

HONEY COTTAGE

35 THE LAWNS, BRILL, BUCKINGHAMSHIRE HP18 9SN



HAMNETT
HAYWARD

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A beautifully presented modern cottage extended and re-designed to provide a wonderful contemporary interior

A beautifully presented modern cottage-style home, enviably positioned just off the picturesque common within this sought-after hilltop village. Thoughtfully extended and re-designed in recent years, the property now offers a superb contemporary interior perfectly suited to modern living.

The ground floor accommodation includes a generous sitting room featuring solid oak flooring and a charming brick-built fireplace with wood burning stove. The bespoke shaker-style kitchen is fitted with timber worktops, a range of integrated appliances and a range cooker, complemented by a terracotta tiled floor that flows seamlessly into a stunning garden room. A practical utility/cloakroom completes the ground floor.

To the first floor are two spacious bedrooms, including a principal bedroom with a stylish contemporary en-suite shower room, whilst the second bedroom benefits from full-width fitted wardrobes. The family bathroom is well appointed with a bath and separate thermostatic shower, along with an attractive vanity unit.

Externally, the property enjoys a beautifully landscaped, low-maintenance garden, designed for both privacy and entertaining. A large paved terrace provides a secluded seating area, complemented by raised beds, box hedging and pleached trees. There is gated parking via a car port to the side, with additional parking to the front.

Ideally located within this charming village setting, the property offers direct access onto the common perfect for dog walking and enjoying the natural surroundings, while remaining closely connected to the heart of the community

“A WELL PRESENTED VILLAGE HOME TUCKED AWAY WITHIN A QUIET DEVELOPMENT WITH DIRECT ACCESS ONTO THE PICTURESQUE COMMON”



AT A GLANCE

- An extended cottage style home adjoining the village common with NO UPWARD CHAIN
- Sitting room with wood burning stove and oak flooring
- Large kitchen opening onto a garden room
- Beautiful low maintenance landscaped garden and off street parking for two vehicles
- Highly sought after village location with excellent access to Oxford & London



SUMMARY

- Entrance hall
- Sitting room with fireplace and wood burning stove
- Oak kitchen with integrated dishwasher and range cooker
- Garden room
- Utility/cloakroom
- Bedroom with en-suite shower room
- Second double bedroom
- Bathroom
- Off street parking
- Car port
- Private landscaped garden
- Direct access to Brill common
- Propane gas central heating
- Highly sought after village with reputable school and many amenities
- London Marylebone in under 40 minutes from Haddenham & Thame parkway
- NO UPWARD CHAIN

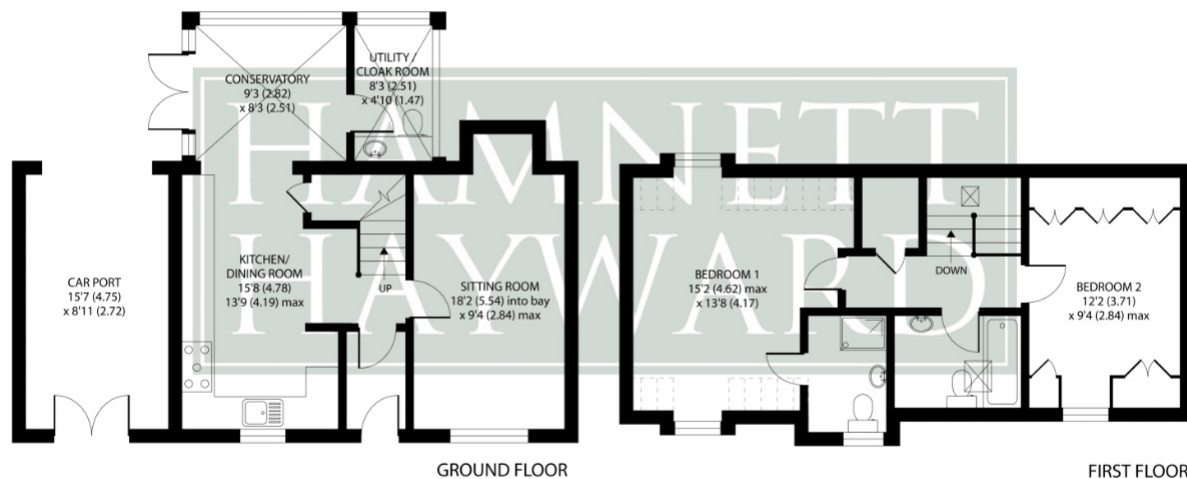


The Lawns, Brill, Aylesbury, HP18

Approximate Area = 960 sq ft / 89 sq m (excludes restricted head height)

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hamnett Hayward Ltd. REF: 248364

LOCATION

Brill is a beautiful Hilltop village situated amidst glorious Buckinghamshire countryside and littered with attractive period properties. The village has two shops, an active Church community and the famous windmill landmark with its eye catching hillocks of common land. The village has two fabulous public houses (The Pheasant and The Pointer) both offering excellent food and attractive gardens. For education, Brill Church of England combined school is located in the village, with further secondary education at Lord Williams's school in Thame and the Grammar schools in Aylesbury. The nearby Ashfold preparatory school is also at hand, with further private schools in Oxford. A new health centre has been recently completed in the village and the active sports club hosts a number of events. Brill has become very popular with those people wishing to enjoy a countryside location whilst still convenient for commuting by car (M40). There are also railway stations at Haddenham and Bicester providing regular direct line services to London Marylebone in just 37 minutes.

ADDITIONAL INFORMATION

Services: Mains water, drainage and electricity

Heating: Propane gas central heating to radiators

Energy Rating: Currently D (68) Potentially B (81)

Local Authority: Buckinghamshire County Council (Aylesbury)

Tenure: Freehold

Postcode: HP18 9SN



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