



A fantastic opportunity to purchase a charming grade II listed period home providing flexible accommodation, including a detached annexe, and a home office, with an abundance of character features and a secluded rear garden in the heart of the desirable village of Brill.

The entrance hallway welcomes you to an attractive reception room on the left-hand side, which makes for a perfect study for those who work from home, or a cosy snug to take time out with a good book, whilst enjoying the views over The Square.

The sitting room is a fabulous room, with an abundance of character features, from the exposed beams, wood flooring, to the bespoke storage cupboards either side of the Inglenook fireplace with a woodburning stove.

The dining room, which has plenty of room for a large table and chairs also boasts traditional features and a door to the terrace, making for an enviable setting to enjoy formal dining and entertaining with friends and family.

The kitchen is fitted with floor and eye-level units, a Belfast sink, integrated appliances, a breakfast bar for casual dining, all complemented by flagstone flooring and wooden worktops.

A stable door leads from the kitchen to the terrace, and makes for a lovely feature in this delightful period cottage.

A Cloakroom completes the ground floor accommodation.

The first floor has three attractive double bedrooms, the

principal one with an en-suite shower and sink, the second and third bedrooms also have useful sinks.

To the rear the property has a large paved terrace, very secluded it is the perfect spot for al-fresco dining, or just enjoying a morning coffee.

The annexe is a fantastic addition to this beautifully presented property, arranged over two floors, with a vaulted ceiling, exposed brickwork, a kitchenette, a shower room, and a spiral staircase leading to the first floor galleried room it offers huge potential to be utilised as separate accommodation for relatives, paying guests, or a stunning home office/studio.

Steps from the terrace lead to the remaining walled garden, surprisingly spacious it opens to a a secluded area laid to lawn with mature trees, flower beds, and shrubs proving the backdrop.

With a gazebo for BBQ's, and an open-fronted garden room with a wood-buring stove you will be the envy of your friends when it comes to hosting BBQ's and summer parties.

Not only does this stunning property bursting with character features have numerous options for outside entertaining, it has a timber-framed building that offers the perfect hideaway for those who work from home or need a studio in the tranquility of a garden setting.

The village of Brill sits atop an enviable location, 300 to 400 feet above the surrounding countryside, the majority of this land is a combination of common land as well as the last part of the ancient Bernwood Forest.

Brill has two village stores, a post office, a sports and social club with cricket and sports pitches.

Two exceptional local pubs, The Pointer and The Pheasant, are close to Temple Street and serve excellent food.

Further amenities, including branches of Waitrose, can be found in the nearby towns of Thame, Bicester, Aylesbury, and Oxford.

There are many country walking routes easily accessible from the area. The beautiful grade two listed "Brill Windmill" is something of a local landmark perfect to catch the stunning sunsets.

Buckinghamshire benefits from excellent grammar schools, while Oxford has a number of outstanding independent schools, including the Dragon School, Oxford High School, Headington Girls School, Magdalen College School, and others.

Brill is very well connected to both Oxford (a 25-minute drive away) and London (35 minutes by train to Marylebone from Haddenham or Thame Parkway). Additionally, the M40 can be reached by car.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Snug/Study, Kitchen/Breakfast Room, Dining Room, Sitting Room, Cloakroom.

First Floor - Three Double Bedrooms, The Principal Bedroom Has An En-Suite Shower, family Bathroom.

Annexe - Ground Floor - Kitchen, Sitting Room, Shower Room.
First Floor - Bedroom/Study

