



40 Temple Street, Brill, Buckinghamshire, HP18 9SX



Accommodation

Ground Floor

Entrance Hall, Sitting Room, Dining Room, Kitchen.

First Floor

Landing, Three Bedrooms, Bathroom.

Outside

Enclosed Garden, Shed.

40 Temple Street

Located in this highly desirable hill-top village with a good range of local amenities and beautiful surrounding countryside, this is a bright and spacious, 3 bedroom, family home with a good size, enclosed garden. Having undergone a complete program of refurbishment by the current owners over the past 4 years, to include re-rendering, new windows and doors, upgraded kitchen, replacement bathroom, new floorings and redecoration throughout to a pleasing contemporary palette, along with re-landscaping of the garden, the property is now ready to move into and be enjoyed for years to come.

Downstairs, there is a good size entrance hall with doors to the sitting room and dining room, stairs to the first floor and a useful understairs space which could be used as a study area or a large cloaks-hanging and boots-storage space. The sitting room is a bright room with bi-folding doors leading into the garden and a wood-burning stove. The dining room has plenty of space for, at least, a six-person dining table and chairs. The modern kitchen is fitted with a range of storage units, has plenty of space for appliances, a small pantry leading off and a back door into the garden. Upstairs, there is a landing with a cupboard, three good size bedrooms and a wonderful family bathroom with a modern suite.

Outside, the landscaped garden is fully enclosed by timber close-board fencing, with side gate access, and laid mainly to lawn, with a paved terrace, paved paths, and a large garden shed. Of particular note is that the main village recreation area, the Brill Sports and Social Club and the school are located within a few minutes walk of the front door.



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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.



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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 into Temple Street, at the junction with Windmill Street. No.40 can be found, after a short drive, on your right, just after the Fire Station.

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

Buckinghamshire Council.

Tax Band

D



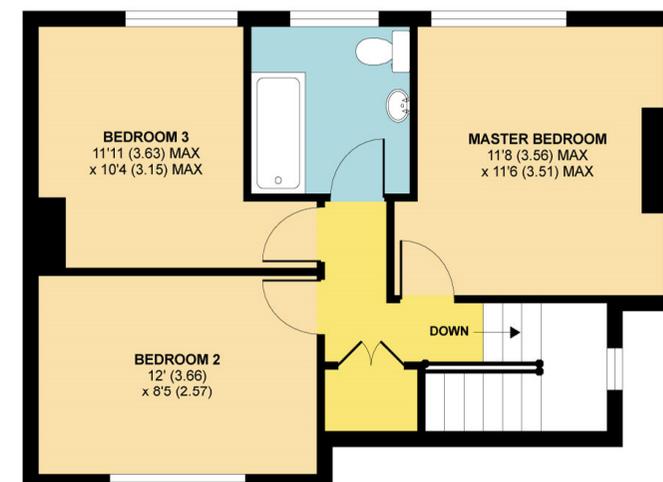
Temple Street, Brill, Aylesbury

Approximate Area = 950 sq ft / 88.3 sq m

For identification only - Not to scale



GROUND FLOOR
abt 475 SQFT (INTERNAL)



FIRST FLOOR
abt 475 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2020. Produced for Andrew Murray & Co LTD. REF: 616226



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