



The Old Farmhouse  
16 Station Road | Long Marston | Tring | Hertfordshire



## The Old Farmhouse

An attractive and beautifully maintained Grade II listed four bedroom home with an abundance of character and charm.

## Ground Floor

- Entrance hall
- Sitting room with open fireplace
- Snug/ family room
- Kitchen/dining room
- Study
- Utility
- Bathroom

## First Floor

- Master bedroom with en-suite
- Three further bedrooms
- Separate w/c

## Outside

- Parking for three vehicles
- Double garage
- Secluded rear garden



A magnificent family home which has been fastidiously improved and maintained by the current owners throughout their ownership and offering superb accommodation throughout. The sitting room is of particular note being double aspect and generously proportioned with exposed timbers and feature fireplace. The snug is ideally placed just off the kitchen with open fireplace and can be utilised as a formal dining room if preferred. There is also a secluded study, downstairs bathroom and separate utility room. To the first floor, the master bedroom is an excellent size and double aspect ensuring plenty of natural light, there is also an en-suite and ample fitted wardrobes. The second bedroom has a vaulted ceiling enhancing the feeling of light and space. There are an additional two bedrooms and separate w/c. Outside there is a patio which is ideal for entertaining. The garden is mainly to lawn with mature hedging to the borders creating a very private and secluded place to enjoy. There is also a double garage and parking for three vehicles.





## Location



Excellent schools are offered in the area including the highly regarded Tring School. Private schools include Tring Park specialising in performing arts and the Berkhamsted school.



Excellent rail links to London Euston from Cheddington (approx 42 mins) and Tring (approx 40 mins)



The market towns of Tring, Berkhamsted are within easy reach offering excellent amenities including M&S food hall, Tesco, Waitrose and numerous independent shops, pubs and restaurants



Superb road and rail links with excellent access to the M1, M25 and A41



A wide range of sporting and recreational pursuits including the Ashridge Estate ideal for walking and riding, Chilterns cycleway, Pendley Court Theatre and Tring Natural History Museum,

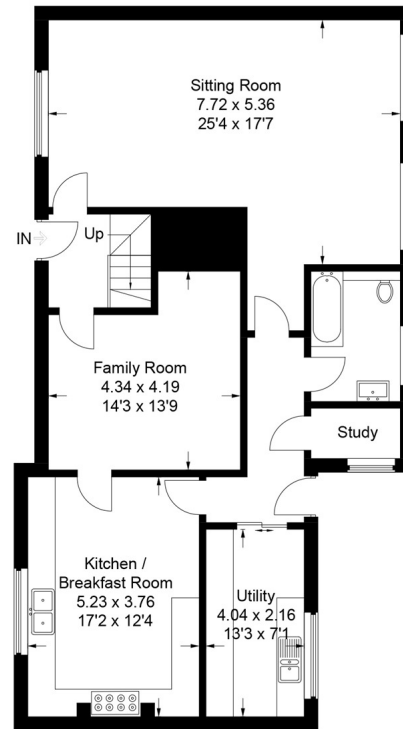


Excellent choice of pubs in the area as well as restaurants in Tring and Berkhamsted

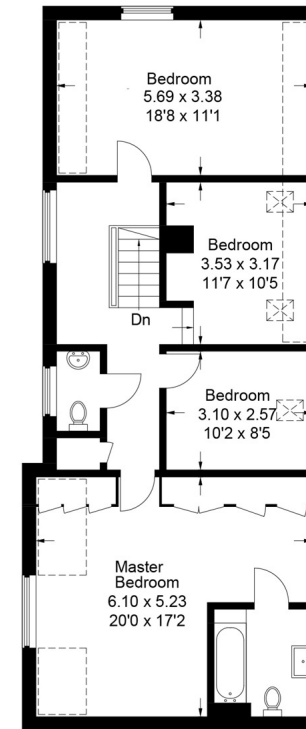
Approximate Gross Internal Area  
 Ground Floor = 108.2 sq m / 1,165 sq ft  
 First Floor = 87.8 sq m / 945 sq ft  
 Garage = 28.6 sq m / 308 sq ft  
 Total = 224.6 sq m / 2,418 sq ft



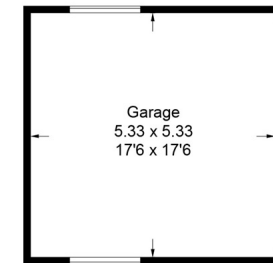
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.