



15 Temple Street, Brill, HP18 9SU

Guide Price £315,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A fabulous two bedroom end of terrace cottage, located in one of the areas most desirable villages. No onward chain. Packed with character and believed to date from the 16th Century, this Grade II listed property must be viewed. The ground floor has a super sitting room with a massive open fireplace and two windows to the front. The kitchen has enough room for a dining table and there is a utility room, plus the ground floor shower room. The first floor offers two well proportioned bedrooms and a family bathroom. There is a courtyard garden.

MATERIAL INFORMATION

A Grade II listed end terrace cottage believed to date from the 16th Century and located in a conservation area. Mains; water, drainage and electricity. Heating; oil fired boiler to radiators. Broadband - according to Ofcom - it is likely that all Broadband Speeds including Ultrafast are available in the area. Likely predicted mobile phone availability - according to Ofcom; all service providers are likely to have variable outdoor coverage.

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. Parking on street only. Local Authority: Aylesbury Vale District Council - D. EPC - E.





Key Features

- Fabulous two bedroom end terrace cottage
- Believed to date from the 16th Century
- Centrally located in one of the areas most desirable villages
- Large sitting room with massive fireplace
- Kitchen with sufficient room for dining table
- Utility room and ground floor shower room
- Two well proportioned bedrooms
- Courtyard garden
- No onward chain
- Viewing highly recommended

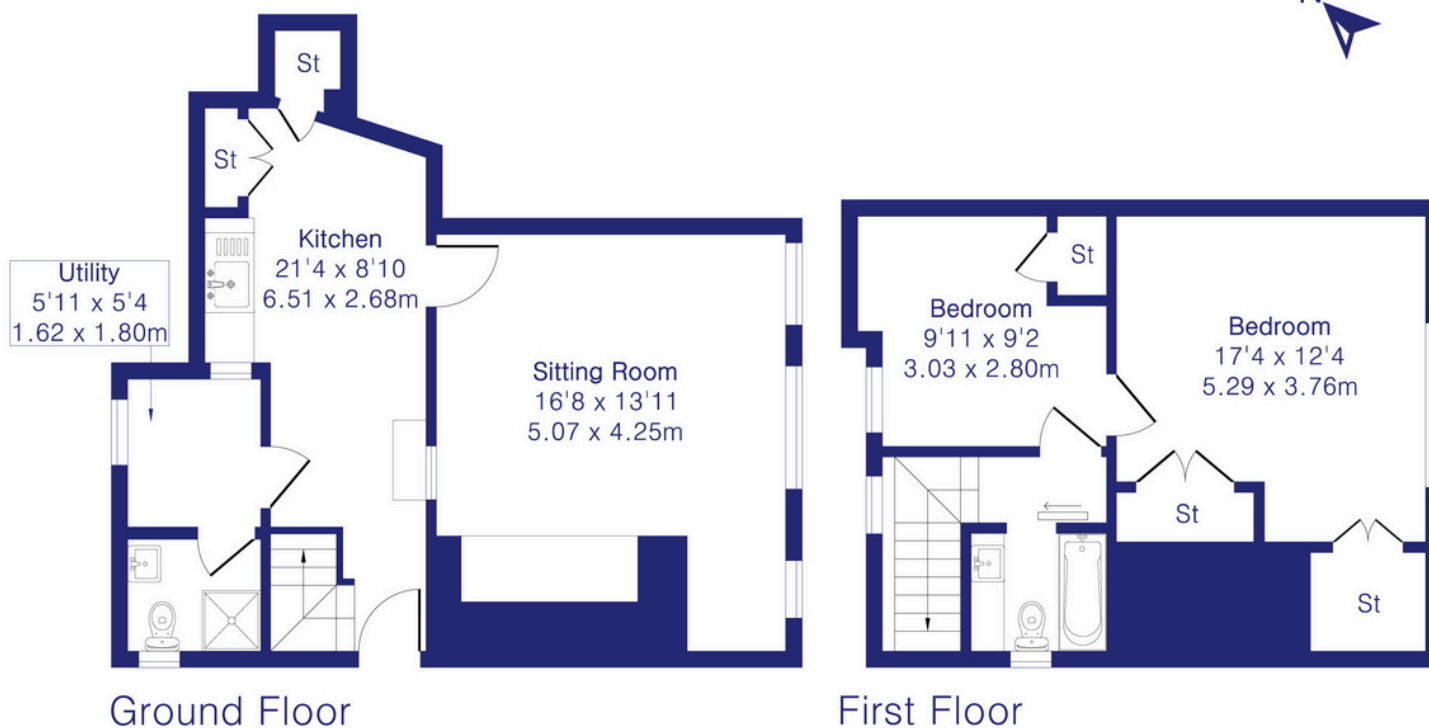
The Location

Pleasantly located amongst other period properties in a central position within the delightful hill top position of Brill. The village is renowned for stunning views, its traditional mill and particularly good local amenities. The amenities include; a well regarded primary school, two public houses, local stores and many social activities. Brill is in catchment for Lord Williams Thame as well as the Grammar Schools in Aylesbury. Rail services are available in Aylesbury, Thame, Haddenham Parkway and Bicester.

Approximate Gross Internal Area 848 sq ft - 78 sq m

Ground Floor Area 467 sq ft – 43 sq m

First Floor Area 381 sq ft – 35 sq m



Thomas Merrifield and their clients give notice that:

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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.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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