

30 CHURCH STREET

BRILL, BUCKINGHAMSHIRE HP18 9RT



HAMNETT
HAYWARD

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A beautiful Grade II listed period home located within the heart of this picturesque hilltop village offering views over countryside

A unique opportunity to acquire a generous three bedroom period home offering a wonderful position within the heart of this picturesque village, overlooking the green and church and just a short walk of the famous windmill and Brill common. Listed Grade II, the property dates back originally to circa 1780 with later additions in 1820, the main elevations are in an attractive Flemish bond brickwork under a clay tiled roof. The property has recently enjoyed a refurbished kitchen, fitted with a range of classic shaker style units with quartz work surfaces and a range of integrated appliances. Brill is a fabulous Buckinghamshire village offering a wide range of facilities including two public houses with restaurants, village shops, a stunning common, the reputable primary school and all within a short drive of Haddenham & Thame parkway for access to London Marylebone (under 40 minutes).

Internal accommodation includes a generous dining room with exposed beams, a lovely sitting room with a dual aspect and a lovely wood burning stove. The kitchen/ breakfast room has been recently fitted with a range of shaker style cupboard and drawer units with quartz working surfaces, a corresponding island units provides a perfect breakfast bar. A range of appliances include a Miele double oven, a Siemens hob, washing machine and dishwasher with a Bosch fridge/freezer.

First floor bedroom accommodation includes a wonderful principal bedroom with a delightful outlook overlooking countryside to the rear. Further accommodation includes two bedrooms and a large family bathroom.

Externally and of particular note are the stunning south-west facing gardens, laid to lawn with well established mature flower and shrub borders. A recently replaced paved terrace is positioned directly to the back of the house providing a private position ideal for entertaining. The rear garden is enclosed by a mixture of a low brick wall opening to the village allotments, natural screen and timber panel fencing. A detached garage is located to the side of the house, with a modern electrically operated door.

This is a unique house for Brill village, enjoying a wonderful position offering views, but also within walking distance of the school, the surgery and The Pointer restaurant.

“A BEAUTIFUL GRADE II LISTED PERIOD HOME LOCATED WITHIN THE HEART OF THIS HIGHLY SOUGHT AFTER HILLTOP VILLAGE, JUST A SHORT WALK FROM THE PICTURESQUE BRILL COMMON, THE WINDMILL AND THE POPULAR PRIMARY SCHOOL”



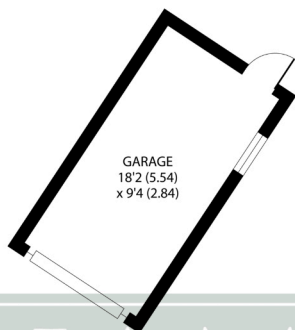
AT A GLANCE

- A beautiful Grade II listed period home enjoying a wonderful setting within the heart of the village
- Recently re-fitted kitchen/breakfast room with a range of appliances
- Three generous bedrooms including a principal bedroom with outstanding views
- Delightful rear garden offering a south-westerly aspect towards the Chiltern Hills
- Highly sought after village location with access to station (London Marylebone under 40 mins)



SUMMARY

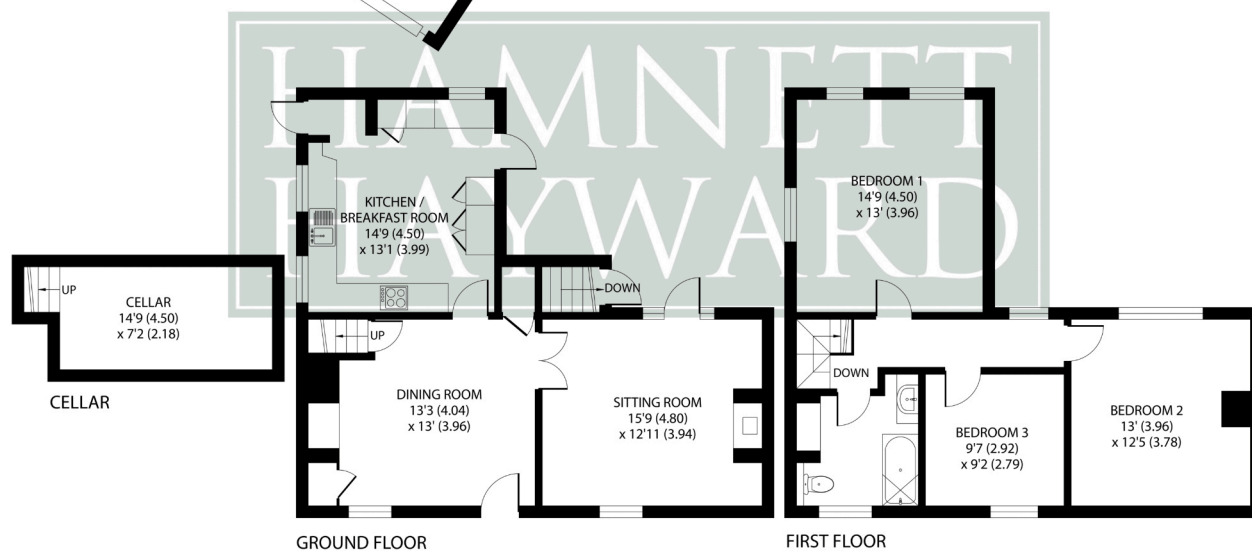
- Entrance
- Dining hall
- Recently re-fitted kitchen/breakfast room with Quartz working surfaces and an extensive range of integrated appliances
- Miele & Siemens appliances
- Sitting room with wood burning stove
- Cellar
- Three generous bedrooms
- Principal bedroom with outstanding view
- Family bathroom
- Garage with electrically operated door
- Beautiful mature garden offering a good degree of privacy
- Adjoining Brill allotments to the rear
- Far reaching views over countryside
- Highly sought after village with reputable school and many amenities
- Fabulous location overlooking the church just a short walk from the reputable primary school and picturesque common, home to the famous Brill Windmill
- London Marylebone in under 40 minutes from Haddenham & Thame parkway. Oxford 30 minutes by road
- No onward chain



Church Street, Brill, Brill, HP18

Approximate Area = 1363 sq ft / 126.6 sq m
Garage = 170 sq ft / 15.7 sq m
Total = 1533 sq ft / 142.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1179134

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. Ashfold preparatory school is also nearby, 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 being 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 40 minutes

ADDITIONAL INFORMATION

Services: Mains water, drainage & electricity

Heating: Oil fired central heating

Council Tax: Band E

Energy Rating: N/A

Local Authority: Buckinghamshire County Council (Aylesbury)

Tenure: Freehold

Listing: Grade II

Postcode: HP18 9RT

GUIDE PRICE £625,000



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