







**Guide Price**  
**£315,000**

Situated in the countryside village of Long Marston this beautifully presented two bedroom character cottage is welcomed to the market comprising of lounge with feature fireplace, dining room, kitchen and downstairs family bathroom. Other benefits also include a roof terrace with views overlooking the countryside and a private rear garden.

# Property Description

## Entrance Porch

Part glazed door to lounge

## Lounge

Double glazed window to front aspect. Feature fire place with brick surround and quarry tiled Hearth. Solid bamboo flooring. Tv point. Radiator. Opening to Dining room.

## Dining Room

Stairs rising to first floor. Solid bamboo flooring. Radiator. opening to Kitchen.

## Kitchen

Double glazed window to rear aspect. Range of wall mounted and floor standing units with solid wood square edged work surfaces. Inset stainless steel sink with mixer tap and drainer. Space for washing machine. Oven with extractor fan over. Space for fridge freezer. Doorway to rear lobby.

## Rear lobby

Door to bathroom. Stable door to rear

## Bathroom

Double glazed window to rear aspect. Three piece suite comprising low level W.C, pedestal wash hand basin with mixer tap. Built in bath with mixer tap and shower attachment. Radiator.

## Landing

Doors to bedrooms

## Bedroom One

Double glazed window to front aspect. Built in wardrobe. Radiator

## Bedroom Two

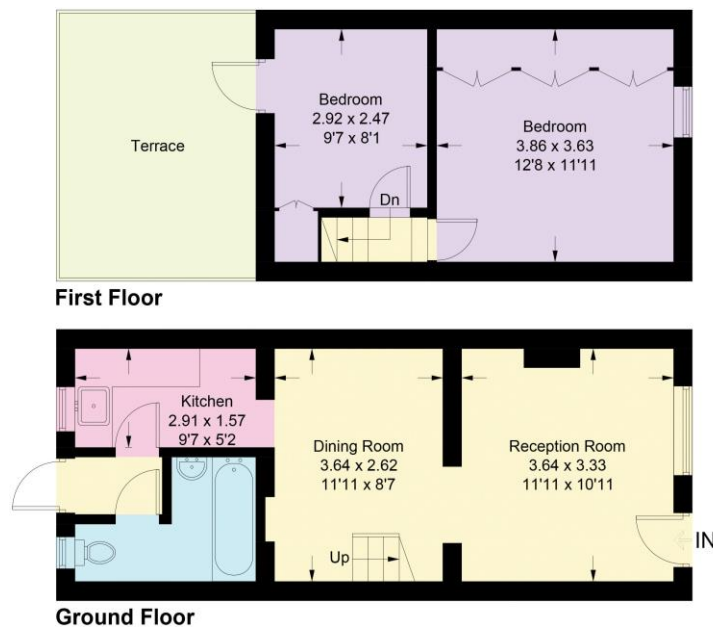
Double glazed patio door to roof terrace. Storage cupboard housing gas boiler. Radiator.

## Roof terrace

Laid to AstroTurf with views over farm land and the recreation ground.

## Garden

Low maintenance garden with paved area and shingle. Gated side access.



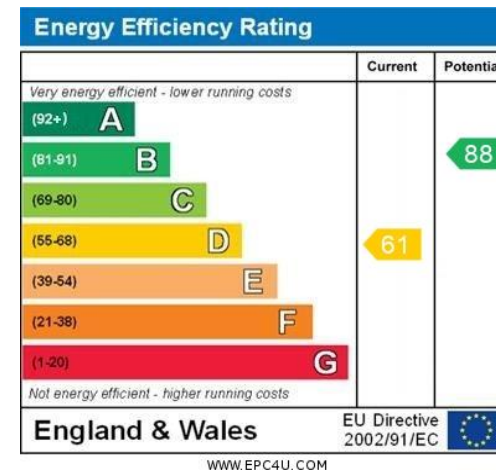
**Michael  
ANTHONY**

**Cheddington lane**



**Approximate Total Area**  
633 sq ft / 58.8 sq m

This plan is for layout guidance only.  
Not drawn to scale unless stated.  
Windows and door openings are approximate.  
Whilst every care is taken in the preparation of this plan,  
please check all dimensions,  
shapes and compass bearings before  
making any decisions reliant upon them. (ID1061874)



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79 High Street Tring Herts HP23 4AB  
01442 891177 | tring@maea.co.uk