



**LOCK FOUR COTTAGE
LONG MARSTON ROAD, MARSWORTH**



LOCK FOUR COTTAGE
LONG MARSTON ROAD, MARSWORTH
£1,200,000 freehold

A secluded canal side retreat surrounded by unspoilt countryside and farmland, offering a unique rural lifestyle on the outskirts of Marsworth near Tring..

An extremely rare opportunity to purchase a 'lock cottage' on the outskirts of Marsworth, which sits snugly beside the Aylesbury arm of the Grand Union Canal amidst stunning gardens and enjoying panoramic views over farmland and countryside. Home to the current owners for the past 42 years or so, the property is ready for the next chapter in its history, offering superb scope for the new owners to put their stamp on things.

Approached via a track skirting the adjacent farm field, created for the sole purpose of providing vehicular access to this property, the private driveway is flanked by a large paddock on one side and a narrow woodland on the other, leading to a generous parking area and a detached double garage and outbuildings. The gorgeous gardens which surround the property have been designed by the owners over many years and are simply a delight. Open wild areas and enchanting 'rooms' within the gardens, each with a stunning view and colourful planting have evolved over decades. There are four arbours, strategically positioned around the garden from which one can enjoy the different locations. The aforementioned paddock offers much potential and could be cleared to house animals, or used to grow vegetables or as an orchard.

The house itself stands behind a chalk stream cut into the landscape, which combined with the mature gardens provides a glorious view from the front windows. Inside, there are three reception rooms: dining room, study and the main living room with sitting area featuring a log burner and family area looking onto the gardens. The kitchen breakfast room is fitted with plenty of storage and various appliances and offers a comfortable space for less formal dining. There is a ground floor w/c and large utility/boot room. Upstairs are four double bedrooms, all with sensational views over countryside, canal or gardens, and family bathroom. The principal bedroom has en-suite shower.



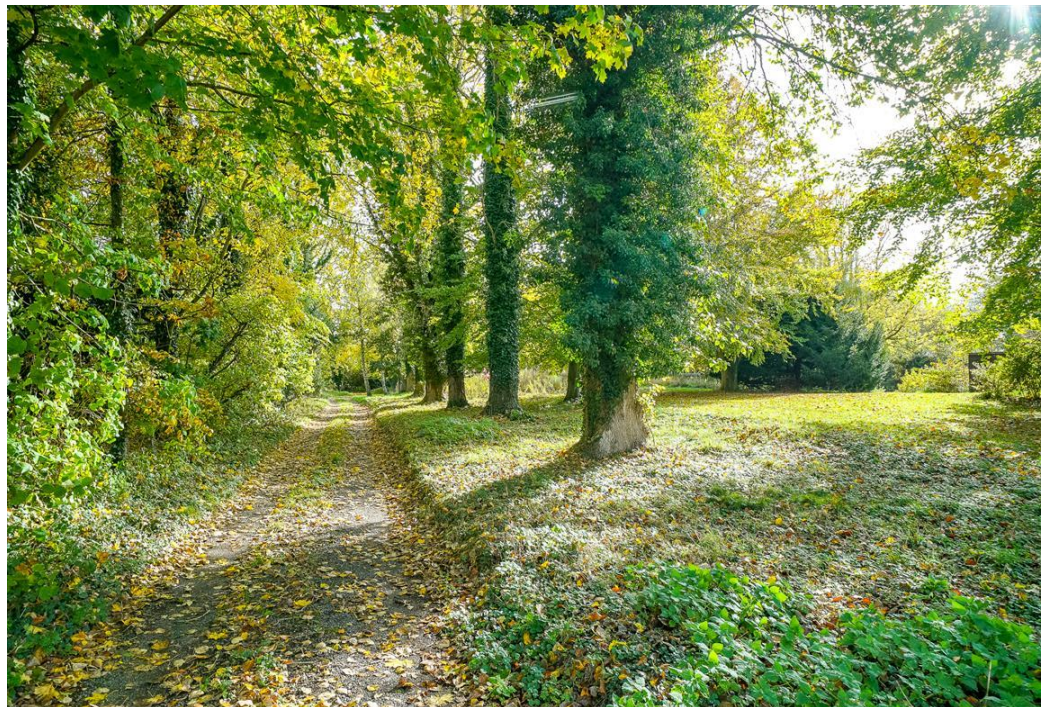




Lock Four Cottage is a former lock keepers cottage and is surrounded by glorious countryside with the Grand Union Canal and Startops reservoirs providing endless pathways and bridleways. The village has a charming community atmosphere with a village hall, two pubs, canal side café, and medieval church. 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.



