



**Connells**

Barnside Chapel Lane  
Long Marston TRING

# Barnside Chapel Lane Long Marston TRING HP23 4QT

for sale offers in the region of  
**£1,150,000**



## Property Description

A porch leads into a welcoming hallway and through to the main open-plan living, kitchen, and dining area. The kitchen includes plenty of units, marble worktops, a double electric oven with warming drawers, gas hob, and integrated appliances. There's also a separate utility room with extra storage, space for laundry appliances, and access to a walk-in pantry. The lounge features exposed beams and an open fireplace, giving the space a warm, cosy feel. The ground floor also includes a double bedroom and a cloakroom.

Upstairs, the bright landing leads to five well-proportioned bedrooms. The main bedroom has its own en-suite, walk-in wardrobe, vaulted ceiling with Velux windows, and a Juliet balcony overlooking the garden and countryside. A modern shower room and a separate family bathroom complete the first floor, along with a pressurised water system and boarded loft.

The expansive rear garden has been crafted as a true private sanctuary, with sweeping lawns, an outdoor dining area, and striking double-level decking that creates a resort-style flow. Indulgent features—including a premium hot tub, a sculptural gas firepit, and multiple beautifully designed relaxation zones—transform the space into a refined escape.

AGENTS NOTE: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering

checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

## Entrance Hall

### Kitchen/Dining Room

25' 1" x 21' 11" ( 7.65m x 6.68m )

### Lounge

19' x 11' 7" ( 5.79m x 3.53m )

### Second Reception Room

22' 2" x 12' 10" ( 6.76m x 3.91m )

### Downstairs Bedroom

10' 6" x 10' ( 3.20m x 3.05m )

### Utility Room

12' 10" x 7' 4" ( 3.91m x 2.24m )

### Master Bedroom

16' 7" x 12' 7" ( 5.05m x 3.84m )

Walk in wardrobe

## En-Suite To Master

### Bedroom

13' 3" x 9' 6" ( 4.04m x 2.90m )

Window to rear

### Bedroom

12' 10" x 11' 4" ( 3.91m x 3.45m )

Window to front

### Bedroom

10' 1" x 9' 6" ( 3.07m x 2.90m )

Window to rear

## Bedroom

11' 9" x 10' 6" ( 3.58m x 3.20m )

Window to front

## Bathroom

## Bathroom

## Gym (outbuildings)

23' 5" x 10' 2" ( 7.14m x 3.10m )

## Sun Room (outbuildings)

8' 11" x 8' 10" ( 2.72m x 2.69m )

## Office (outbuilding)

18' 6" x 9' 8" ( 5.64m x 2.95m )

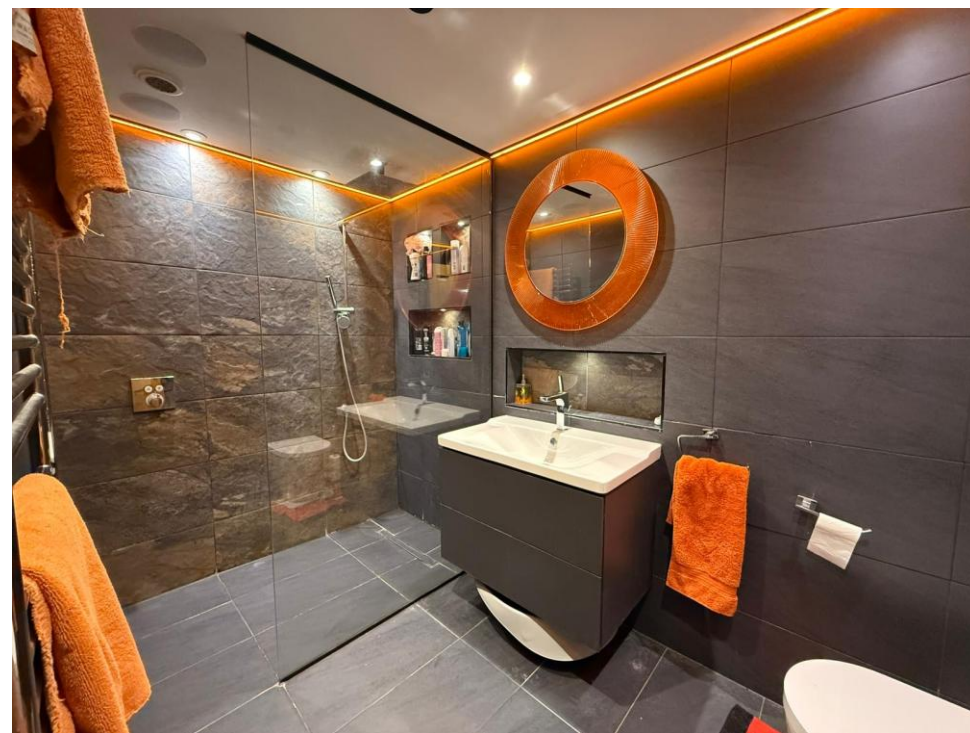
## Workshop (outbuilding)

13' 8" x 9' 8" ( 4.17m x 2.95m )

## Double Garage

24' x 18' 5" ( 7.32m x 5.61m )









Total floor area 316.3 m<sup>2</sup> (3,404 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.propertybox.io](http://www.propertybox.io)

**Connells**

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2 Temple Street  
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EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

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