

NORTH LODGE

BRILL - BUCKINGHAMSHIRE







**NORTH LODGE
TRAM HILL
BRILL
BUCKINGHAMSHIRE**

Thame c6.5 miles | Bicester c7 miles | Haddenham
Parkway c9 miles | Jct 9 M40 c9.5 miles

**An intriguing single storey residence
standing in a fabulous location amidst
common land with a glorious open
outlook in every direction**

Entrance Porch | Hallway | Cloakroom | Study
Sitting Room | Family Room | Kitchen/Breakfast
Room | Dining Area | Boot Room | Utility Room

Main Bedroom with En-Suite Bathroom
Four Further Bedrooms | Family Bathroom

Double Garage | Workshop | Stable Block
Gardens | Paddock

In All About 1.22 Acres



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LOCATION

North Lodge stands on its own completely surrounded by common land and open countryside on the periphery of this much-admired village. Brill has an active community with many groups and clubs including cricket club, youth club and sports & social club. The village has a post office, newsagents, general stores and quality butchers, plus two gastro pubs. There is also a baby and toddler group, a pre-school and a primary school. More information can be found on the village's own excellent website www.brillvillage.co.uk. The property is in the catchment area for the grammar schools in Aylesbury. Thame offers a weekly market, variety of shops and sporting facilities. For the commuter there is a regular rail service from Thame & Haddenham Parkway into London, Marylebone and access to Jct 9 M40 at Bicester.

THE PROPERTY

North Lodge is believed to have been built in the mid-19th Century and would originally have housed a farmer and his cattle. The property now provides a wonderful opportunity for someone looking for a country lifestyle. The accommodation is single storey and a notable aspect is the exceptional versatility as it has recently been used to create a self-contained annexe.

The kitchen/breakfast room has a bright triple aspect and is well equipped, including the essential four oven AGA, plus the additional adjacent dining area. A door leads off to a cosy family room and through to both the boot and utility rooms. There is a study and a large dual aspect sitting room with a fireplace and wood burning stove as the focal point.

There are currently five bedrooms although the original master bedroom at the north end has been split and could easily be reinstated; the latter would have an ensuite along with the main family bathroom.

OUTSIDE

Through the entrance gate is a large tarmac driveway and parking area, with an adjacent stable block incorporating tack room and stores, workshop and a double garage.

There are formal gardens laid mainly to lawn with a paved area, beds and borders. A pathway leads to the rear where there is a small orchard with pear, plum and apple trees, tool shed 10' x 6' (3.05m x 1.83m) and a timber garden store. There is also a large enclosed terrace on the southern side, plus a vegetable garden complete with greenhouse. Beyond the stable block and garaging is an enclosed paddock of approaching one acre.

SERVICES Mains water, electricity and drainage.
Oil fired central heating.

COUNCIL TAX BAND G

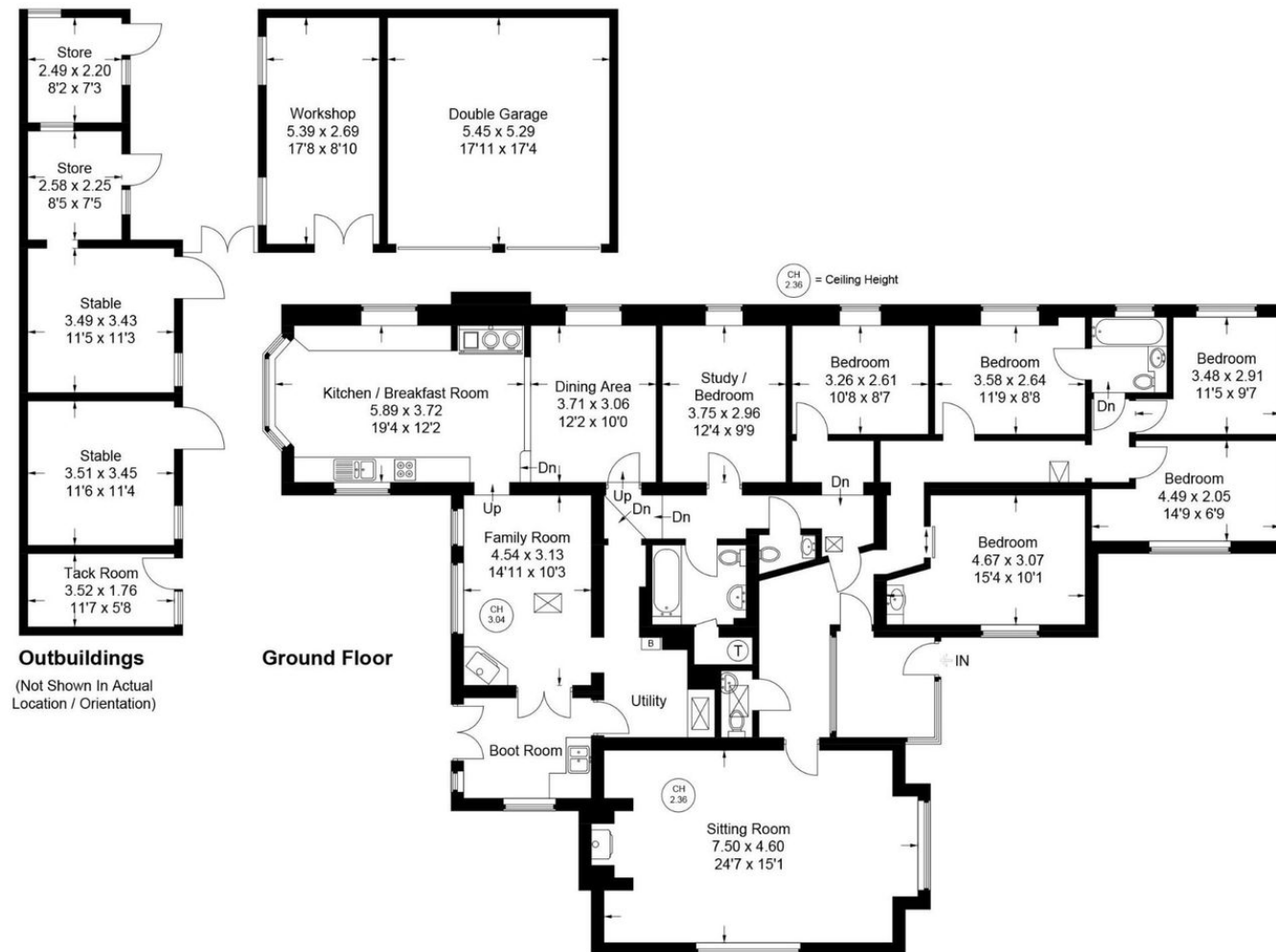
EPC RATING E

POST CODE HP18 9TX

VIEWING Strictly by appointment through the agents at all times.







North Lodge, Tram Hill, HP18 9TX

Approximate Gross Internal Area = 218.6 sq m / 2353 sq ft

Outbuildings = 87.0 sq m / 936 sq ft

(Including Double Garage)

Total = 305.6 sq m / 3289 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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