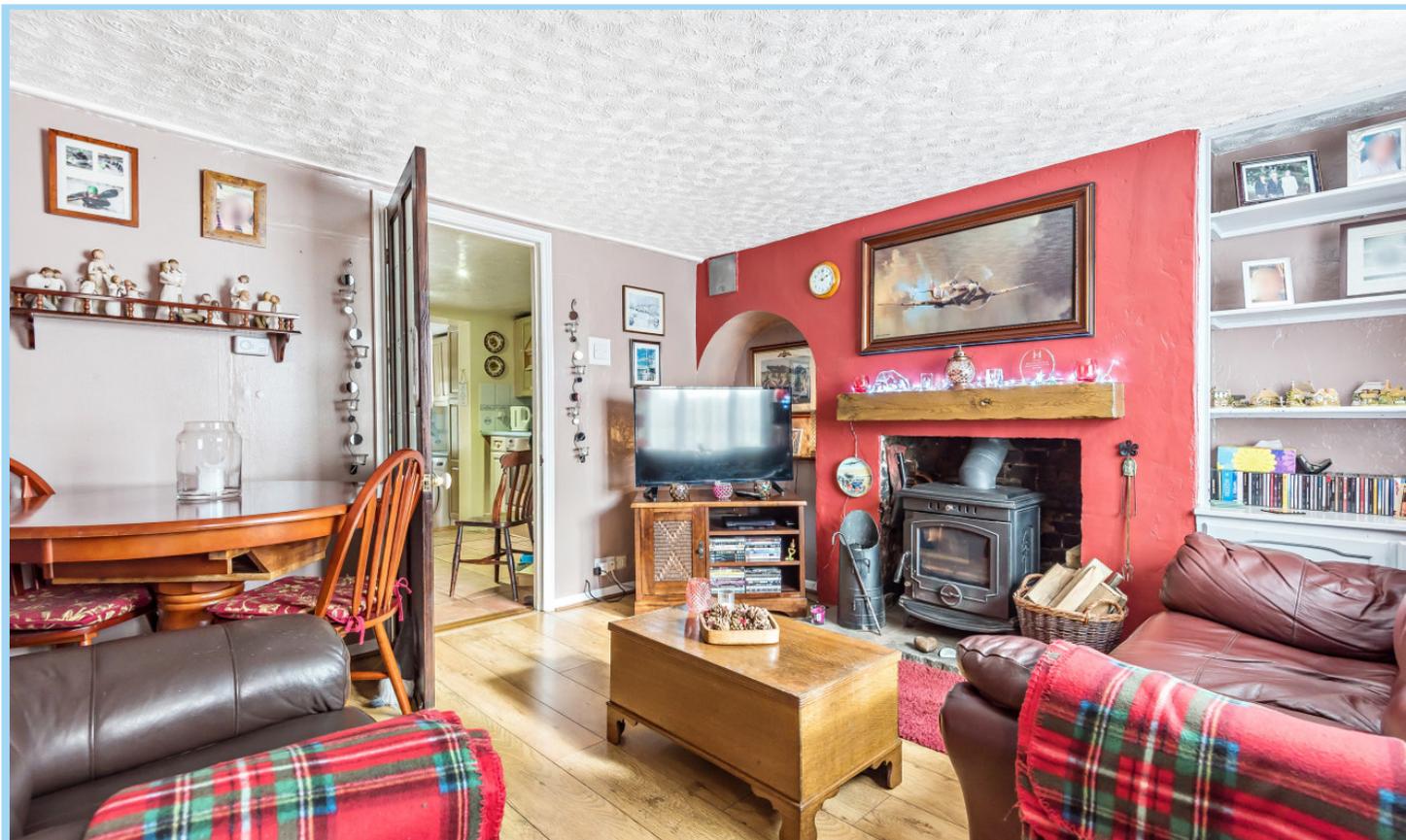




4 Primrose Terrace, Brill, Buckinghamshire, HP18 9TA



Accommodation

Ground Floor

Entrance Porch, Sitting Room, Kitchen, Bathroom, Cloakroom.

First Floor

Two Bedrooms.

Second Floor

Loft Room.

Outside

Enclosed Front Garden, Small Rear Garden with Shed and Store.

4 Primrose Terrace

Conveniently located in this village centre location close to all the amenities yet tucked away down a quiet passage, this is a truly characterful, two bedroom, period cottage with south west facing enclosed front garden and small rear garden with passageway access.

Downstairs, there good size sitting room with wood-burning stove which provides heating and hot water. Beyond is the kitchen with a range of fitted cupboards, integrated oven and hob and space for a washing machine and fridge freezer. Leading off the kitchen is the bathroom, the cloakroom and access to the rear garden. Upstairs, there are two bedrooms, one a good size double room with a pretty fireplace, the other a single room, and a ladder access to the loft room. The loft room is a useful additional space, with eaves storage.

