

4 TEMPLE STREET

BRILL, BUCKINGHAMSHIRE HP18 9SX



HAMNETT
HAYWARD

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A stunning Grade II listed Georgian house located within a charming Buckinghamshire village

This beautiful house is full of character and charm, with well presented and spacious internal accommodation extending over two floors. Dating back to circa 1778, 4 Temple Street is listed Grade II and has an array of original features that include exposed beams, original internal doors, tiled floors and of course an open fireplace housing a wood burning stove.

The ground floor has two attractive reception rooms comprising a formal dining hall to the front and an elegant sitting room to the rear with a dual aspect overlooking the private garden and a door for access. The kitchen/breakfast room is fitted with a range of painted cupboard and drawer units and has an integrated electric oven and hob. A lovely terracotta floor is throughout and the kitchen provides access to the rear garden.

To the first floor, a superb landing area provides access to three double bedrooms and the shower room. The master bedroom is located at the rear with views of the garden. The recently upgraded family shower room is generous in size and fitted with a large glazed shower cubicle.

Outside, an enclosed garden is located to the rear and is completely terraced with flagstones providing a wonderful environment for dining and entertaining. The garden is very established and has a number of lovely shrubs. A useful brick built outbuilding and adjoining store is positioned at the rear of the garden.

4 Temple Street occupies a delightful position within the village, close to the village church, school, health centre and the popular 'Pointer' public house, restaurant and butchers. There are also a number of rural walks close by including the picturesque village common and windmill.

“A BEAUTIFUL GRADE II LISTED PERIOD HOUSE LOCATED WITHIN THE HEART OF THIS PICTURESQUE BUCKINGHAMSHIRE VILLAGE”



AT A GLANCE

- Attractive XVIII century period house, listed Grade II
- Generous receptions and bedrooms with high ceilings
- Many original features
- Maintained to a high standard throughout
- Highly sought after village location with excellent access to Oxford & London



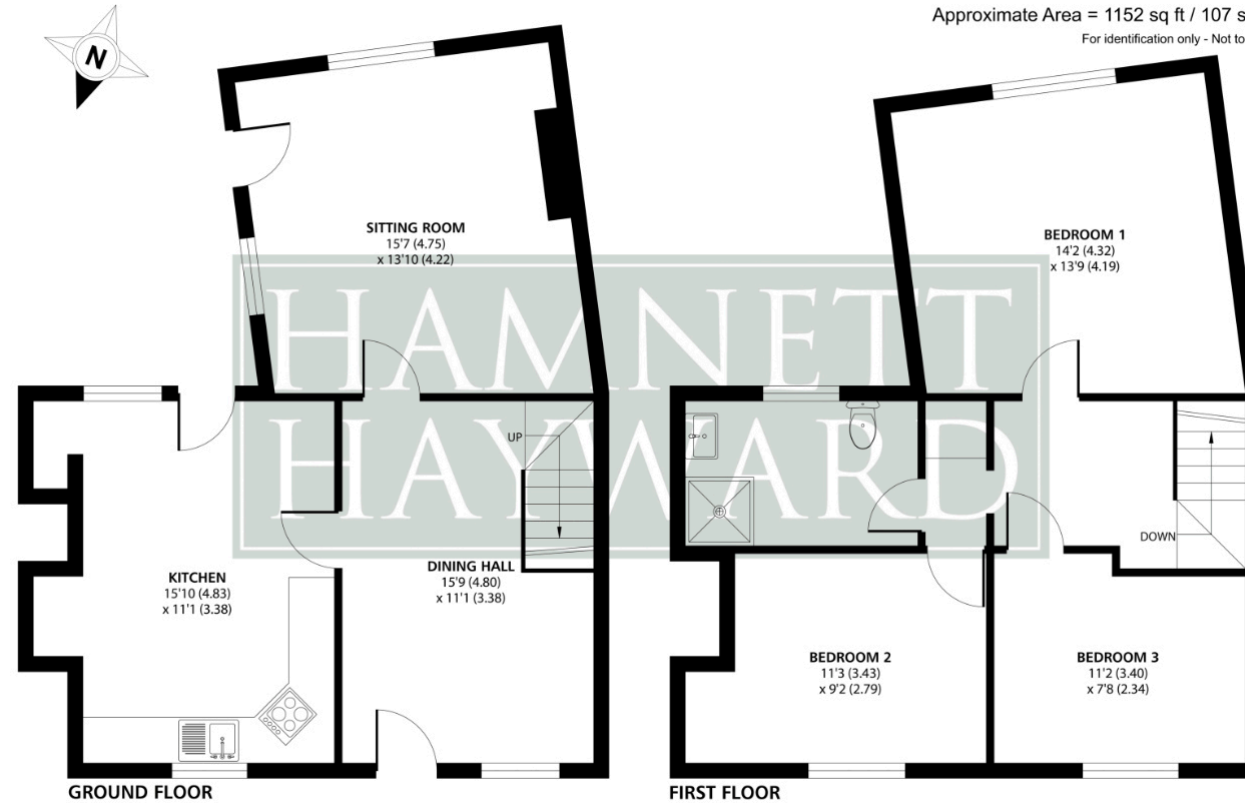
SUMMARY

- Dining hall
- Kitchen/breakfast room
- Living room with log burning stove
- Large landing area
- Three double bedrooms
- Family shower room
- Walled low maintenance garden
- Useful outbuilding and garden store
- Many original features
- Highly sought after village with reputable school and many amenities
- London Marylebone in under 40 minutes from Haddenham & Thame parkway

Temple Street, Brill, Aylesbury, HP18

Approximate Area = 1152 sq ft / 107 sq m

For identification only - Not to scale



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LOCATION

Brill is a beautiful Hilltop village situated amidst glorious Buckinghamshire countryside and littered with attractive period properties. The village has two shops, an active Church community and the famous windmill landmark with its eye catching hillocks of common land. The village has two fabulous public houses (The Pheasant and The Pointer) both offering excellent food and attractive gardens. For education, Brill Church of England combined school is located in the village, with further secondary education at Lord Williams's school in Thame and the Grammar schools in Aylesbury. The nearby Ashfold preparatory school is also at hand, with further private schools in Oxford. A new health centre has been recently completed in the village and the active sports club hosts a number of events. Brill has become very popular with those people wishing to enjoy a countryside location whilst still convenient for commuting by car (M40). There are also railway stations at Haddenham and Bicester providing regular direct line services to London Marylebone in just 37 minutes

ADDITIONAL INFORMATION

Services: Mains water, drainage and electricity

Heating: Oil fired central heating to radiators

Energy Rating: N/A Listed building

Local Authority: Buckinghamshire County Council (Aylesbury)

Tenure: Freehold

Council tax band: E

Postcode: HP18 9SX

**HAMNETT
HAYWARD**

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