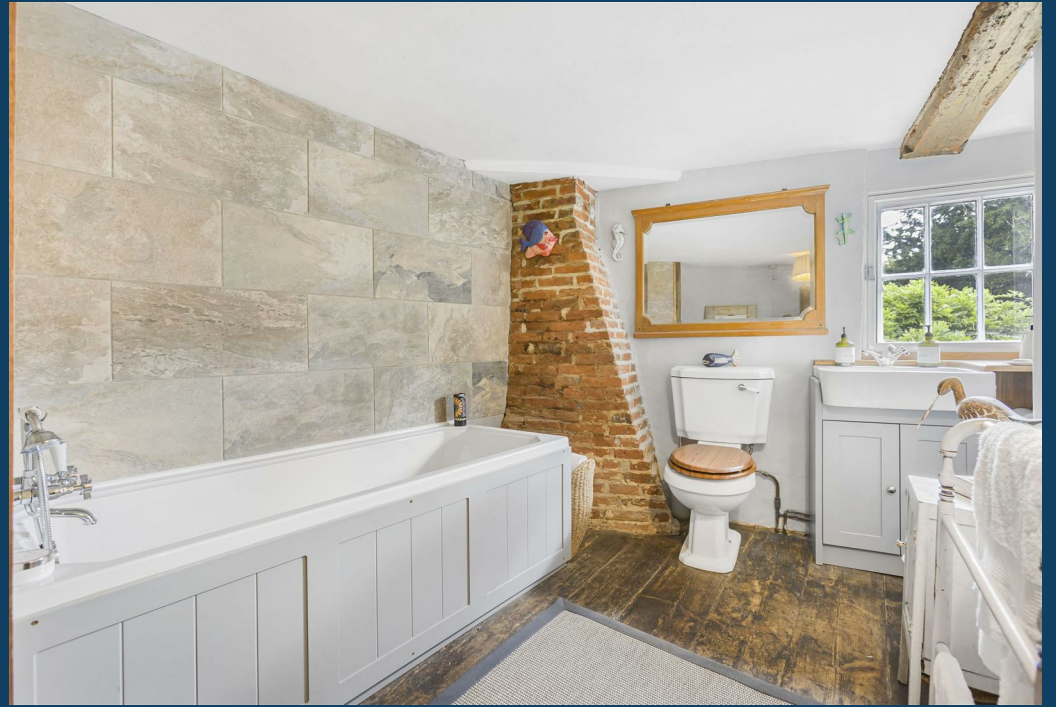
Outside - Home Office, Open Bay Timber Framed Outbuilding/Garden Room.

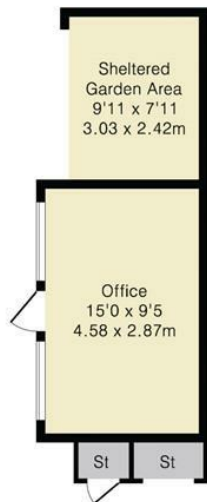
Services - All Mains Services, Colour Gas Heating.

Local Authority - AVDC

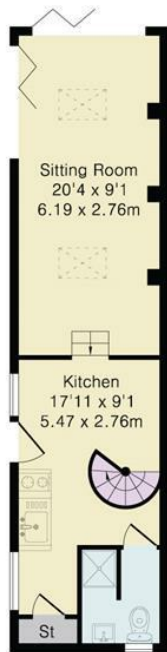
Council Tax Band - F



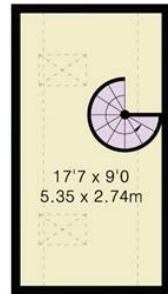




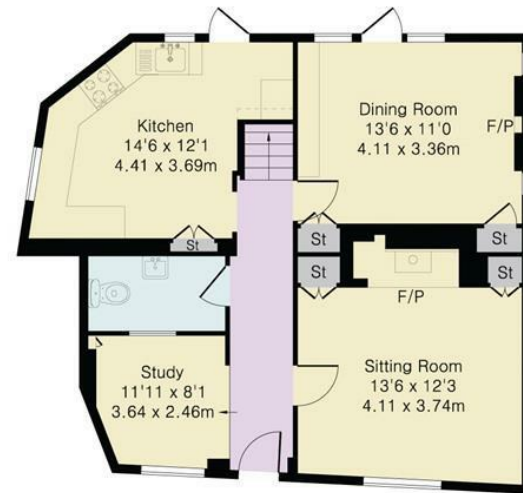
Outbuilding



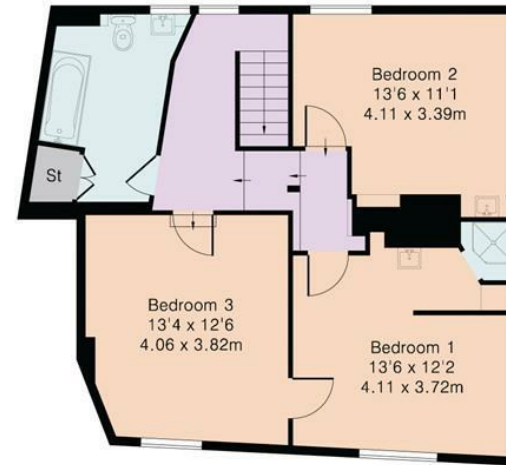
Annexe Ground Floor



Annexe First Floor



Ground Floor



First Floor

Approximate Gross Internal Area 2091 sq ft – 193 sq m
 Ground Floor Area 708 sq ft – 66 sq m
 First Floor Area 706 sq ft – 65 sq m
 Annexe Ground Floor Area 315 sq ft – 29 sq m
 Annexe First Floor Area 142 sq ft – 13 sq m
 Outbuilding Area 220 sq ft – 20 sq m



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 74 |
| | 45 | |
| | | |
| England & Wales | | EU Directive 2002/91/EC |

