



5 The Manor,  
Oakley Road, Brill,  
Buckinghamshire, HP18 9RS

Guide Price £435,000

**RB** REASTON BROWN

# An Elegant Grade II Listed First Floor Apartment, Converted From The Original Manor House, Benefiting From Stunning Communal Gardens And Grounds of Just Under 5 Acres, In This Quiet Hill Top Location

Nestled in the picturesque hilltop village of Brill, The Manor epitomizes historical grandeur as a Grade II listed first-floor apartment. Stepping into the apartment one is greeted by a symphony of classic elegance and modern comfort. The sitting room, graced by stone mullion windows that bathe the space in natural light, exudes timeless charm. Here, an ornate fireplace commands attention, complemented by high ceilings adorned with intricate coving. Adjacent to the sitting room, the kitchen/breakfast room harmoniously blends contemporary convenience with period features. A range of matching wall and base units, integrated appliances and a LPG Gas Boiler. The master bedroom envelops occupants in tranquillity with timber-framed leaded light windows and a fireplace. The indulgent bathroom, with its period radiators and fully tiled slate-effect walls, offers a sanctuary of relaxation and rejuvenation. Beyond the confines of the apartment, The Manor's communal gardens unfurl in splendour across of just under 5 acres. From formal gardens, wooded groves, allotments to recreational amenities like the tennis court, every corner invites residents to immerse themselves in nature's embrace. Convenience is ensured with off-road parking. The Manor presents a rare opportunity to embrace a lifestyle of refined elegance and tranquil beauty, where history and modernity intertwine seamlessly to create a timeless sanctuary.. Share of Freehold. 952 lease remaining. Estate charge - £392.50 pcm. EPC-F. Council Tax – E.

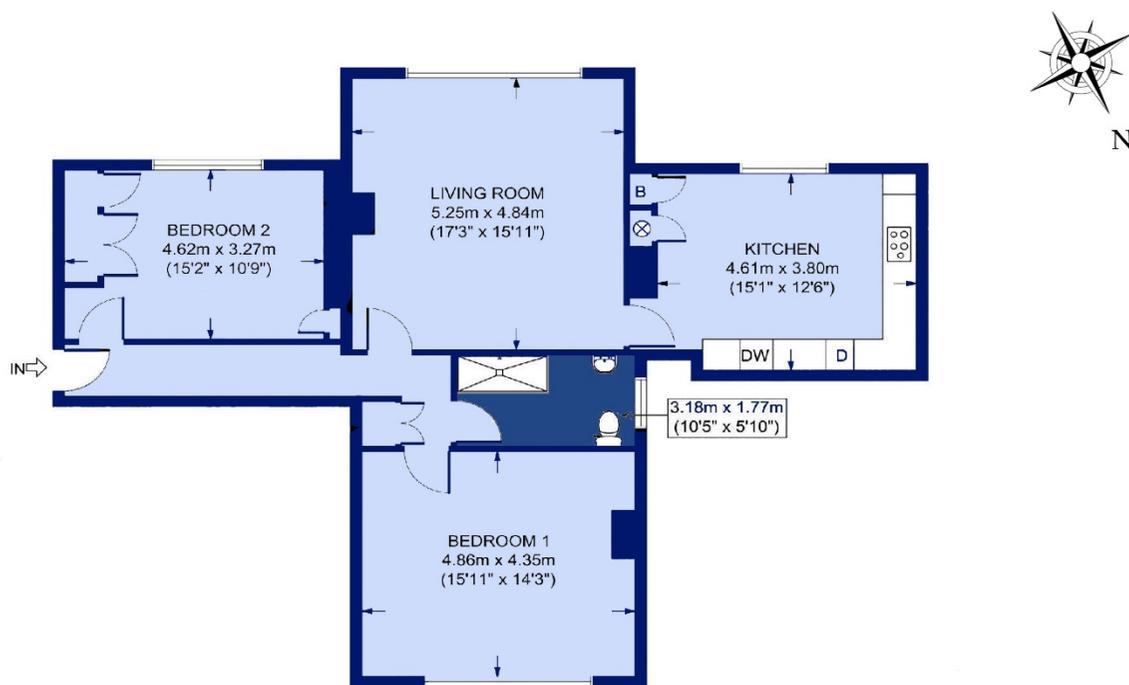
## Situation

**Brill** is a delightful Buckinghamshire village, with all amenities; a new health centre, two convenience stores, a post office, a thriving church and a sought after primary school. Ashfold preparatory school is in the nearby hamlet of Dorton, there is also access to the Aylesbury Grammar Schools and the renowned secondary schools in nearby Waddesdon and Thame. Brill also benefits from two gastro pub/restaurants: the award winning Pointer and the delightful Pheasant, overlooking the iconic Windmill landmark on Brill Hill. Brill is an active community with various classes and activities and there are several walks across the quintessential English countryside and lots of areas of common land used by the villagers. Transport links are good; London Marylebone can be reached in 34 minutes from Haddenham and Thame Parkway Rail Station. or 40 minutes from Bicester Railway Station, both 15 minutes' drive away and the M40 junction 7 is just 8 miles away, providing links to London the Midlands and the North.

*the property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*







Approx. Gross Internal Floor Area 1044 Sq Ft (97 Sq M)

5 The Manor, Oakley Road, Brill, Buckinghamshire, HP18 9RS

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaeton Brown*

**www.reaetonbrown.co.uk Email: sales@reaetonbrown.co.uk**

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626  
 2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855  
 119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589



*Sales, Lettings, Commercial & Chartered Surveying*

