



**Lower Icknield Way, Marsworth Tring HP23 4LN**



Idyllically positioned opposite some of the most breath-taking countryside in Buckinghamshire, this pretty home has a large westerly facing garden and a driveway providing plenty of off road parking. The property enjoys stunning views over paddocks, towards Marsworth reservoir and is just along the road from the Red Lion; a 17th century country gastro pub, and The Anglers Retreat, a charming traditional village 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 Property

The house itself stands behind a secluded front garden and is beautifully presented throughout. There is an inviting entrance hall with plenty of space to hang coats etc. The living room at the front has fitted shutters and a feature fireplace, while the study across the hall is a perfect office if working from home but makes a superb playroom. Across the entire width of the rear is a stunning, contemporary kitchen/family room with partially vaulted ceiling over the kitchen area and wide patio doors opening directly into the garden, ideal for entertaining family and friends. The kitchen is well equipped with a double oven induction hob and built in microwave. There is also a built in dishwasher and a utility room for other appliances, which leads through to the shower room.

Upstairs there are three good size bedrooms and a beautifully refitted four piece family bathroom. To the front there are tremendous uninterrupted views over the stud farm paddocks and Marsworth Reservoir. There is a large loft providing potential for conversion (subject to planning and regulations) for a further bedroom and ensuite.

The rear garden is over 100ft in length the garden has been landscaped to create a large patio area immediately to the rear of the house, a large lawn area which is perfect for children to play. There are a number of fruit trees (apple, pear and cherry) as well as raised beds for a veggie patch.





**welcome to**  
**Lower Icknield Way, Marsworth**  
**Tring**

- Three Bedroom Semi-Detached Family Home
- Potential For Loft Room With Stunning View (stp)
- Kitchen/Diner/Family Room With Utility
- Living Room Plus Study
- Gated Driveway With Ample Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

**£650,000**

An extended family home with large secluded gardens and superb views of paddocks and Marsworth reservoir. There is potential for a loft conversion (subject to planning and building regs)



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. (ID1296268)

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Property Reference:  
TRG108963 - 0003

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