



A rare opportunity to embrace village life in one of Buckinghamshire's most picturesque hilltop settings. Perfectly suited to first-time buyers, downsizers or those seeking an idyllic weekend retreat, this enchanting two bedroom cottage boasts character features, and far reaching views.

11 The Square is a delightful Grade II listed two-bedroom mid-terrace cottage, occupying a wonderfully central position within the highly sought-after hilltop village of Brill.

This traditional brick-built cottage is positioned directly off The Square, and the generously proportioned sitting room, which enjoys views of the village to front offers an immediate sense of warmth and character, with an attractive fireplace with a wood-burning stove providing an inviting focal point.

Beyond lies a bright and welcoming kitchen, filled with natural light and enjoying direct access to the rear garden. A further door leads through to the staircase and upper accommodation.

The kitchen itself has fitted units, and space for all the usual appliances, along with plenty of room for a table and chairs, making it ideal for casual dining, or enjoying a morning coffee.

On the first floor are two characterful bedrooms and a generous family bathroom, each displaying the charm and individuality expected of an older cottage.

A small office area positioned off the staircase

provides a particularly useful space for home working or quiet study.

Agents notes....The property has a flying freehold over a neighbouring property and a pretty cottage garden across which adjoining neighbours retain a traditional right of access—an arrangement commonly found among historic village homes of this character.

The cottage garden offers an attractive and colourful outdoor retreat in the heart of the village. With mature shrubs and plants it's ideal for alfresco dining, and relaxed summer evenings.

The views from the garden are not to be missed either.

This much loved cottage is end of chain, and offers the opportunity for some further enhancements to make it your own, subject to planning consents.

Brill is one of Buckinghamshire's most distinctive and desirable villages, renowned for its historic windmill, far-reaching views and spectacular sunsets.

The village is surrounded by beautiful common land and open countryside, ideal for walking, while also

offering a thriving community, village shops, public houses and a highly regarded primary school.

Further schooling options, both state and independent, can be found throughout the surrounding area, including Thame, Oxford, Aylesbury and Bicester.

For commuters, Haddenham & Thame Parkway provides direct rail services into London Marylebone, while nearby Bicester offers services to both London and Oxford.

The M40, A41 and wider road network also provide convenient connections to Oxford, London and the surrounding market towns.

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation and complete an electronic identity verification and anti-money-laundering check. A charge of £35 plus VAT per purchaser will apply for these checks.





Accommodation Comprises:

Ground Floor - Sitting Room, Kitchen/Breakfast Room.

First Floor - Principal Bedroom, Second Bedroom, Bathroom,
Small Study Room.

Freehold Property
Brick-Built, Slate Tiled Roof

Grade II Listed
Conservation Area
Services

Mains Water

Mains Drainage

Night Storage Heaters

Broadband Speed In The Village- Please Check With Ofcom

Mobile Phone Coverage - Please Check With Ofcom

Local Authority -
Council Tax Band - E

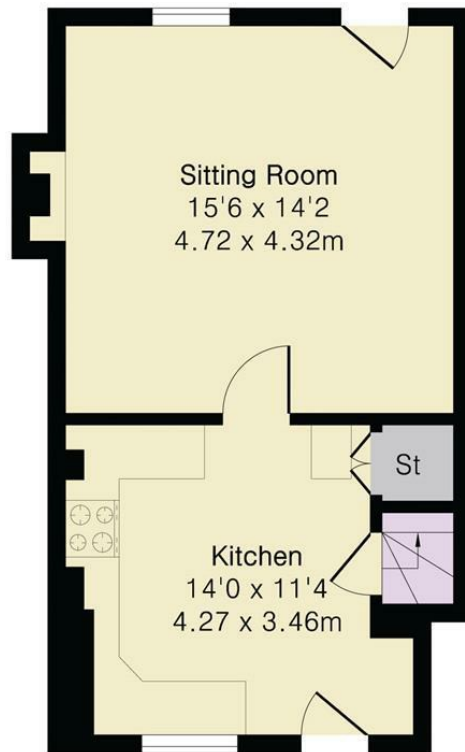




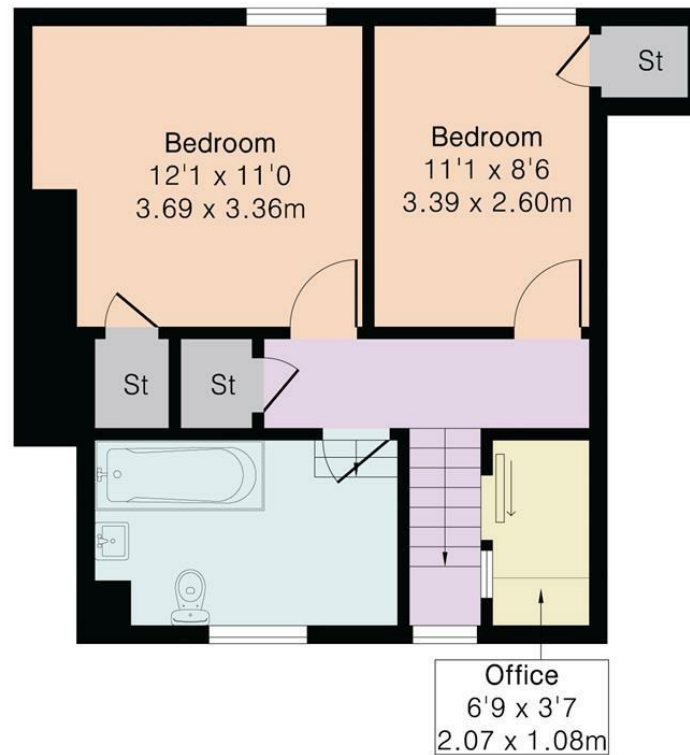
Approximate Gross Internal Area 807 sq ft - 75 sq m

Ground Floor Area 366 sq ft – 34 sq m

First Floor Area 441 sq ft – 41 sq m



Ground Floor



First Floor

