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3 Wheelers Yard Tring Road, Long Marston, Tring, HP23 4FL

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Offers In Excess Of £475,000

- CHARMING CHARACTER HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING VAULTED CEILING IN BEDROOM
- PRIVATE COURTYARD GARDEN PERFECT FOR OUTDOOR RELAXING
- LOCATED IN THE DESIRABLE VILLAGE OF LONG MARSTON
- SET IN A PEACEFUL COURTYARD LOCATION
- SPACIOUS OPEN-PLAN KITCHEN, LOUNGE & DINING AREA
- MONKEY-TAIL WINDOW HANDLES & PERIOD FEATURES
- COVERED CARPORT PROVIDING OFF-STREET PARKING
- TWO PARKING SPACES

Tucked away in an exclusive courtyard setting in the heart of Long Marston, Wheelers Yard is a truly delightful home that offers something refreshingly different. Rich in character and beautifully styled throughout, this is a rare opportunity to own a home that blends period charm with modern comfort in a peaceful village location.

Step inside and you're greeted by a kitchen, lounge and versatile dining area, which would make a perfect second bedroom, with a warm, cottage-style feel. Exposed timber features and thoughtful touches throughout give the space real personality, making it instantly inviting and easy to love.

Upstairs, the impressive vaulted ceiling in the bedroom adds volume and drama, with exposed beams and monkey-tail window handles offering a nod to the building's heritage and craftsmanship. It's a bright and tranquil space.

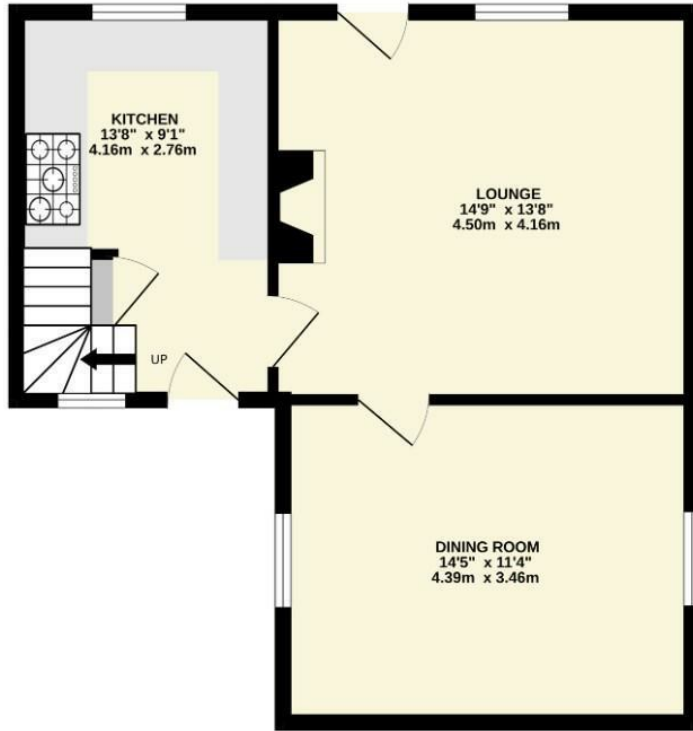
Outside, the private courtyard garden is a real highlight — beautifully maintained and full of character, it's the perfect place to relax, dine al fresco or enjoy a morning coffee. The property also benefits from a covered carport, providing practical off-street parking.

Whether you're a first-time buyer, a downsizer, or seeking a charming countryside bolt-hole, Wheelers Yard offers a unique blend of character, comfort, and village lifestyle — all just a short distance from local amenities and surrounding countryside walks.

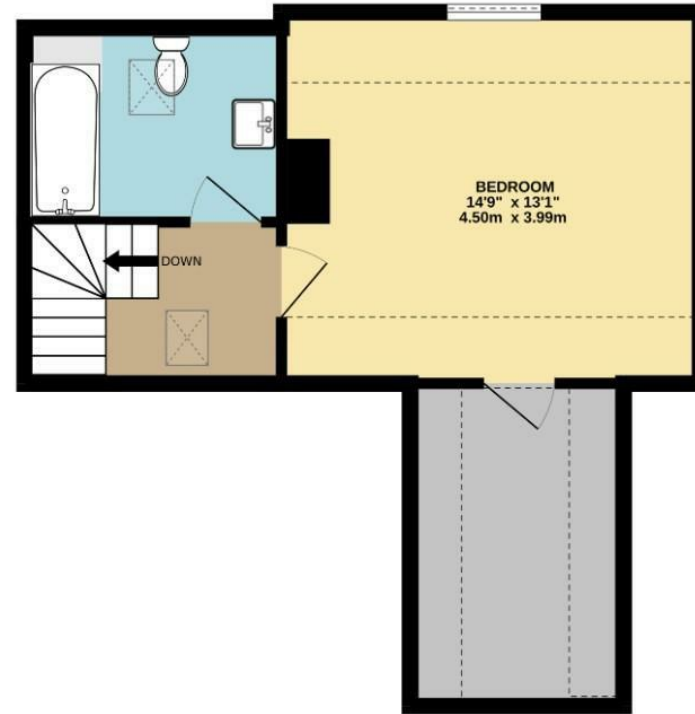
Long Marston is a small village with the majestic All Saints Church, The Queens Head public house and restaurant, a well supported tennis club and cricket club, village hall and recreation ground. The area boasts excellent schooling, including Long Marston C of E primary school and Tring Comprehensive School. The surrounding towns provide a variety of quality shops and restaurants.

Commuters are well served by the excellent transport links locally with both Tring and Cheddington mainline railway stations providing fast and easy access to London Euston, and the A41 bypass linking with the M25

GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	









