



17 Temple Street, Brill, HP18 9SU

Guide Price £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

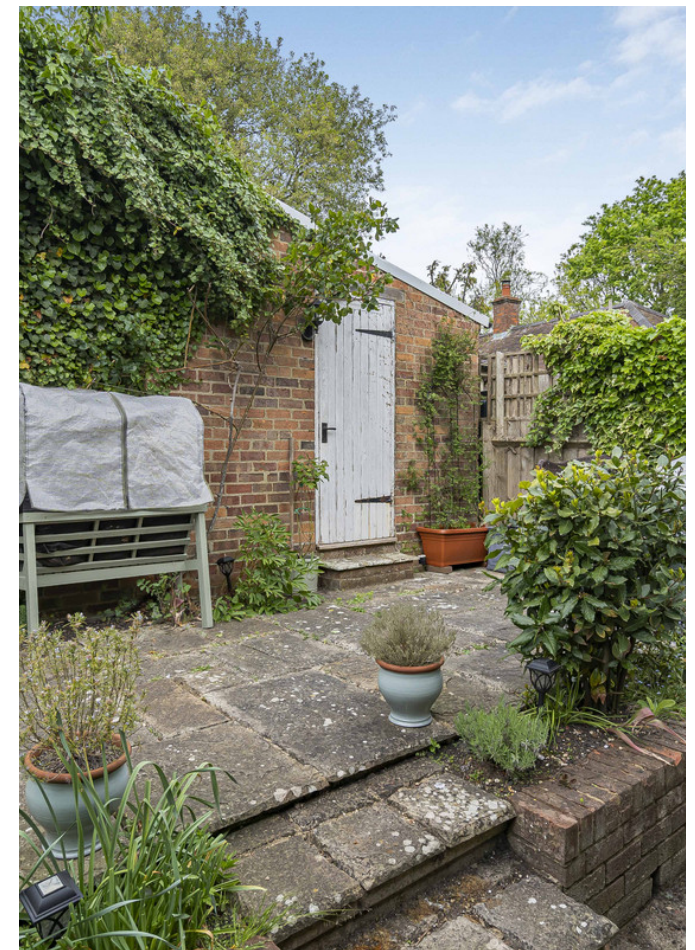
Ideally located in a conservation area, in the heart of this highly desirable Buckinghamshire hilltop village. This beautiful, historic and deceptively spacious three bedroom Grade II listed terraced cottage dates back in parts to the 16th century. In the 19th Century it was formally a hardware store. It has a garage and courtyard garden.

The property has a wealth of character throughout including; exposed beams and listed doors in the reception/dining hall. On entering the charming and elegant reception/dining hall which leads to both a cellar and the sitting room with a fireplace. The modern fitted kitchen has based units and exposed beams. Upstairs are two double and a good size single bedroom, along with a family shower room whilst outside is a private terraced courtyard at the rear and a single garage.

Brill is famed for its historic windmill and is well served with local amenities including village shops, public houses and a doctors along with sports clubs. Bicester and Thame provide for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors', dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – According to Ofcom there is limited mobile voice coverage indoors for EE & O2 with none for Three & Vodafone and limited data coverage indoors for EE with none for Three, O2 & Vodafone and likely mobile voice and data coverage outdoors for EE, Three & O2 with none for Vodafone (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, & Restrictions are awaited. There is





Key Features

- Three Bedrooms
- Sitting Room
- Reception Dining Hall
- Kitchen
- Shower Room
- Courtyard Garden
- Garage
- Highly Desirable Village
- Oil Fired Heating to Radiators
- See our website for up-to-date material information.

The Location

Local Shops 300ft
 Thame Market Square 7.0m
 Oxford Carfax Tower 16.1m
 Haddenham and Thame Parkway (London Marylebone from approx. 39 mins) 8.0m
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 10.5m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 9.2m
 All times and distances are approximate.

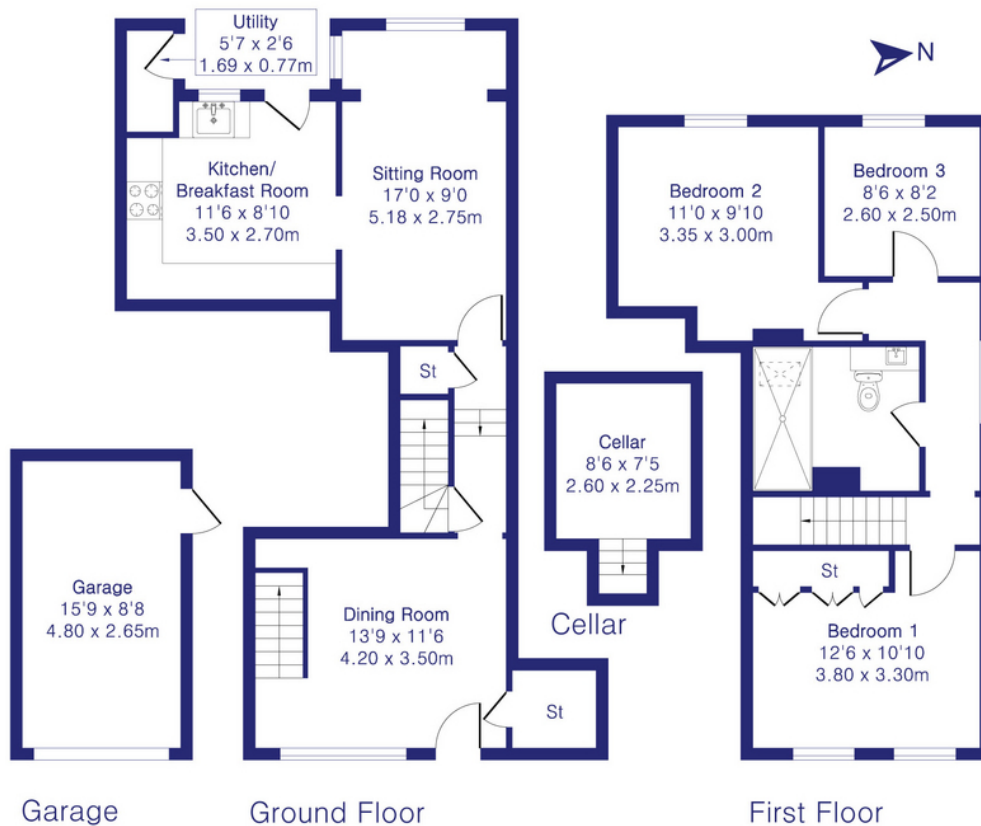
Approximate Gross Internal Area 1245 sq ft - 117 sq m

Cellar Area 71 sq ft – 7 sq m

Ground Floor Area 534 sq ft – 50 sq m

First Floor Area 503 sq ft – 47 sq m

Garage Area 137 sq ft – 13 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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