

1 WINDMILL STREET

BRILL, BUCKINGHAMSHIRE HP18 9SZ



HAMNETT
HAYWARD

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A charming three-bedroom character property, ideally situated in the heart of the highly regarded village of Brill.

The property offers well-proportioned accommodation arranged over two floors, comprising an open-plan living and dining space, three bedrooms, a master bedroom with en-suite shower room, and a useful ground-floor WC.

Externally, the property benefits from an attractive patio garden to the front, together with off-street parking — a particularly valuable and sought-after feature given the property's central village location.

The property is ideally placed for enjoying all that Brill has to offer, with two village pubs, a post office and a selection of local shops all within easy walking distance. The village green and cricket ground are also close at hand, whilst a variety of beautiful countryside walks can be accessed directly from the doorstep.

Brill also benefits from its location within Buckinghamshire, an area renowned for its excellent schooling provision, including access to a number of highly regarded grammar schools, subject to the relevant admissions and catchment criteria.

An appealing character home combining period charm, practical accommodation and an enviable village location.

“A CHARMING THREE-BEDROOM CHARACTER PROPERTY, IDEALLY SITUATED IN THE HEART OF THE HIGHLY REGARDED VILLAGE OF BRILL.”



AT A GLANCE

- Characterful 3 bedroom property in the heart of the village
- Secure, off-street parking
- Walking distance to all local amenities
- Turn-key - offers charm and convenience



SUMMARY

- Charming character property
- Entrance porch
- Kitchen with integral appliances
- Open plan living/dining room
- Downstairs WC
- Landing
- Principle bedroom with en-suite shower room
- Two further double bedrooms
- Family bathroom
- Turn-key home
- Patio garden to front aspect
- Secure, off-street parking
- Central location to the village
- Walking distance to all local amenities

**Approximate Gross Internal Area 1283 sq ft - 119 sq m
(Excluding Outbuilding)**

Ground Floor Area 766 sq ft – 71 sq m

First Floor Area 517 sq ft – 48 sq m

Outbuilding Area 132 sq ft – 12 sq m



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: LPG gas heating to radiators

Energy Rating: Exempt

Local Authority: Buckinghamshire County Council (Aylesbury)

Tenure: Freehold

Council tax band: F

Postcode: HP18 9SZ

GUIDE PRICE **£515,000**

**HAMNETT
HAYWARD**

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