



Welcome to The Old Inn located on the High Street in the popular village of Brill. Dating back to the 1600's with flexible accommodation, and a wealth of character features including a fabulous wine cellar and a cinema room. The property also benefits from having secure allocated parking to the rear, and a secluded courtyard garden.

An entrance porch leads to the sitting room at the front of the property, which boasts exposed beams, flag-stone flooring, and a wood-burning stove making for a lovely room for entertaining or just relaxing on a long winter evening.

A second reception room to the rear of the property has Parquet flooring, an attractive fireplace, and exposed beams providing a backdrop for formal dining, or a family room.

The kitchen/breakfast room is fitted with country-style units, a Rangemaster oven, integrated appliances complemented by granite work-surfaces, and tiled flooring.

With plenty of space for a table and chairs it lends itself to casual dining or enjoying a morning coffee.

The study offers a quiet space for those who work from home, it would also work as a cosy snug, or a playroom.

A W.C completes the ground floor accommodation.

The first floor has three double bedrooms, and a family bathroom all boasting character features. The master bedroom has an en-suite shower room too.

One of the highlights of this home is the converted cellar, transformed into a stunning cinema/snug room, ideal for movie nights or relaxing with a good book.

Not only do you have a cinema room to share with your friends and family, but a fabulous wine cellar adding a touch of luxury to this charming village home.

Outside, you will find a courtyard garden offering a tranquil escape from the hustle and bustle of the high street.

Having been converted from an old village Inn, the entrance lobby to the front is shared with the adjoining property, but you have a private rear entrance with easy access to your home.

Parking will never be an issue with off-street secure private parking for two vehicles to the rear, making coming home a stress-free experience.

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.

Don't miss this opportunity to own a piece of history with this beautifully converted former Inn.





Accommodation Comprises:

Lower Ground Floor- Wine Storage, Cinema/Snug Room

Ground Floor- Sitting Room, Dining Room, Kitchen/Breakfast Room, W.C, Study/Bedroom 4

First Floor- Principle Bedroom With En-Suite, Two Further Double Bedrooms, Family Bathroom.

Outside - Courtyard Garden, Private Allocated Secure Parking For Two Vehicles

Local Authority - Buckinghamshire Council

EPC Rating - Exempt - Grade II Listed Property

Council Tax Band - F

Services and Utilities

Electricity - Mains, Octopus

Gas - LPG - Flogas

Water - Mains, Thames Water

Drainage - Mains, Thames Water.

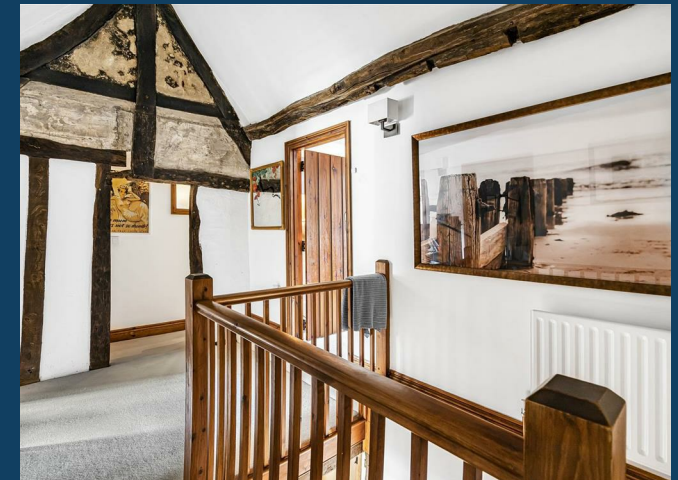
Broadband - According to Ofcom.

Mobile Coverage - According to Ofcom.

Freehold property with a shared access vestibule with one other property. We are not aware of any disputes or planning permissions currently in place which could negatively affect the property but interested parties should make their own enquiries with local authority.



QUADRANT
VILLAGE HOMES



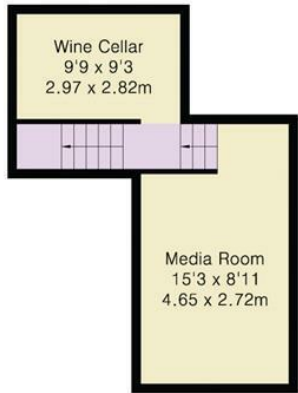


Approximate Gross Internal Area 1819 sq ft - 169 sq m

Cellar Area 217 sq ft – 20 sq m

Ground Floor Area 845 sq ft – 79 sq m

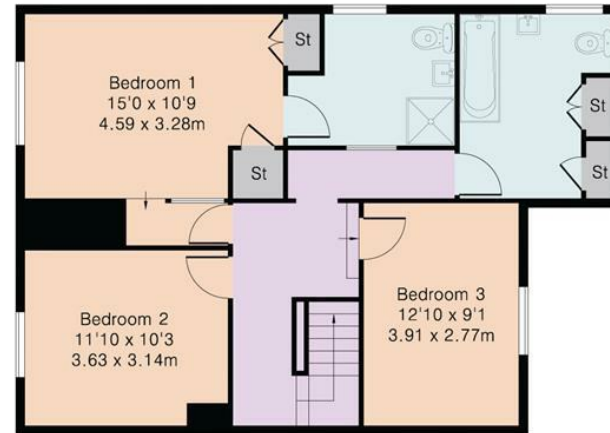
First Floor Area 757 sq ft – 70 sq m



Cellar



Ground Floor



First Floor



