



Spinning Wheel, 2 The Square, Brill  
Buckinghamshire, HP18 9RP

Guide Price  
£900,000

**RB** REASTON BROWN



## A Grade II Listed Character Property With Three Bedrooms And A One Bedroomed Annex (Used Currently As A Successful Airbnb). Tucked Behind This Beautiful Village House Is A Walled Garden , Office /Studio Located In The Historic Square In Brill.

The property is entered via a welcoming entrance hall with flagstone flooring, setting the tone for the character found throughout. To the left is a versatile reception room, ideal as a study, snug or reading room, featuring wooden flooring and original window detailing. To the right, the sitting room centres around a large inglenook fireplace with log burner, with fitted cupboards to either side, exposed stonework, wooden flooring and secondary glazing to the original leaded windows. Further along the hallway is a practical cloakroom with white suite and wooden flooring. To the rear, the formal dining room features an inbuilt cupboard and herringbone brick fireplace with wood burner, with a French door opening onto the garden, creating an ideal space for entertaining. The kitchen is full of charm, with flagstone flooring, exposed beams, shaker-style units with solid wooden worktops, a Belfast sink and Calor gas cooker. Stairs rise to a spacious first-floor landing with original floorboards and carpeted stairwell. The family bathroom is fitted with a white suite including a panelled bath and porcelain basin, enjoying views over the garden, with a large airing cupboard. There are three double bedrooms, all retaining period features including exposed beams, pine doors, original floorboards and feature fireplaces. Two bedrooms enjoy views over the square to the front, while the principal bedroom benefits from an en suite shower room with basin and heated towel rail. Secondary glazing has been fitted to the original

Tucked away behind this attractive period home is a sympathetically converted former outbuilding, now a self-contained annexe currently operated as a successful Airbnb. The annexe offers separate access, a sitting room with exposed brickwork kitchenette, shower room, and a double bedroom via spiral staircase, with a separate office/workshop to the rear

The gardens wrap around much of the property, creating a private and peaceful setting with minimal overlooking. The front section is paved with raised flower beds and steps leading to a lawned area, while a further paved terrace provides an ideal seating area for outdoor dining and entertaining. Established shrubs, a fire pit area and a useful shed complete the garden, with a Well, located within the grounds (not currently in use).

EPC Rating E Council Tax Band F Heating Calor Gas Freehold Flying freehold 2%

### 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. 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.

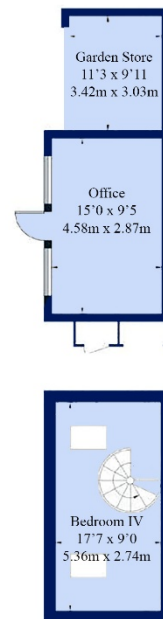
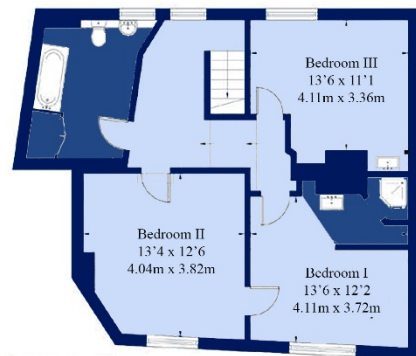
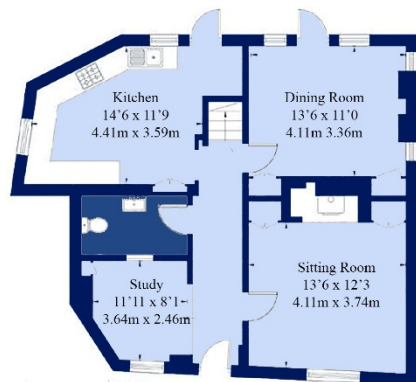
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*











Approx. Gross Internal Floor Area 2091 Sq Ft / 193 Sq M  
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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*Viewing is Strictly by Appointment through Reaston Brown*

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