



17 Temple Street, Brill, HP18 9SU

Guide Price £550,000 Freehold

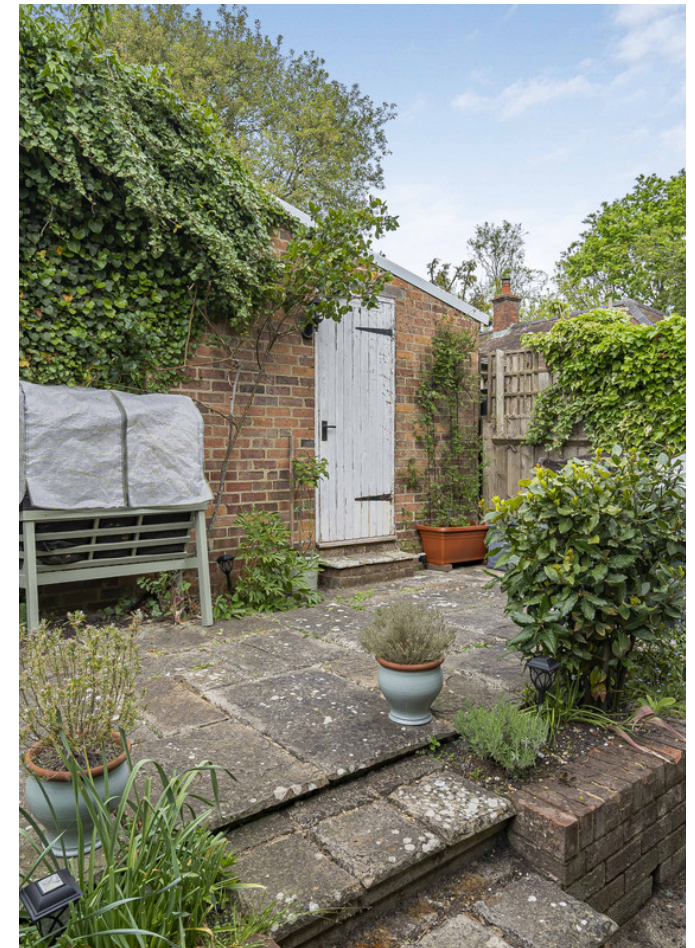
THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

This beautiful, historic and deceptively spacious three bedroom Grade II listed terraced cottage, dates back in parts to the 16th century. In the 19th Century it was formally a hardware store. The property has a wealth of character throughout including; exposed beams and listed doors in the reception/dining hall. The charming and elegant reception/dining hall leads to both a cellar and the sitting room which has fireplace. The modern kitchen has base units and exposed beams. There are two double and a good size single bedroom, along with a family shower room. Outside is a private terraced courtyard at the rear and a single garage. The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, is upto Ultrafast are available. Mobile – According to Ofcom there is limited mobile voice coverage indoors for EE & O2 with none for Three & Vodafone and limited data coverage indoors for EE with none for Three, O2 & Vodafone and likely mobile voice and data coverage outdoors for EE, Three & O2 with none for Vodafone ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, & Restrictions are awaited. There is a right of way over the neighbours driveway to access the garage. The Property has a flying freehold over the cupboard off the reception dining hall. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence





## Key Features

- Three Bedrooms
- Sitting Room
- Reception Dining Hall
- Kitchen
- Shower Room
- Courtyard Garden
- Garage
- Highly Desirable Village
- Oil Fired Heating to Radiators
- See our website for up-to-date material information.

## The Location

Brill is famed for its historic windmill and is well served with local amenities including village shops, public houses and a doctors along with sports clubs. Bicester and Thame provide for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors', dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities.

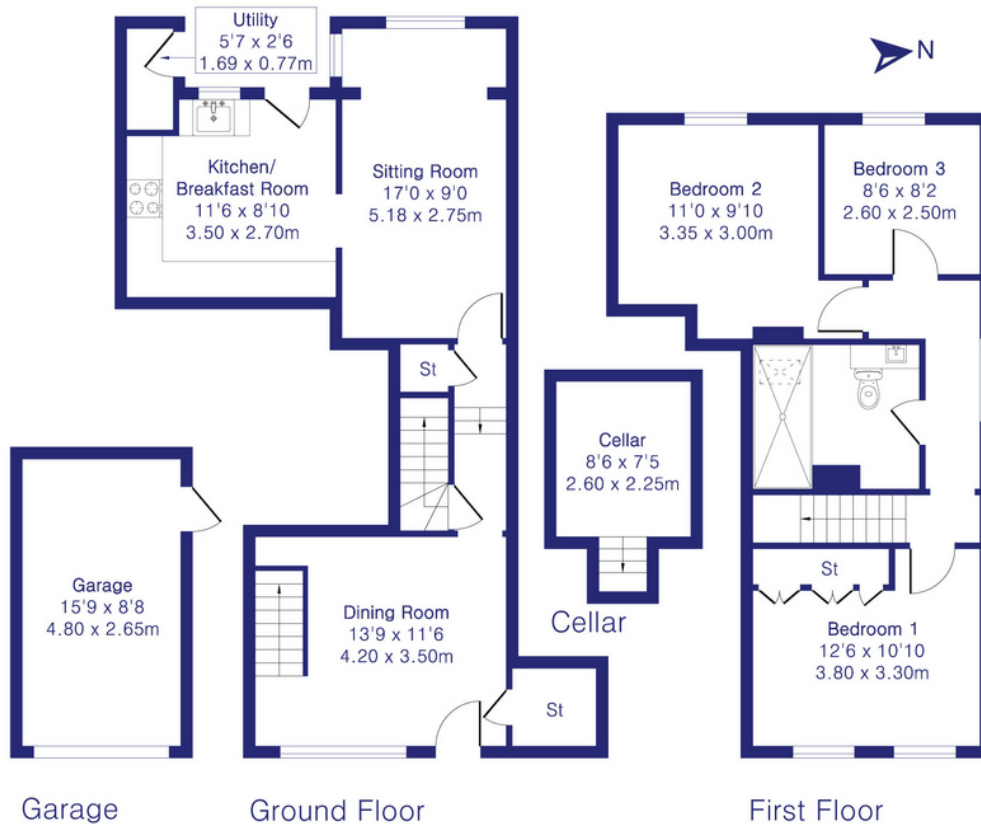
Listing Ref:

<https://heritageportal.buckinghamshire.gov.uk/Monument/MBC>

Local Authority: Aylesbury Vale District Council - E. EPC - D.

**Approximate Gross Internal Area 1245 sq ft - 117 sq m**

Cellar Area 71 sq ft – 7 sq m  
Ground Floor Area 534 sq ft – 50 sq m  
First Floor Area 503 sq ft – 47 sq m  
Garage Area 137 sq ft – 13 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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