

Brill

41 The Lawns | Brill | Bucks | HP18 9SN



Price £695,000

ACCOMMODATION

Well appointed reception hallway
Sitting room with wood burning stove
Good sized kitchen / dining room
Downstairs cloakroom and utility room
Laundry/boot room with access to garage
Main bedroom with wardrobes & en suite
Three further double bedrooms
Family bathroom
Enclosed rear garden with raised terrace
Driveway parking to the side for three cars



A spacious four bedroom detached family home offering good sized accommodation and situated at the end of a quiet cul de sac location with a network of footpaths over the delightful Brill common direct from the front door. The front door opens into a good sized reception hall way ample space and staircase leading to the first floor. From the hallway doors lead to all principal rooms with sitting room having a front aspect



This room has a brick fireplace with woodburning stove. The kitchen / dining room has a range of base and wall units with wall mounted double oven and doors to opening to the garden. There is a small utility room with door to garden. From the hallway is a cloakroom and further laundry / boot room with door opening to garage and door to side of the house. On the first floor the main bedroom benefits from a range of built in wardrobes and en suite shower room. There are three further double bedrooms and a family bathroom. To the outside the garden is fully enclosed with raised terraced and lawned area whilst to the side of the house there is driveway parking for 2/3 cars in front of the garage.

KEY FEATURES

- A four bedroom detached family home within the popular village of Brill
- Delightful network of footpaths to Brill common direct from the front door
- Within catchment to the highly regarded Primary School within Brill
- Easy access to M40 motorway from Bicester & main rail line from Aylesbury
- Walking distance to Brill's local amenities public houses / restaurants
- Both Bicester and the market town of Thame are a short drive away
- Please call Colombs on 01844 214421 to arrange a suitable time to view.



BRILL

Brill is a picturesque hilltop village made famous by its 17th Century post mill with stunning views and a complex network of footpaths and bridleways. There are two local stores and two highly regarded gastropubs. There is an excellent primary school in the village and Brill is set in the catchment area for Lord Williams In Thame as well as the grammar schools in Aylesbury. There are excellent rail links from either Thame & Haddenham Parkway or Aylesbury into Marylebone and Oxford is 25 minutes by car.

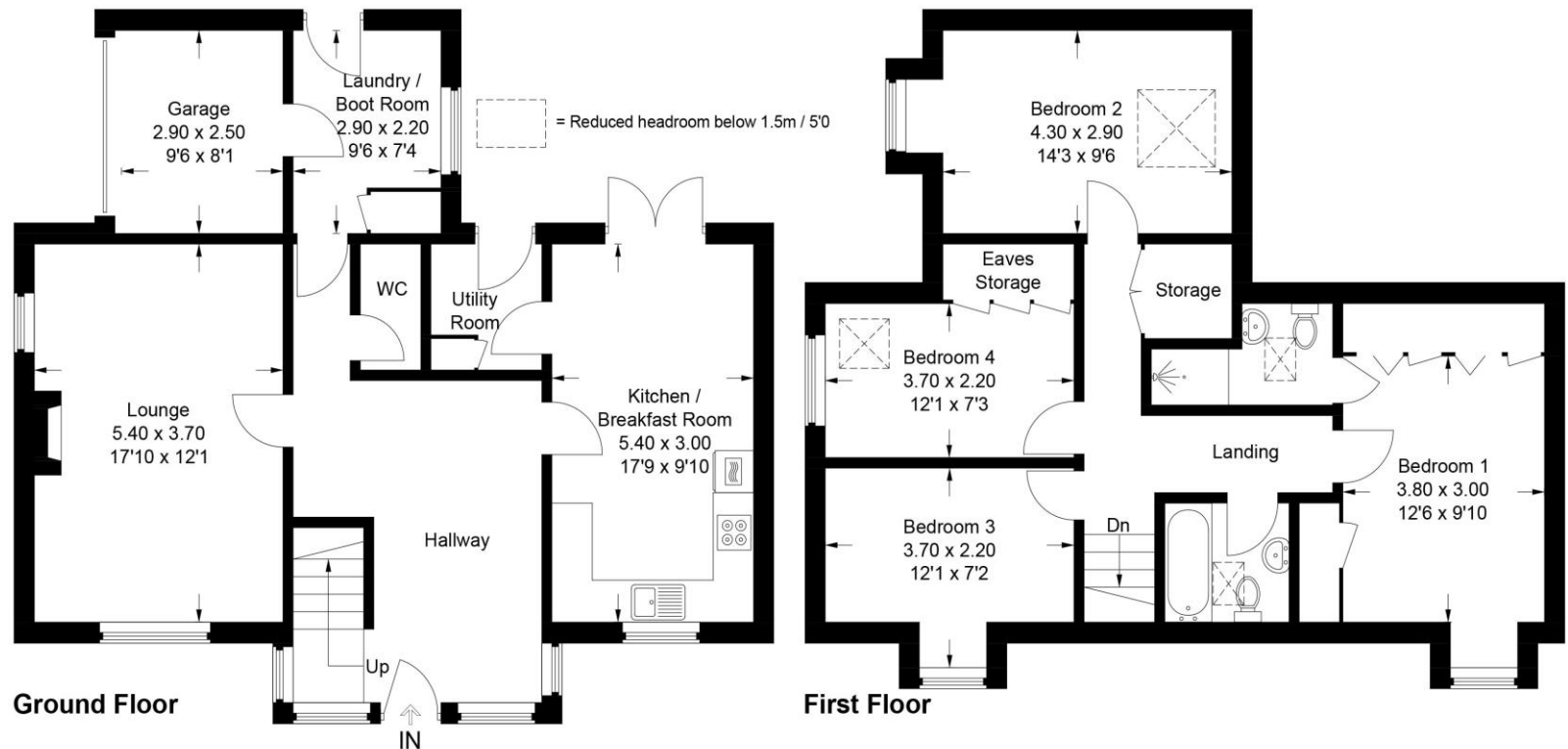
Local Authority – Buckinghamshire Council

Council Tax - F

EPC - E

41 The Lawns

Approximate Gross Internal Area
Ground Floor = 74.0 sq m / 796 sq ft
First Floor = 64.4 sq m / 694 sq ft
Total = 138.4 sq m / 1,490 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.