



A fantastic opportunity to purchase a four-bedroom property arranged over three floors, with a stunning sitting room on the first floor and a veranda overlooking the private rear garden, with the benefit of a garage and workshop in the heart of the desirable village of Brill.

Steps lead to 14 High Street in the heart of Brill, where a lovely reception with Parquet flooring room welcomes you.

Currently utilised as a study it would be a lovely room to relax in with a good book, or to just enjoy some quiet time.

A large double bedroom on the ground floor has French doors leading to the garden, with a separate shower room adjacent it offers a great opportunity for flexible living.

A utility room completes the ground floor accommodation.

Stairs from the study lead to the first floor, which feels light and spacious with a large sash window to the front and the rear.

The sitting room to the front of the property enjoys views over the village, boasting a woodburning stove it makes for a cosy room on long winter evenings.

The kitchen is fitted with a good number of contemporary floor and eye-level units, integrated appliances, and a breakfast bar for casual dining.

The dining area has plenty of space for a large table and chairs, with not only views over the rear garden,

but a door leading to the veranda, it offers the perfect setting for more formal dining and entertaining.

Worthy of special mention is the veranda itself, accessed via the dining area, and with steps down to the garden, it is a fantastic spot to enjoy an early morning coffee, long summer evenings with a glass of wine, or downtime watching the sunset.

The second floor has three double bedrooms, which are serviced by a large shower Room.

The rear garden is mainly laid to lawn enclosed by brick walls to both sides it can be accessed both from the bedroom on the ground floor, and wrought iron steps down from the veranda.

A paved footpath leads to the bottom of the garden, and steps take you to the large workshop and garage.

A driveway to the side of the property leads to the garage and parking to the front, whilst owned by the property, the driveway also provides access to the neighbouring garages.

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.



FAMILY  
LIKE BRANCHES  
ON A TREE  
DO ALL GROW  
IN DIFFERENT  
DIRECTIONS  
YET OUR ROOTS  
REMAIN AS ONE





Accommodation Comprises:

Ground Floor - Study, Shower Room, Bedroom, Utility Room.

First Floor - Kitchen/Dining Room/Sitting Room, Veranda.

Second Floor - Three Double Bedrooms, Walk-In Shower Room.

Outside - Steps To Front Door, Enclosed Rear Garden, Access To Worksop and Garage.

Driveway Access To Parking and The Garage.

Local Authority - Buckinghamshire.

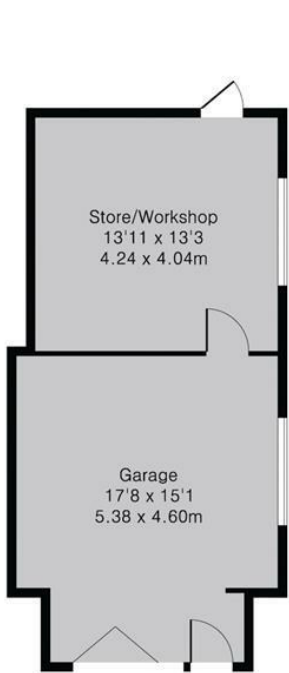
Council Tax Band - F

Services - All Mains Services Connected, Oil Fired Central Heating.

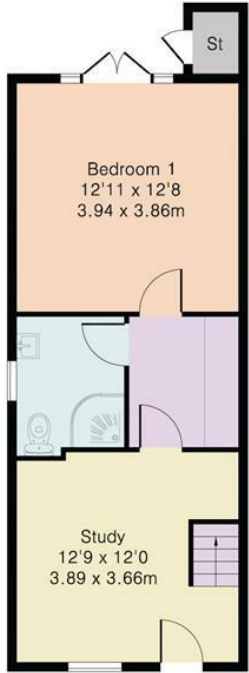




Approximate Gross Internal Area 2056 sq ft – 191 sq m  
 Ground Floor Area 442 sq ft – 41 sq m  
 First Floor Area 591 sq ft – 55 sq m  
 Second Floor Area 574 sq ft – 53 sq m  
 Outbuilding Area 449 sq ft – 42 sq m



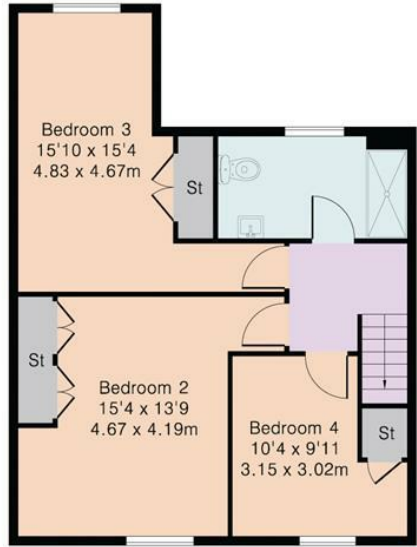
Outbuilding



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

