



**INGLENOOK COTTAGE**

44 Station Road, Long Marston, Tring, Hertfordshire, HP23 4QS



## INGLENOOK COTTAGE, 44 STATION ROAD, LONG MARSTON

Offers in excess of £675,000

**A charming Grade II listed property originally constructed as a bakery and retaining many period features. In later years the property housed the Village shop and post office and has since been transformed into a wonderful family home.**

This spacious period cottage offers excellent family accommodation over two floors, with off road parking in the Hertfordshire village of Long Marston, near Tring. Those looking for a country lifestyle will be thrilled with the community atmosphere, centred around the church, pub and school and cricket club, and the surrounding countryside will be a delight for ramblers and dog walkers.

Period features include fireplaces, exposed brickwork, beams and drop latch doors. There is even exposed brickwork with the original Tompkins & Sons of Tring baking oven from its days as a bakery. The accommodation comprises: spacious reception hall, dining room, lounge with Inglenook fireplace, cloak room, boot room/utility and farmhouse style kitchen/breakfast room with range cooker, family room/ playroom, four double bedrooms (large wardrobes and walk in wardrobe to principal bedroom) plus study/bedroom five, en-suite plus two family bathrooms. Outside, there is a pretty front garden with a picket fence and pathway leading to the front door. There is a driveway to the side with twin wooden gates which open to further parking and a gate which gives way to the rear garden with built in spa.

### Location

Long Marston is a Hertfordshire village close to the borders of Buckinghamshire, close to the Chiltern Hills, and is about three-and-a-half miles from Tring with its shopping centre and other facilities. For the commuter there are mainline stations at both Tring & Cheddington giving a service to Euston taking between 40 & 45 minutes. The town of Tring is by-passed by the A41 giving direct access to Berkhamsted, Hemel Hempstead and the M25 at Kings Langley. Long Marston is a delightful village situated in the northwest corner of Hertfordshire with a local church, pub and a popular junior school, cricket club and is surrounded by glorious countryside. There is a newly opened café and talk of a shop opening soon (to be confirmed). The historic market towns of Tring and Berkhamsted provide a variety of quality shops, restaurants. For those commuting to London, Euston may be reached in about 45 minutes from Cheddington Station or about 40 minutes from Tring Station. The A41 bypass to the south of Tring provides easy access to the M25 (J20). Long Marston provides a popular nursery/junior school whilst Tring and Berkhamsted provide schools for all age groups including the renowned Berkhamsted Collegiate and Tring Arts Educational School. Aylesbury town offers Grammar and High schools for both boys and girls. There are direct bus services to Tring and the Grammar schools.

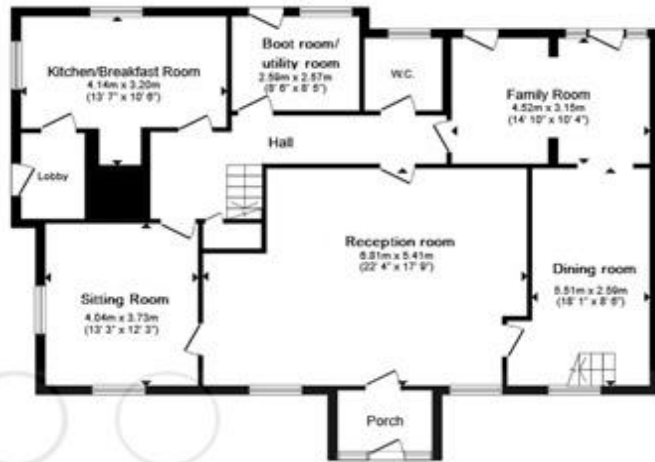




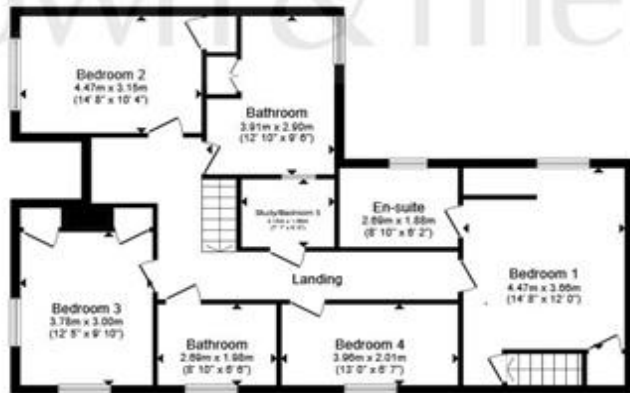








**Ground Floor**



**First Floor**

**Total floor area 223.5 m<sup>2</sup> (2,406 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**TRG108649 – version 0006**

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**EPC rating : TBC**

**Council Tax : G**