



The Lawns, Brill, Buckinghamshire, HP18 9SN

Brill

£360,000

Property Type: End of Terrace House

Tenure: Freehold

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 2

Council Tax Band: C

- Extended two-bedroom end-of-terrace home in Brill
- Quiet cul-de-sac location with direct access to Brill Common
- Well-appointed kitchen with ample storage and integrated appliances
- Dining room with garden access and open flow to kitchen
- Freehold / Council Tax Band C / EPC Rating E(54)
- Cottage-style enclosed rear garden with patio areas and fruit trees
- Driveway parking for 2–3 vehicles
- Conservatory currently used as an artist's studio
- Downstairs Cloakroom
- No Onward Chain

A charming and thoughtfully extended two-bedroom end-of-terrace home, tucked away at the end of a peaceful cul-de-sac in the sought-after village of Brill. With direct access to scenic walks across Brill Common, this cottage-style property offers generous living space, a beautifully landscaped garden, and off-road parking—all within a tranquil village setting.

About Brill

Brill is a Buckinghamshire hilltop village, with a real sense of community. There is a newsagent and village store, two popular gastro pubs, a primary school, nursery, doctor's facilities and a bus service to the larger nearby towns of Thame and Aylesbury. The village is famed for its landmark windmill and eye-catching hillocks of common land. There is a reputable primary school which is in the catchment for both Lord Williams's secondary school in Thame and the grammar schools in Aylesbury. Junction 8a or 9 of the M40 are circa 9 miles away by car. There are also railway stations at Haddenham, Bicester and Aylesbury.

Material Information

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Tenure - Freehold

Council Tax Band - C

Broadband - FTTP (fibre to premises)

Parking - Off Road Parking

Sewerage - Mains

Heating - Electric Heating

Council tax information is sourced directly from the council & government database. Tenure information and any associated charges are provided to the best of our vendor's knowledge. Type of broadband is sourced from the 'Openreach fibre checker' website and indications on available internet speeds and mobile phone coverage can be found using Ofcom's 'mobile & broadband checker'. Please seek independent legal advice for clarification.





This delightful two-bedroom end-of-terrace home has been tastefully extended to enhance both the living and kitchen areas, while also adding a practical downstairs cloakroom. Situated at the end of The Lawns in Brill, the property enjoys a quiet cul-de-sac position with direct access to countryside walks from the doorstep.

The home is entered via a welcoming reception hallway, which includes a cloakroom and leads to both the sitting room and dining room. The sitting room is generously proportioned with a front-facing aspect and a door opening into the conservatory, currently used as an artist's studio—offering a versatile space filled with natural light.

The kitchen is well-equipped with an extensive range of base and wall units, built-in oven and electric hob, and space for under-counter appliances including a fridge, washing machine, and dishwasher. It opens seamlessly into the dining room, which in turn provides access to the rear garden.

Upstairs, the main bedroom is bright and airy with a pleasant front aspect. A second bedroom and a bathroom with a white suite and shower over the bath complete the first-floor accommodation.

Outside, the rear garden has been thoughtfully landscaped with multiple patio areas ideal for enjoying the sun, a lawned section, mature bushes, and a selection of fruit trees. The garden is fully enclosed and benefits from gated side access. To the front, the property offers driveway parking for two to three vehicles.

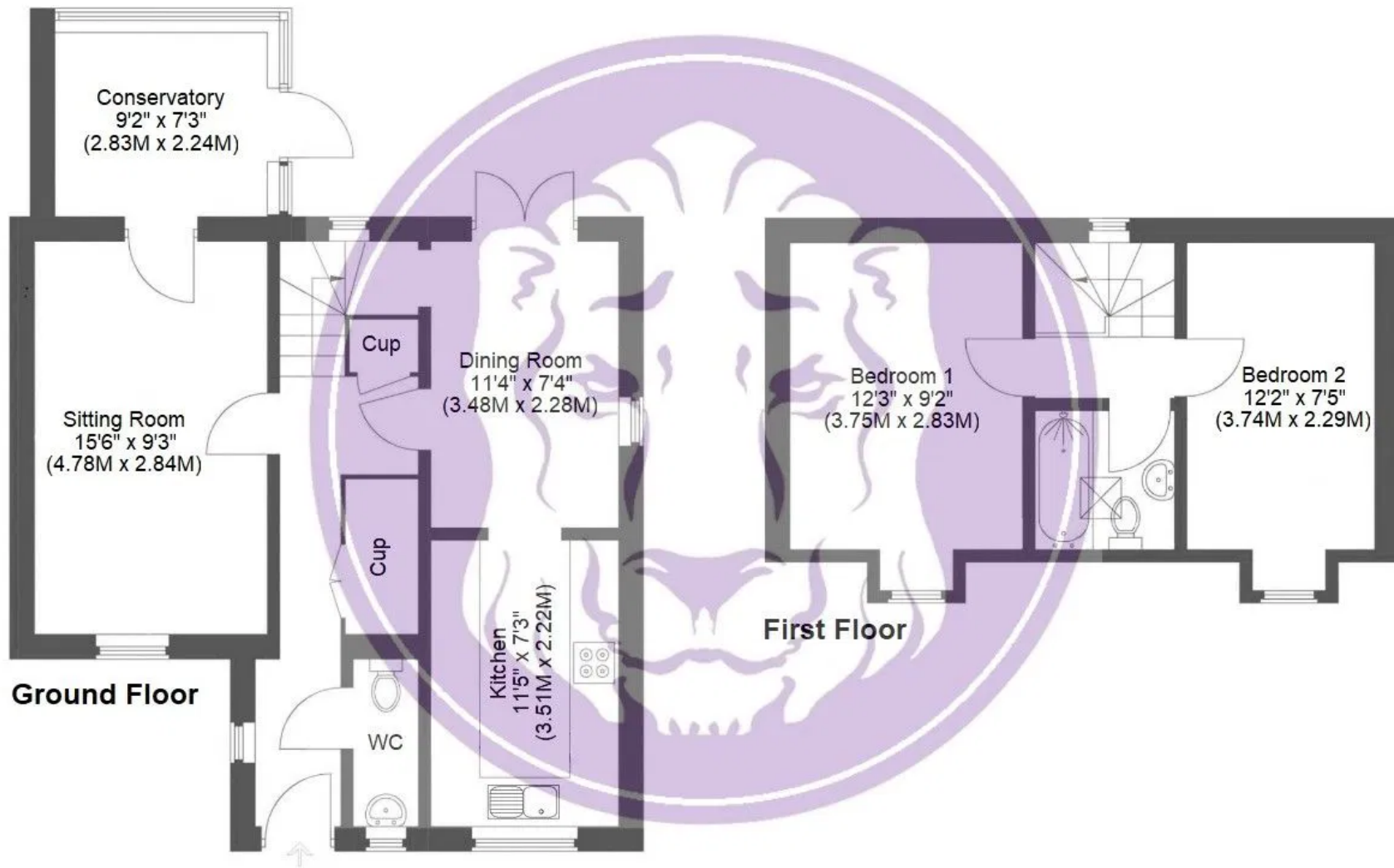
This charming home combines character, practicality, and a peaceful setting—perfect for those seeking village life with easy access to nature and local amenities.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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APPROX GROSS INTERNAL FLOOR AREA: 856 SQ.FT / 79 SQ.M