



Chapel Lane

Long Marston, Tring, Hertfordshire HP23 4QT





A rare bloom.

Nestled away at the end of a leafy, pastoral lane in a rural village, this Grade II Listed thatched cottage is a rare and poetic discovery.

An enduring emblem of old, English architecture and situated within the Conservation Area, the house is believed to date back to the 17th century and has been lovingly held by the same family for nearly three decades. Rooted in history yet sensitively extended, it now unfolds into a series of light-filled living spaces that gently balance contemporary needs with the enduring warmth of age and craftsmanship.

The setting of this beautiful home is nothing short of sublime. The cottage is wrapped in a private, naturalistic garden - a horticultural tapestry alive with seasonal rhythms and a deep sense of place. A leaning damson tree stands sentinel among an extraordinary collection of flora, including swathes of snowdrops in spring and a rich variety of flowering plants, curated over the years with deep care. Wildlife thrives here.

The garden quietly dissolves into an old, now-silent churchyard, where the ancient Norman tower keeps a gentle watch.

Guide price: £925,000
Tenure: Freehold



A remnant moat, once part of the ancient landscape, meanders toward the garden's edge, adding both romance and rarity to the view.

Internally, the home is full of delight and architectural eccentricity. Original detailing — including tiled floors, weathered beams and an array of fireplaces — speaks to centuries of continuity. One enters into a characterful hall, a generous space that leads to a snug sitting room where a monumental fireplace anchors the room beneath a low, embracing ceiling. A study adjoins, offering quiet retreat.

At the heart of the home, the kitchen and breakfast room unfold under a vaulted ceiling with French doors opening to the garden. Timber cabinetry grounds the space in tradition. Above the kitchen sits a mezzanine accessed by retractable steps from the adjacent drawing room, forming a charming, elevated hideaway — ideal as a library, nook, studio perch, or childhood dreamscape.

The spacious drawing room is an architectural delight showcasing a vaulted ceiling that invites both gathering and contemplation. French doors again open to the rear garden, while a side window perfectly frames the ancient church tower beyond — a timeless conversation between architecture and landscape.

The remainder of the ground floor includes two shower rooms, cloakroom, and utility room, all discreetly woven into the house's flowing layout.

The sleeping quarters are wonderfully idiosyncratic. A curved timber staircase leads to the principal bedroom: a room full of character, with a private dressing area, wash basin and WC. A second staircase rises to two further bedrooms — one double, one single — each offering leafy outlooks and a continued sense of peace.

Views of the garden gently permeate the house, bringing in light, quietude and an abiding connection to the natural world beyond. A garage/store and private parking for two cars complete the offering.

A house of rare beauty and quiet theatre, it is offered for sale with no onward chain.



Every home tells a story

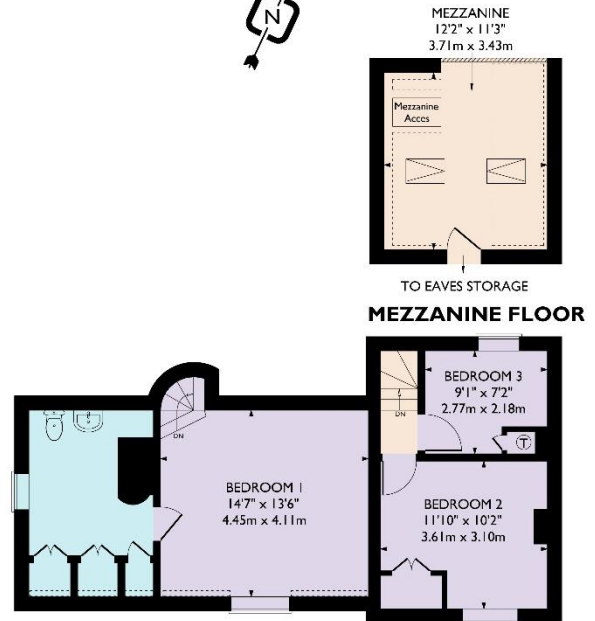
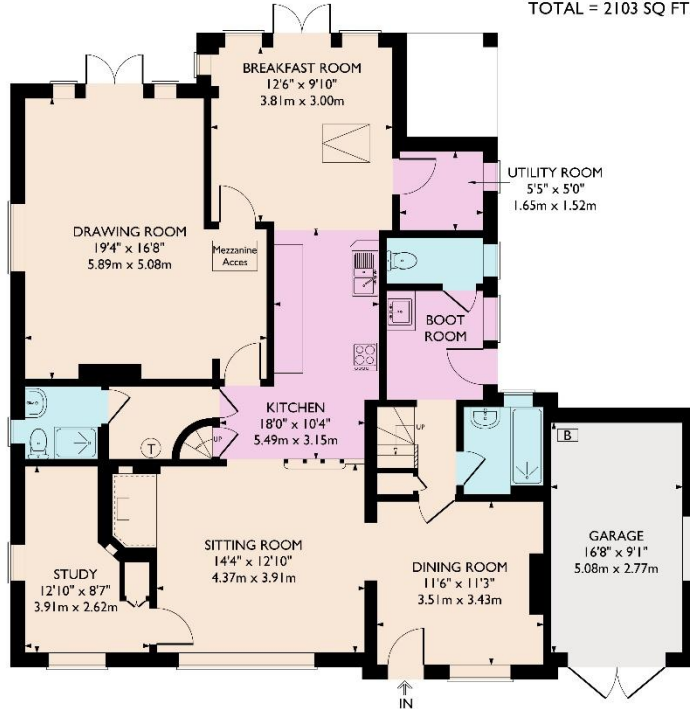
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APPROXIMATE GROSS INTERNAL AREA = 1959 SQ FT / 182 SQ M
 GARAGE = 144 SQ FT / 13 SQ M
 TOTAL = 2103 SQ FT / 195 SQ M

 RESTRICTED HEAD HEIGHT
 (< 5 FT)



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Council Tax Band: **G**

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