



Station Road | Long Marston| Herts | HP23 4QS

**52 Station Road
Long Marston
Herts
HP23 4QS**

**Guide Price £650,000
Freehold**

Christopher Pallet are delighted to present this charming and beautifully updated Rothschild Cottage to the market. Nestled in a sought-after location within the popular village of Long Marston, this delightful home has been thoughtfully renovated and extended by the current owners, seamlessly blending period features with contemporary comforts. The property boasts a stunning double-storey extension to the rear, creating generous living spaces that enhance the overall flow and versatility of the accommodation.

From the moment you step inside, you'll appreciate the care and attention to detail that has gone into every aspect of the home. Whether you're looking for an inviting space to entertain or a tranquil retreat to unwind, this property offers both in abundance. The extended layout provides ample room for modern family living, while maintaining the cosy charm of a traditional cottage. With its unique character and flexible layout this home truly offers something special. To fully appreciate the living space on offer, we highly recommend scheduling a viewing at your earliest convenience.





A beautifully presented village home with versatile accommodation maintained to a high standard throughout



Beautiful Rothschild cottage with many original features

On The Ground Floor

Welcome to this delightful farmhouse-style home that perfectly blends rustic charm with modern comfort. Step through the inviting front door, and you'll be welcomed into a spacious kitchen/diner designed in true farmhouse style. This warm and welcoming space easily accommodates a large dining table, ideal for family gatherings and entertaining. With space for a classic range-style cooker, a charming single sink overlooking the picturesque front garden, exposed wooden beams on the ceiling, and wood flooring that flows seamlessly through the ground floor, the kitchen/diner truly is the heart of this home. The cosy sitting room at the front of the house is the perfect spot to unwind, complete with a characterful log burner set on a charming quarry-tiled hearth and framed by an elegant oak mantle. Exposed beams add even more character, while double doors lead out to a lovely seating area, inviting you to enjoy the fresh air and sunshine. Connected to the sitting room through double doors, the versatile family room provides additional space for relaxation, leads to a convenient ground-floor bathroom with a three piece suite, stairs rising to the first floor, and double doors that open onto the rear garden—creating an easy indoor-outdoor flow that's perfect for summer evenings. With every room thoughtfully designed to embrace both style and comfort, this home promises to be a welcoming retreat for family, friends, and cherished moments.



On The First Floor

The first floor offers three well-proportioned bedrooms, including a principal bedroom with its own ensuite shower room for added convenience. The two additional bedrooms are both spacious doubles, with the third bedroom featuring built-in cupboard space for extra storage. The family bathroom is fitted with a modern three-piece white suite, combining functionality with a fresh, contemporary feel.

Outside

Outside, the main gardens extend to both the front and rear of the property. A charming five-bar gated entrance opens to the fully enclosed front garden, which features a spacious paved area, a plunge pool, and an adjacent timber decked area—ideal for entertaining or relaxing. There's also ample driveway parking at the front, providing space for multiple vehicles. The rear garden, also fully enclosed, offers a blend of paved areas and steps leading up to a level lawn, creating a lovely, accessible space for outdoor activities. With open fields beyond, this garden enjoys a peaceful, scenic backdrop, enhancing the sense of privacy and countryside charm.

The very popular Hertfordshire village of Long Marston lies close to the borders of Buckinghamshire and Hertfordshire approximately three and a half miles from the market town of Tring. The public house is a short walk from the property as is the village primary school. Comprehensive shopping, educational and recreational facilities can be found in the towns of Tring and Berkhamsted. Mainline stations are located at Cheddington or Tring with good services to London Euston taking between 40 and 45 minutes and access to M1 and M25 via the A41 bypass.

Council tax Band F






Approximate Gross Internal Area
 Ground Floor = 60.1 sq m / 647 sq ft
 First Floor = 45.7 sq m / 492 sq ft
 Total = 105.8 sq m / 1,139 sq ft

Not to scale for illustration purposes only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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