



North Lodge, Tramhill, Brill - HP18 9TX

Guide Price £949,950

TIM RUSS
& Company



North Lodge Tramhill

Brill, Buckinghamshire

- Wonderful Location
- 1.2 Acres
- Victorian Origins
- Versatile Living Space
- 4/5 Bedrooms
- 3 Reception Rooms
- Family Kitchen/Dining Space
- Large Garden & Paddock
- Stabling & Outbuildings
- Double Garage

Additional Information

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

Heating: Oil Fired Central



North Lodge, Tramhill

Brill, Buckinghamshire

An intriguing single-storey residence in a fabulous rural setting, surrounded by common land and enjoying glorious open views in every direction.

Believed to date from the mid-19th Century, North Lodge would originally have housed a farmer and his cattle. Today, it offers a wonderful opportunity for a country lifestyle, with versatile accommodation that has recently been adapted to provide a self-contained annexe.

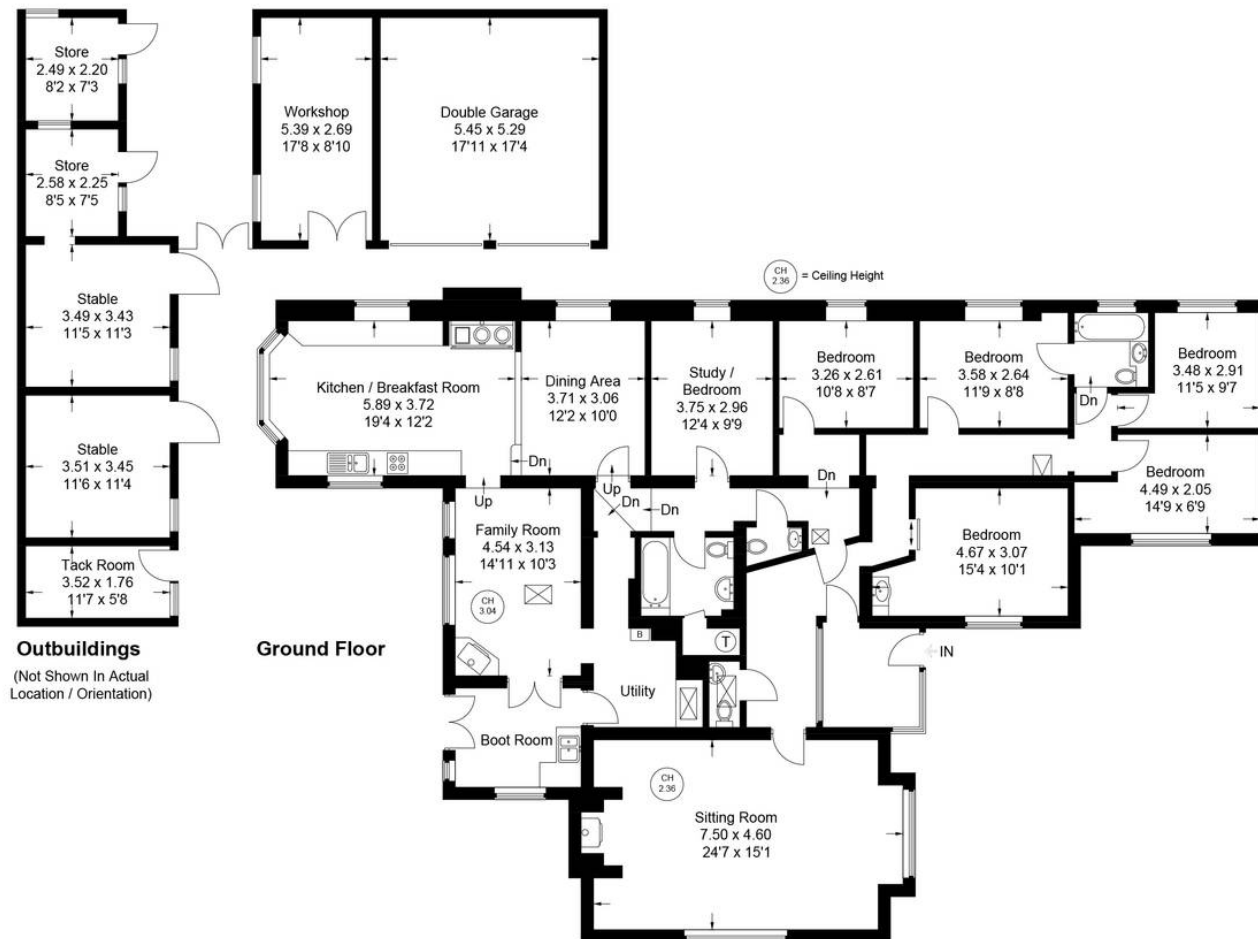
The well-equipped kitchen/breakfast room has a bright triple aspect, a four-oven AGA and adjoining dining area, with access to a cosy family room, boot room and utility room. There is also a study and a spacious dual-aspect sitting room with fireplace and wood-burning stove.

There are currently five bedrooms, with the original master bedroom having been divided and easily reinstated, providing an ensuite alongside the family bathroom.

Outside, a gated entrance opens to a large tarmac driveway and parking area, with a stable block, tack room, stores, workshop and double garage. The formal gardens are mainly laid to lawn, with paved areas, beds and borders, leading to a small orchard with pear, plum and apple trees, tool shed and garden store. There is also a large south-facing enclosed terrace, vegetable garden with greenhouse, and an enclosed paddock of approaching one acre.

A highly versatile country property offering exceptional space, privacy and potential in a beautiful rural setting.





North Lodge, Tram Hill, HP18 9TX

Approximate Gross Internal Area = 218.6 sq m / 2353 sq ft

Outbuildings = 87.0 sq m / 936 sq ft

(Including Double Garage)

Total = 305.6 sq m / 3289 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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