



3 Carson Cottages
The Green
Brill Buckinghamshire HP18 9RU

£1025 PCM

RB REASTON BROWN

This Charming One Bedroom Property Overlooking The Green, Situated Close to The Church, Front Garden With Seating to Enjoy The View, Back Garden and Allocated Parking

Entrance is gained directly from the pathway into the charming sitting room, featuring a tiled floor, a cosy wood-burning stove and a front-facing window overlooking the village green.

To the rear, the modern Shaker-style kitchen is fitted with a range of units and incorporates an oven, hob and extractor hood. Stairs rise from the sitting room to the first floor, where the spacious landing provides an ideal area for a desk, creating a practical home-working space if required.

The generously proportioned bedroom enjoys pleasant views across the green and benefits from ample storage. The bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

Outside, there is a small enclosed rear garden, together with a detached front garden offering a seating area, perfect for enjoying summer evenings. The property further benefits from allocated parking and electric radiator heating throughout.

EPC Rating B Council Tax C

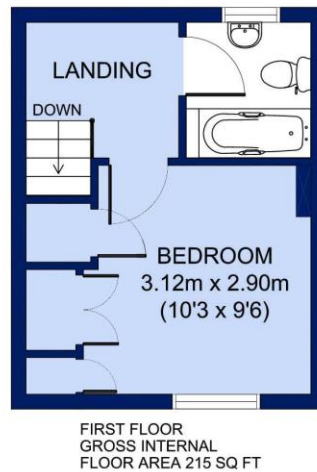
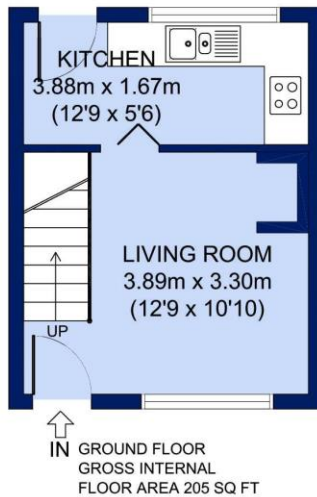
Situation

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, 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.







Costs:- Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Months Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you provide misleading information on you pre application form or withhold/ delay the referencing process you may forfeit your holding deposit



APPROX. GROSS INTERNAL FLOOR AREA 420 SQ FT / 39 SQ M
3 CARSONS COTTAGES, THE GREEN, BRILL , BUCKINGHAMSHIRE, HP18 9RU

All measurements of walls, doors, windows, fittings 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 Reaston Brown

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