children's sleeping area or excellent storage, with a large loft space below providing even more storage.

Outside there is a block paved driveway which extends to the side of the property where a timber gate gives way to the rear garden. The rear garden is an absolute delight. Southerly facing to enjoy the best of the summer sunshine and wonderfully secluded. There is a large and level lawn with three raised vegetable beds and a timber storage shed. There is a large decked patio which is perfect for entertaining or lazing on a summer day with a glass of something and enjoying the peaceful ambience with the church peeping over the side hedging. The garden extends to the side of the house, with a door into the kitchen, where a paved area makes for a great breakfast patio (and is where the afore mentioned plans for the extension were proposed).









Total area: approx. 129.4 sq. metres (1392.4 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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TRG107961– Version 2

EPC rating TBA Council Tax Band - E

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