

GUBBAH GARA

TEMPLE STREET, BRILL, BUCKINGHAMSHIRE HP18 9SU



HAMNETT
HAYWARD

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An imposing five bedroom village home, enjoying a wonderful position within this picturesque Buckinghamshire village.

Originally constructed during the 1970's, Gubbah Gara is a unique house for Brill village, tucked away behind the beautiful period streets, this substantial family home offers ample off street parking, private gardens and a double garage. In addition, the property is perfectly situated within a short walk of the reputable primary school, the picturesque Brill common with it's famous windmill and many fabulous rural walks. For the commuter, Brill is within close proximity of Haddenham & Thame parkway offering a comprehensive service into London Marylebone (under 40 minutes).

On entering the property a large entrance hall creates a first impression with good storage, a cloakroom and access to both the kitchen and sitting room. The kitchen has been extended by the current owners to provide a wonderful entertaining space, extending to 25' in total. The kitchen is fitted with a range of shaker style cupboard and drawer units with granite work surfaces, a corresponding island unit has an induction hob and built in wine chiller. Further integrated appliances include a double Siemens oven and dishwasher. At the other end of the kitchen in the dining area is a classic two oven Aga with a stone fireplace surround. The open plan kitchen flows down into the family room, with glazed doors opening directly to the garden. The formal sitting room extends to an impressive 23' in length and offers a light double aspect, the room is fitted with a solid oak floor and has an open fire with a stone surround.

On the first floor Gubbah Gara has the benefit of four large double bedrooms and a further study/bed 5. The bedrooms are served by two separate bathrooms, the family bathroom has a stand alone roll top bath with separate shower cubicle, the formal family shower room has been recently re-fitted to provide a well appointed modern suite including a large shower cubicle and a basin in a fitted vanity unit.

Externally the property is approached from Temple street into a recently resurfaced driveway, providing ample parking and a detached garage. To the rear is a beautifully manicured garden laid mainly to lawn with specimen trees and shrubs, two terrace areas are perfect for entertaining, one offering a powered canopy for shelter during the warm summer afternoons.

“A SUBSTANTIAL FIVE BEDROOM VILLAGE HOME, ENJOYING THE MOST IDYLIC VILLAGE SETTING, TUCKED AWAY AND WITHIN WALKING DISTANCE OF THE VILLAGE SCHOOL AND PICTURESQUE COMMON”



AT A GLANCE

- An imposing family home enjoying a quiet position, tucked away within the heart of Brill village
- Outstanding 25' open plan kitchen/dining room, extending to a family room
- Four double bedrooms, bed five/study and two bathrooms
- Beautifully landscaped rear garden, double garage and generous area of off street parking
- Highly sought after hill top village location with excellent access to Oxford & London



SUMMARY

- Generous entrance hall
- Cloakroom
- 23' bay fronted sitting room
- 25' kitchen/dining room, opening to family room
- Kitchen with a range of integrated appliances and Aga
- Utility room
- Four generous bedrooms
- Bedroom 5/study
- Family bathroom with separate shower
- Further family shower room
- Ample off street parking to the front for 4-5 vehicles
- 22' double garage
- Beautifully manicured gardens offering an excellent degree of privacy
- Wonderful village setting, tucked away offering a secluded position, whilst just a short walk of the reputable village school and picturesque common
- Highly sought after hilltop village with many amenities including a modern health centre
- London Marylebone in under 40 minutes from Haddenham & Thame parkway

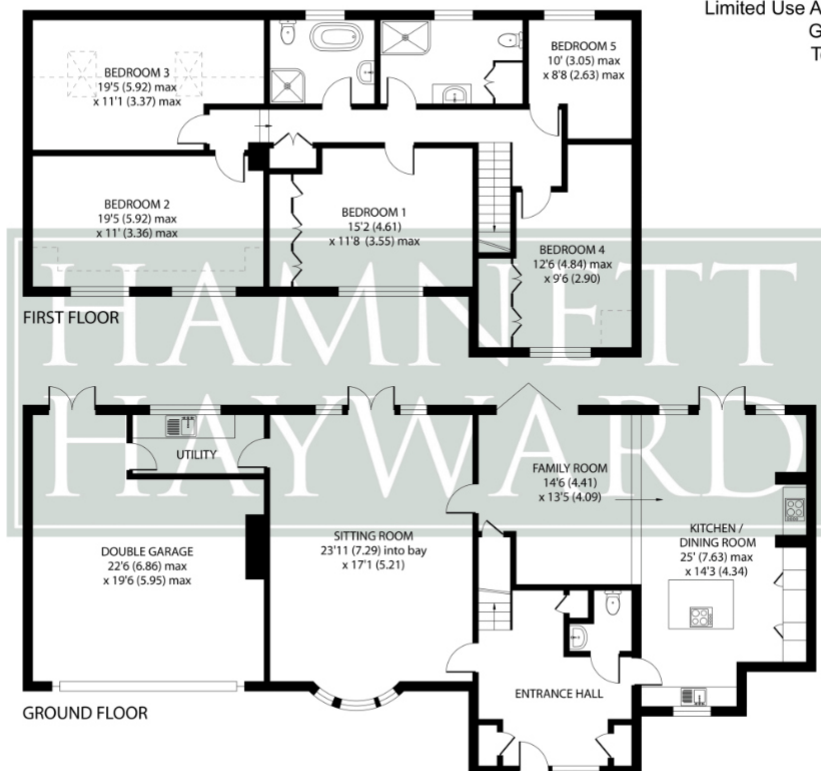


Temple Street, Brill, Aylesbury, HP18

Approximate Area = 2192 sq ft / 203.6 sq m
Limited Use Area(s) = 136 sq ft / 12.6 sq m
Garage = 439 sq ft / 40.7 sq m
Total = 2767 sq ft / 256.9 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hamnett Hayward Ltd. REF: 1312850

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: Currently E - 51, potentially D - 56

Local Authority: Buckinghamshire County Council (Aylesbury)

Council tax: Band G

Tenure: Freehold

Postcode: HP18 9SU

GUIDE PRICE £985,000



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