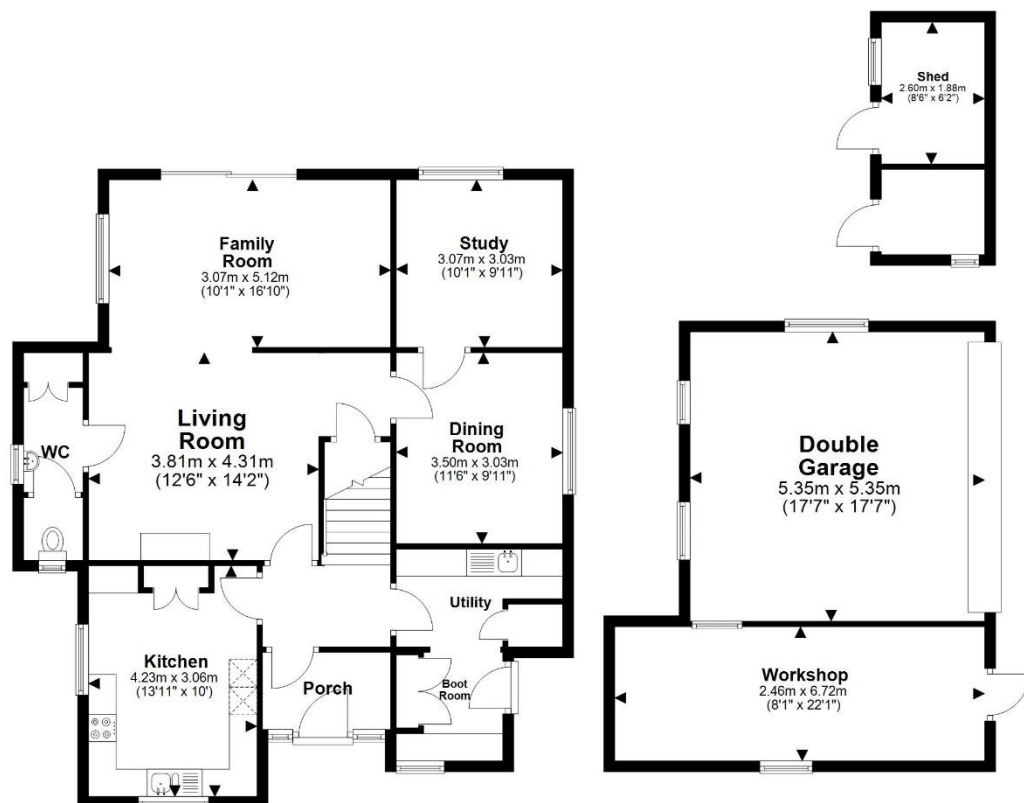






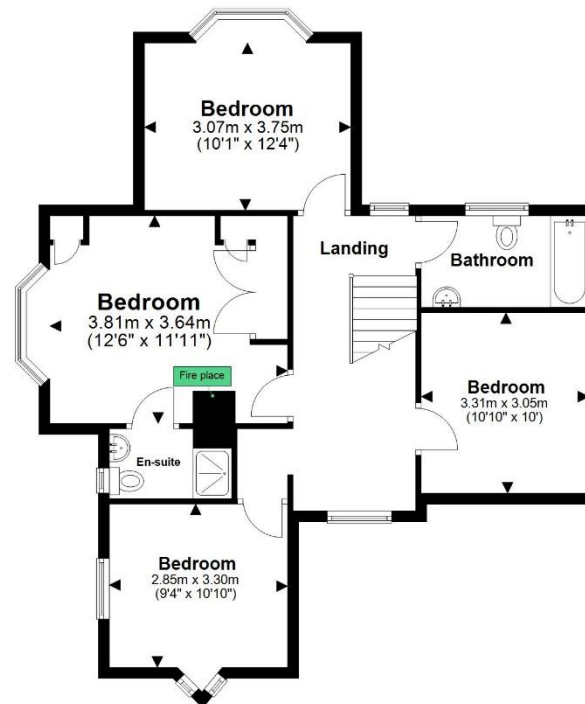
Ground Floor

Approx. 147.2 sq. metres (1584.2 sq. feet)



First Floor

Approx. 72.2 sq. metres (777.6 sq. feet)



Total area: approx. 219.4 sq. metres (2361.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.
Copyright © SKMSTUDIO
Plan produced using PlanUp.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to



TRG108612 – version4

telephone 01442 824133

email tring@brownandmerry.co.uk

EPC rating D

Council tax band D