



Chapel Lane

Long Marston, 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.

Offers Over: £535,000
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. .

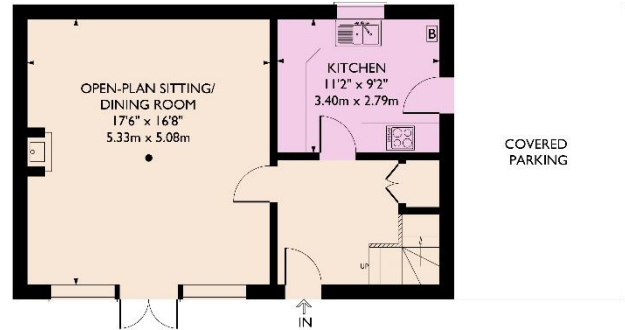


Every home tells a story

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



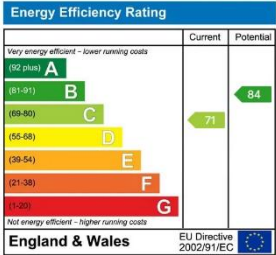
GROUND FLOOR



FIRST FLOOR

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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: E

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