



## Chapel Lane

Long Marston, Tring, Hertfordshire HP23 4QT





## Modern living, rooted in history.

Tucked discreetly within an intimate enclave of just four sensitively restored barn conversions down a leafy village lane, within the curtilage of a listed building, this beautiful home offers a quietude that feels worlds away, yet remains entirely connected.

As you step into the entrance hall, you are welcomed by a sense of volume and light - a spacious threshold that sets the tone for the rest of the home. Flowing seamlessly from here is the generous, open-plan sitting/dining room: a space defined by its elegant proportions and framed by glazed doors that open onto a charming front terrace. The generous footprint easily accommodates two sofas and a large dining setting, perfect for convivial evenings.

The kitchen strikes a pleasing balance between rustic charm and practical design, with classic farmhouse cabinetry. A rear door connects this space conveniently with the covered parking area and rear courtyard, grounding the home in its working-barn heritage.

Upstairs, the galleried landing lends a sense of openness and spatial drama. From here, three well-appointed bedrooms await.

**Guide price:** £575,000  
**Tenure:** Freehold



The principal bedroom is a highlight, crowned by a part-vaulted ceiling and completed by a modern en suite. The additional bedrooms are generously sized and served by a crisp, contemporary shower room, designed with an eye for clean lines and modern convenience.

Externally, there are considered pockets of outdoor space to both front and rear. A modest terrace at the front offers the perfect spot for a morning coffee, while the rear provides space for a small table, a shed, or simply a moment of quiet retreat..



## Location

The pretty village of Long Marston is located around 3 miles north of Tring, and is surrounded by beautiful countryside, ideal for walking, and including miles of tucked-away footpaths, the Grand Union Canal, and the Tring reservoirs.

Village facilities include a church, tennis club, pub, and village hall, while Mead's farm shop and café can be found close by in the village of Wilstone.

Nearby towns offer a more comprehensive range of facilities, from the boutiques and coffee shops in picturesque Tring and Berkhamsted, to the shopping centres and department stores of Hemel Hempstead and Aylesbury, both of which also boast multiplex cinemas and extensive leisure facilities. .



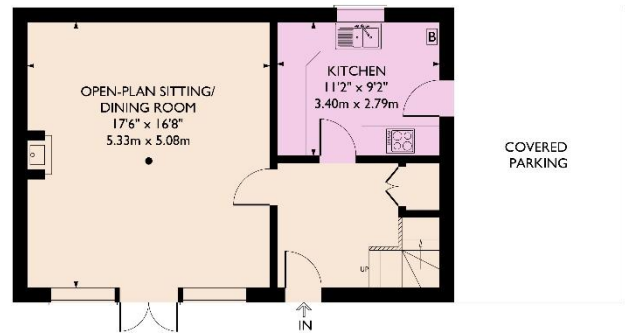
## Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.



APPROXIMATE GROSS INTERNAL AREA = 1250 SQ FT / 116 SQ M  
(EXCLUDING PARKING AREA)



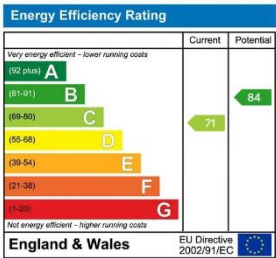
GROUND FLOOR



FIRST FLOOR

© Nash Partnership

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: E

nashpartnership.co.uk

Tring Office | 01442 820420  
35 High Street, Tring, Hertfordshire HP23 5AA

These particulars do not form an offer or contract, nor part of one. You should not rely on statements by Nash Property Management Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Nash Property Management Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs, property videos and virtual tours show only certain parts of the property as they appeared at the time they were taken. Floorplans, areas, measurements and distances given are approximate only. The text, images and plans included within these particulars are protected by Copyright and must not be reproduced without our consent. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Nash Partnership is a trading name of Nash Property Management Ltd, a private limited company registered in England & Wales with number 4876274. Registered Office: 152 High Street, Berkhamsted, Hertfordshire HP4 3AT.