

MILLVIEW COTTAGE

8 COLLEY CLOSE, BRILL, BUCKINGHAMSHIRE HP18 9GE



HAMNETT
HAYWARD

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A two bedroom mid-terrace modern cottage with garden and two allocated parking spaces

Forming part of a highly sought after development constructed approximately twelve years ago, 8 Colley Close is a well presented two bedroom mid-terrace cottage constructed from attractive stock brick elevations under a slate tiled roof offering modern accommodation set out over two floors.

On entering the cottage a generous entrance hall and cloak room provide access to a large kitchen/breakfast room fitted with an extensive range of storage units with integrated appliances including; oven, hob, extractor hood, dishwasher and washing machine. The kitchen also features a breakfast bar. At the rear of the cottage is a bright and airy 15'6 living/dining room with double doors opening onto the rear terrace.

On the first floor the property includes two double bedrooms with the principle bedroom featuring an en-suite shower room. The second bedroom includes built-in storage and is served by a modern bathroom suite.

Externally the cottage is approached via a pretty pedestrian pathway which in turn, provides access onto the common. The rear garden is split level with a patio area. The remaining tiers are laid mainly to lawn and are inclosed by a mixture of close boarded fence work and brick wall.

NO UPWARD CHAIN

“A MODERN TERRACE COTTAGE ENJOYING A STUNNING LOCATION WITH IMMEDIATE ACCESS ONTO THE PICTURESQUE COMMON”



AT A GLANCE

- Attractive mid-terrace cottage adjoining the beautiful village common
- Generous two bedroom accommodation including a spacious kitchen, living dining room and two double bedrooms
- Allocated parking for two vehicles
- Highly sought after village location with access to station (London Marylebone under 40 mins)

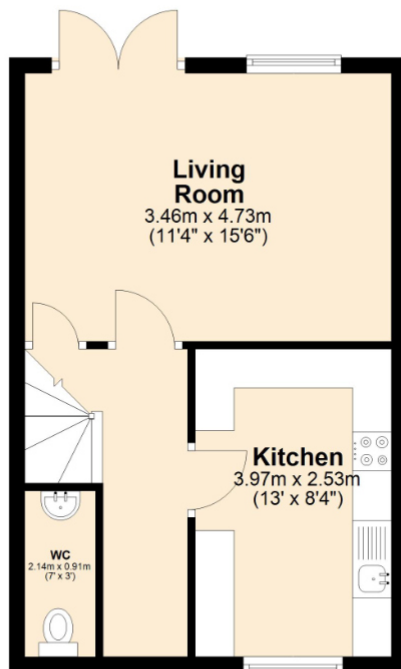


SUMMARY

- Reception hall
- Cloakroom
- Kitchen/breakfast room
- Sitting/dining room
- Principle bedroom with en-suite shower room
- Second double bedroom with built-in storage
- Family bathroom
- Enclosed garden
- Allocated parking for two vehicles
- Adjoining Brill common and famous windmill
- Highly sought after village with reputable school and many amenities
- London Marylebone in under 40 minutes from Haddenham & Thame parkway. Oxford 30 minutes by road
- NO UPWARD CHAIN

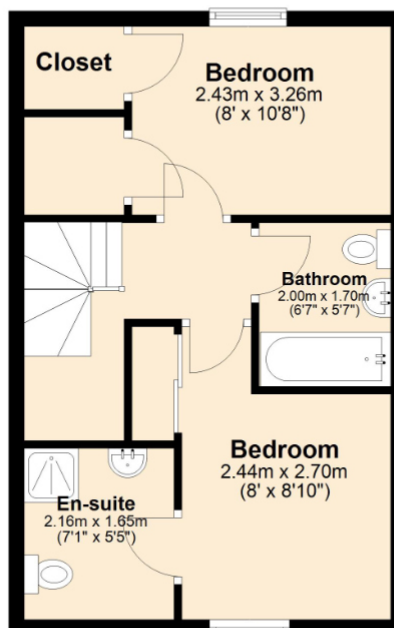
Ground Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



Total area: approx. 70.7 sq. metres (761.2 sq. feet)

Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.

8 Colley Close

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: Electric air source heating to radiators

Council Tax: Band D

Energy Rating: Currently C- 74, potentially A - 93

Local Authority: Buckinghamshire County Council (Aylesbury)

Tenure: Freehold

Postcode: HP18 9GE

GUIDE PRICE £350,000

**HAMNETT
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