Outside, the enclosed south west front garden is gravelled with shrub borders and a path leading to the entrance porch. The rear garden has access along the rear of the terrace of houses and provides space for a garden store and a timber shed.



4 Primrose Terrace, Brill, Buckinghamshire, HP18 9TA



Brill

Brill is a highly sought-after and picturesque village with a variety of local amenities and set in an elevated position surrounded by beautiful countryside. It benefits from a highly regarded primary school, a village hall, a church, two very popular gastropubs, a butcher, a village store and a Post Office.

For a wider selection of amenities, the historic market town of Thame is about 6 miles away in South Oxfordshire. It has a good range of sporting facilities, pubs, cafés and restaurants and high street stores. Schooling is available here at all levels; however, it is of particular note that Buckinghamshire has retained its selective Grammar school system.

Further and more comprehensive facilities can be found in Oxford and Bicester, both about 7 miles away, and in Aylesbury, about 10 miles away.

4 Primrose Terrace, Brill, Buckinghamshire, HP18 9TA

Directions

From our town centre offices, leave Thame in a north-westerly direction, heading towards Long Crendon on the B4011. Continue through the village and on for about another 1½ miles. Turn right, signposted Brill, and continue for about another 2 miles. Upon entering Brill, continue along the High Street and turn left into Windmill Street and left again, into Brae Hill. Park here and the passageway to Primrose Terrace can be found on your left, just after Brae Hill Cottage.

Transport Links

M40 Motorway (Junction 7) - circa 7 miles.

Haddenham and Thame railway station – circa 8 miles.

Broadband

Average broadband speed within this postcode - 67Mb.

Tenure

Freehold.

Services

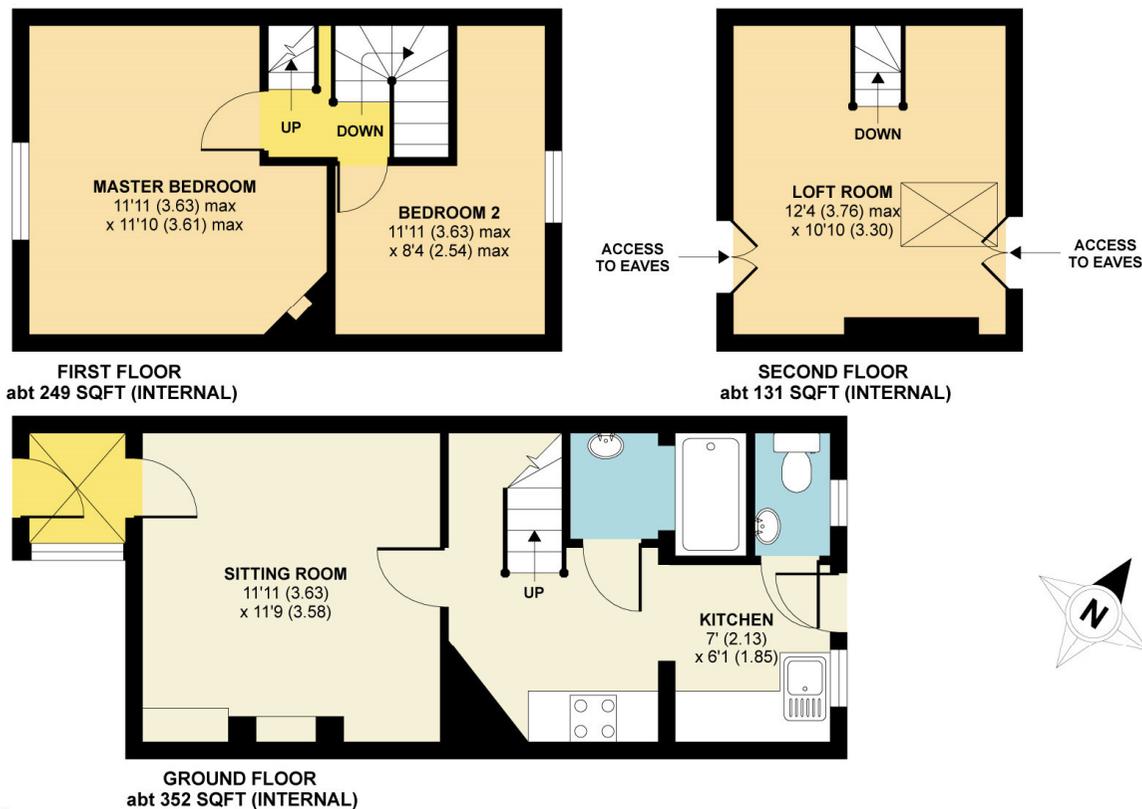
Mains Electricity, Water and Drainage.

Local Authority

Aylesbury Vale District Council.

Tax Band

C



APPROX. GROSS INTERNAL FLOOR AREA 732 SQ FT 68 SQ METRES

Primrose Terrace, Brill, Aylesbury, HP18

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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