

# 55 TEMPLE STREET

BRILL, BUCKINGHAMSHIRE HP18 9SU



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HAYWARD

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**Part of a beautiful Grade II listed home, extended and refurbished to provide a unique one bedroom home.**

Dating back originally to the 17<sup>th</sup> century and listed Grade II, this stunning period home has been extended and renovated in recent years to provide a unique one bedroom property. The property is located on the edge of the characterful Temple Street providing access to the beautiful village common and its famous windmill. 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).

Access into the property is through a rear vestibule opening into a lovely vaulted kitchen/breakfast room. The kitchen is fitted with a range of traditional shaker style cupboard and drawer units with black granite work surfaces. Integrated appliances include an electric oven with hob and extractor, a refrigerator and washing machine. The sitting/dining room is located to the front of the property and extends to 16' with original features including exposed beams to the ceiling.

The double bedroom is located to the first floor and accessed from a landing, a fitted bathroom is also located to the first floor.

Externally, the property has a part walled courtyard garden to the rear which is paved and ideal for entertaining. Gated access opens to the rear for pedestrian access to Temple Street. Off street parking is provided with an apron for one vehicle, located adjacent to 53 Temple Street.

This is a unique house for Brill village, enjoying a convenient position with Temple Street, just a short walk of the many amenities available within this highly sought after Buckinghamshire village.

**"A UNIQUE OPPORTUNITY TO ACQUIRE A GRADE II LISTED CONVERSION, LOCATED WITHIN THE HEART OF BRILL VILLAGE, CLOSE TO THE PICTURESQUE COMMON"**



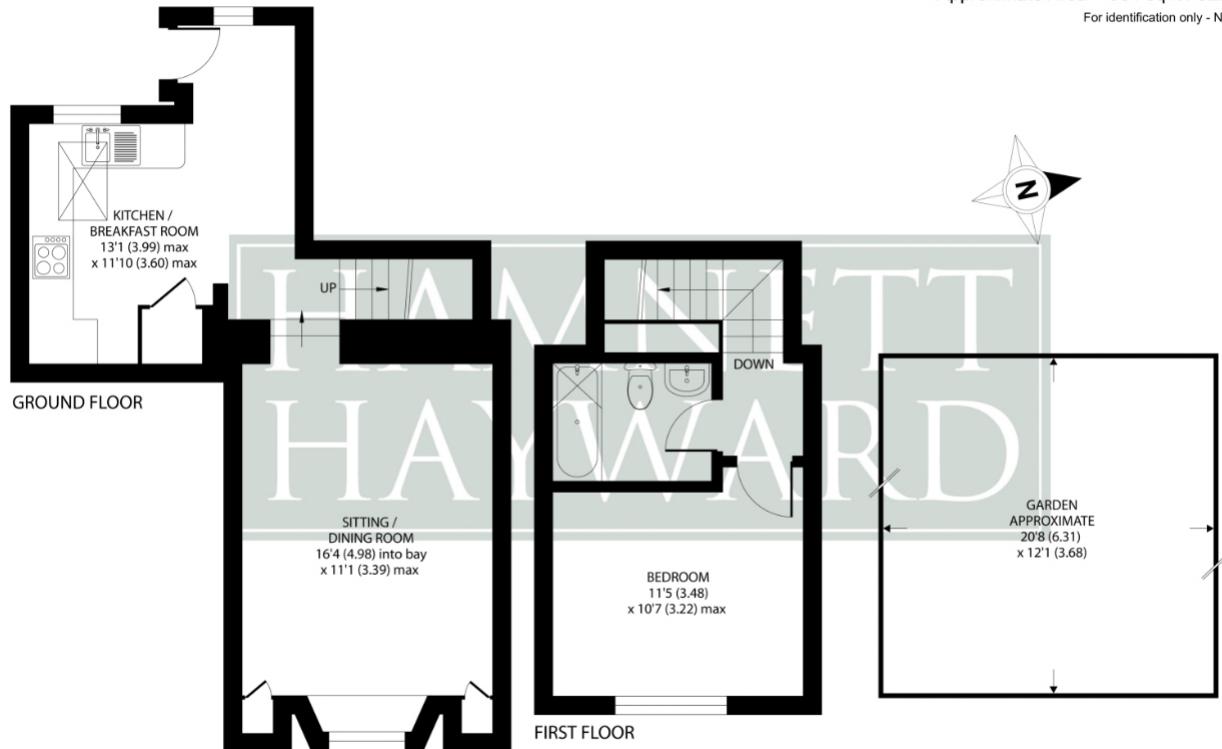
## AT A GLANCE

- A beautiful Grade II listed conversion, recently extended and refurbished
- A wonderful location within the heart of a picturesque Buckinghamshire village
- Vacant possession with no onward chain
- Off street parking and private courtyard garden
- Highly sought after village location with access to station (London Marylebone under 40 mins)



## SUMMARY

- Rear entrance hall
- Superb 13' Kitchen/breakfast room
- Traditional shaker style kitchen with integrated appliances
- 16' sitting/dining room with original beams
- First floor landing
- 11' double bedroom
- First floor bathroom with shower over
- West facing, courtyard garden
- Off street parking
- Highly sought after village with reputable school and many amenities
- Air source heat pump
- London Marylebone in under 40 minutes from Haddenham & Thame parkway. Oxford 30 minutes by road
- No onward chain
- Within a short walk of the picturesque common



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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## Temple Street, Brill, Brill, HP18

Approximate Area = 561 sq ft / 52.1 sq m

For identification only - Not to scale

## LOCATION

Brill is a beautiful hilltop village situated amidst glorious Buckinghamshire countryside and filled 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:** Air source heat pump, to underfloor heating on the ground floor, radiators to first floor

**Council Tax:** Band C

**Energy Rating:** Currently D 66, Potentially B 81

**Local Authority:** Buckinghamshire County Council (Aylesbury)

**Tenure:** Freehold

**Postcode:** HP18 9SU

**Listing:** Grade II - listing number 1124299

**GUIDE PRICE £290,000**



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