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8 Marsworth Wharf, Marsworth, Tring, HP23 4BW

# 8 Marsworth Wharf, Marsworth, Tring, HP23 4BW
# Offers In Excess Of £1,250,000

- EXCLUSIVE CANAL-SIDE DEVELOPMENT
- OPEN-PLAN KITCHEN/DINING ROOM
- TWO EN-SUITE BEDROOMS & LUXURY FAMILY BATHROOM
- LANDSCAPED REAR GARDEN WITH HOME OFFICE
- DRIVEWAY PARKING FOR THREE VEHICLES
- STUNNING FOUR BEDROOM DETACHED HOME
- IMPRESSIVE LIVING ROOM WITH LOG BURNER
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- VIEWS OVER PADDOCK & OPEN COUNTRYSIDE
- CONSERVATION AREA SETTING

Positioned within the exclusive Marsworth Wharf development, an intimate collection of just 13 contemporary homes, this exceptional four-bedroom residence enjoys a privileged position within a conservation area at the meeting point of the Grand Union Canal and the Aylesbury Arm. Thoughtfully designed to embrace its unique waterside setting, the property benefits from attractive views towards both canal arms from the front, while to the rear, extensive glazing frames picturesque views across the beautifully landscaped private garden, paddock and open countryside beyond, creating a wonderful sense of space and tranquillity.

Architecturally designed with a contemporary, pared-back aesthetic, the home features extensive glazing throughout, flooding the interiors with natural light and creating a seamless connection between the stylish living spaces and the picturesque setting.

A spacious and welcoming entrance hall sets the tone for the accommodation, with stairs rising to the first floor and access to a contemporary cloakroom. Underfloor heating extends throughout the entire ground floor, enhancing the home's luxurious feel.

The impressive dual-aspect living room is an elegant yet inviting space, centred around a striking log burner and featuring large patio doors that open directly onto the rear garden. External roller shutters provide additional privacy and security when required.

At the heart of the home is the superb open-plan kitchen and dining room, thoughtfully designed for both everyday family living and entertaining. A comprehensive range of bespoke floor and wall-mounted cabinetry is complemented by beautiful stone work surfaces and a matching central island. Integrated appliances, a double sink and generous preparation space complete this exceptional kitchen, while further doors open seamlessly onto the garden.

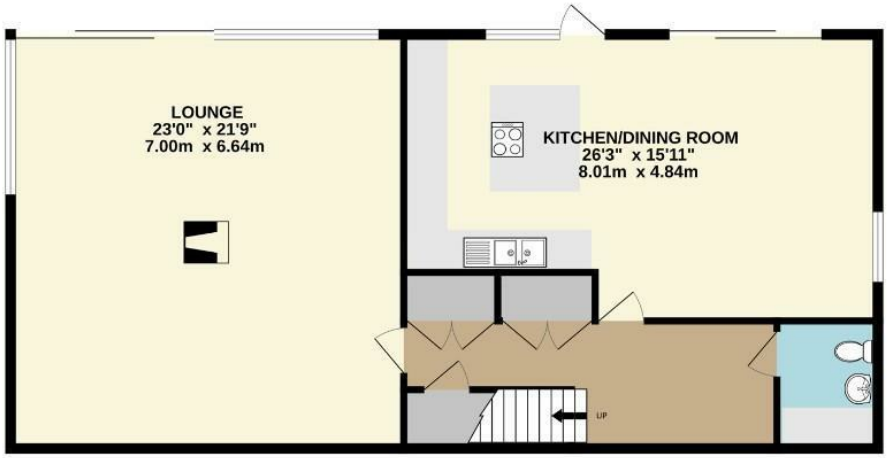
The first floor offers four beautifully appointed bedrooms, including a luxurious principal suite with en-suite shower room and a second guest bedroom that also benefits from its own en-suite. The remaining bedrooms are served by a stylish family bathroom, all finished to an equally high standard.

Outside, the landscaped rear garden has been carefully designed to create a series of inviting outdoor spaces. Predominantly laid to lawn, it is complemented by mature flower beds and established shrub borders, alongside a generous decked entertaining terrace and separate patio—perfect for alfresco dining while enjoying the peaceful outlook across the adjoining paddock and open fields. An external home office, complete with power and lighting, provides an ideal space for remote working or a creative studio.

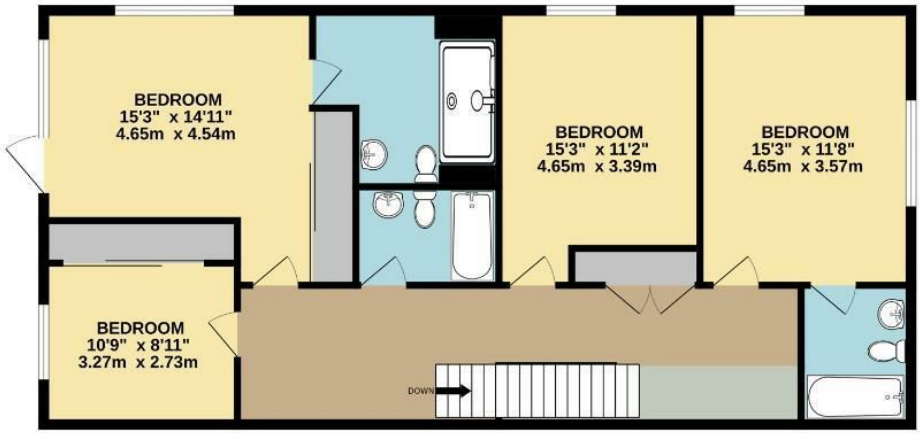
To the front, the property benefits from a private driveway providing parking for three vehicles.

Combining contemporary architecture, beautifully appointed interiors and an unrivalled canal-side setting within one of Buckinghamshire's most exclusive boutique developments, this outstanding home offers an exceptional lifestyle opportunity in the heart of the Chilterns.

GROUND FLOOR
1098 sq.ft. (102.0 sq.m.) approx.

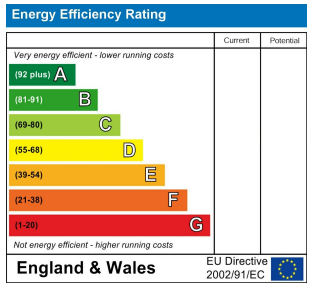


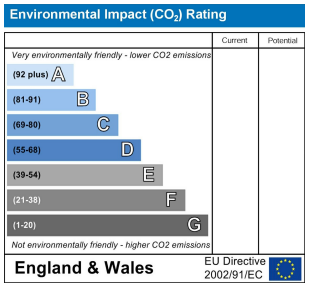

1ST FLOOR
1096 sq.ft. (101.8 sq.m.) approx.




TOTAL FLOOR AREA : 2194 sq.ft. (203.8 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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