

Brill

39 The Lawns | Brill | Bucks | HP18 9SN



Price £395,000

ACCOMMODATION

Extended 2 bedroom end of terrace
Hallway with cloakroom and staircase
Sitting room with door to conservatory
Well appointed kitchen with front aspect
Dining room with door to rear garden
Good sized main bedroom on first floor
Further second bedroom and bathroom
Fully enclosed cottage style rear garden
Laid to lawn with patio areas and shed
Ample driveway parking for three cars



A delightful extended two bedroom cottage style end of terrace property situated within the popular village of Brill. The property is entered via the reception hallway with useful downstairs cloakroom and doors opening to both the sitting room and dining room. The sitting room is well appointed with a front aspect and door opening to a conservatory which is currently being used as an artist's studio. The kitchen has an extensive



range of base and wall units with built in oven and electric hob, there is also space for under the counter fridge, washing machine and dishwasher. This room opens through to the dining room and has a door opening to the rear garden. On the first floor the main bedroom is both light and airy with front aspect. There is a further second bedroom and a bathroom. Externally the pretty rear garden has been thoughtfully laid out with a selection of fruit trees and laid to lawn with sun terraces to make the most of the sunlight. To the front of the property there is ample driveway parking for three cars

KEY FEATURES

- Situated in a quiet cul de sac location within the popular village of Brill
- Extended on the ground floor to create spacious accommodation
- Stunning walk across to the common & windmill direct from the front door
- Popular village location surrounded by beautiful open countryside
- Highly regarded Primary School and catchment to Lord Williams in Thame
- M40 and train access to both London and Birmingham 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 - C

EPC - E

Approximate Gross Internal Area
Ground Floor = 51.9 sq m / 559 sq ft
First Floor = 27.7 sq m / 298 sq ft
Total = 79.6 sq m / 857 sq ft

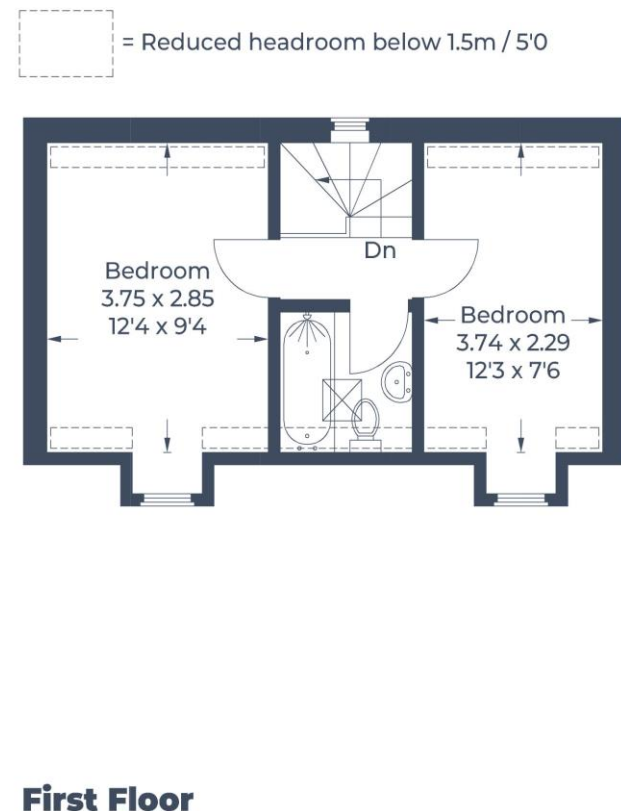
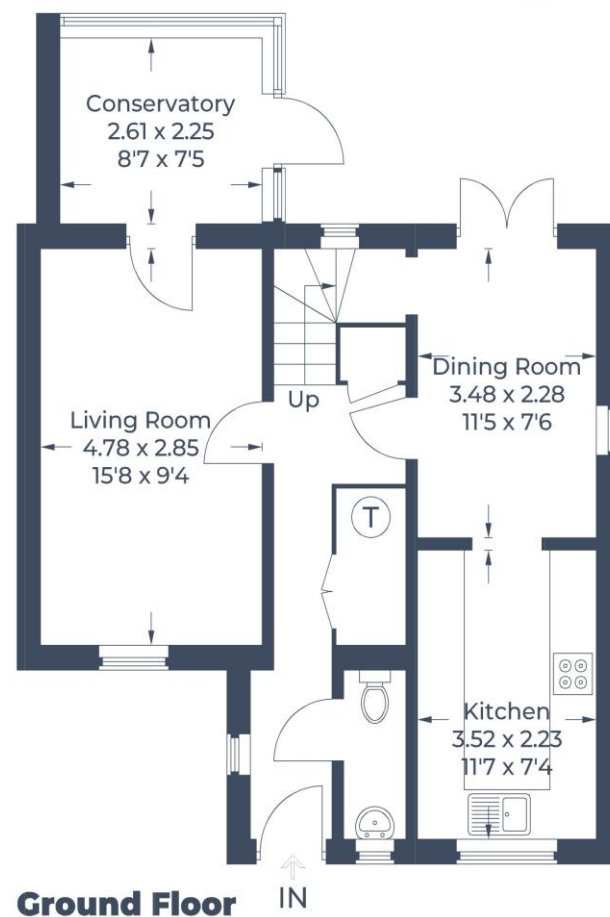


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Colombbs



1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN
01844 214421
thame@colombbs.co.uk

www.colombbs.co.uk

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.