50 Temple Street

BRILL, BUCKINGHAMSHIRE. HP18 9SX





HAMNETT HAYWARD

50 Temple Street

BRILL, BUCKINGHAMSHIRE. HP18 9SX

"A UNIQUE OPPORTUNITY TO ACQUIRE A SPACIOUS BRILL PROPERTY, ENJOYING ADAPTABLE GROUND FLOOR LIVING, ALL WITHIN A SUPERB SETTING ADJOINING OPEN COUNTRYSIDE WITH OUTSTANDING VIEWS"

A handsome three-bedroom bungalow occupying a wonderfully private position in the heart of this picturesque Buckinghamshire village, enjoying outstanding views across adjoining open countryside.

Originally constructed in the 1950s, this attractive home has been thoughtfully enhanced by the current owners, creating a delightful blend of character, comfort and versatility. A particular highlight is the impressive vaulted sitting and dining room, where the generous proportions and elevated ceiling create a wonderful sense of space, complemented by glorious views across the mature rear garden to the open countryside beyond. The property enjoys a peaceful and secluded setting, yet remains closely connected to village life, with a pedestrian gate providing direct access to the adjoining village playing fields. Brill is a fabulous Buckinghamshire village offering a wide range of facilities including two public houses with restaurants, village shops, a stunning common, the reputable primary school and all within a short drive of Haddenham & Thame parkway for access to London Marylebone (under 40 minutes).

The well-proportioned accommodation begins with a spacious and welcoming entrance hall and cloakroom, leading to an impressive kitchen/breakfast room. Fitted with an extensive range of shaker style cupboard and drawer units, the kitchen features a traditional cream three-oven electric AGA, a further electric oven and a selection of integrated appliances, including a fridge and dishwasher. A separate utility room provides additional practicality, with a further basin and direct access to the outside. Of particular note is the principal reception room, recently extended to provide a stunning vaulted room overlooking the garden. The principal bedroom extends to an impressive 18' in length and enjoys a lovely outlook over the rear garden, while a guest bedroom benefits from an en-suite shower room. A versatile third bedroom, equally suited to use as a family room or additional reception space, is positioned at the front. To the first floor is a generous loft room ideal for hobbies or working from home.

Outside, the property continues to impress with a driveway extending to generous private parking to the front, a particularly valuable feature in the heart of Brill. The remainder of the front enjoys a pretty, enclosed garden laid predominantly to lawn with a mixture of mature shrubs. The generous, mature rear garden is undoubtedly one of the home's most appealing features. Established planting and greenery create a delightful sense of privacy, with the garden adjoining open countryside and enjoying exceptional, far-reaching rural views. The direct pedestrian access to the village playing fields further enhances the appeal of this enviable setting.







At a Glance

- An impressive three bedroom detached bungalow occupying the most fabulous village position
- A wonderful location within Brill village, enjoying a generous garden with outstanding views
- Recently extended with a 23' sitting/dining room overlooking garden
- Off street parking and superb rear garden extending to 70' in length
- Highly sought after village location with access to station (London Marylebone under 40 mins)







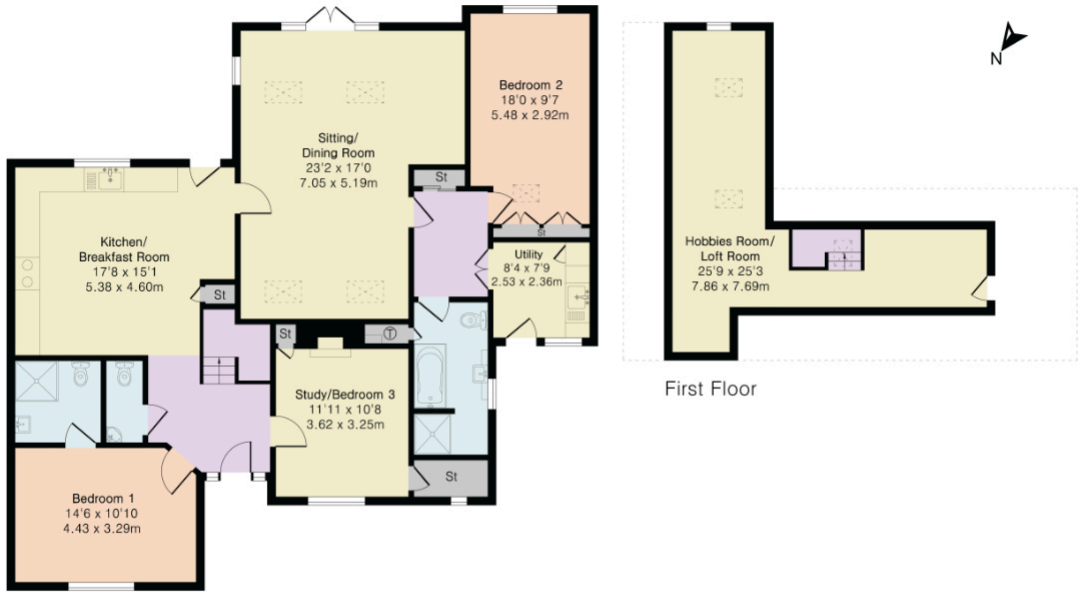




SUMMARY

- Reception hall
- Cloakroom
- 17’ kitchen/breakfast room
- Inner hallway
- Utility room
- Fabulous vaulted sitting/dining room with views extending over the garden
- Principal bedroom with en-suite shower room
- Further impressive bedroom extending to 18’
- Study/bedroom 3
- Family bathroom with separate shower
- Off street parking for ample vehicles
- Beautiful rear garden extending to approximately 70’ in length
- Mature grounds adjoining open countryside with far reaching views
- Personal gate opening directly to Brill playing fields
- Highly sought after village with reputable school and many amenities
- Oil fired central heating
- London Marylebone in under 40 minutes from Haddenham & Thame parkway. Oxford 30 minutes by road
- No onward chain
- Within a short walk of the picturesque common

Approximate Gross Internal Area 1804 sq ft - 167 sq m
Ground Floor Area 1511 sq ft – 140 sq m
First Floor Area 293 sq ft – 27 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

HAMNETT HAYWARD

Location

Discover the Charm of Brill - nestled amidst the rolling hills and glorious countryside of Buckinghamshire, the picturesque hilltop village of Brill offers an exceptional blend of rural charm, historic character and modern convenience. Renowned for its attractive period properties, far-reaching countryside views and iconic windmill, Brill is a village with a distinctive character and a wonderfully welcoming community. At the heart of village life are two charming public houses, The Pheasant and The Pointer, both celebrated for their excellent food and inviting gardens. The village also benefits from two local shops, an active church community, with a selection of clubs running within the church and the Memorial Hall, catering for all ages. Families are particularly well served, with Brill Church of England Combined School within the village and Windmill Pre-School, while secondary education is available at Lord Williams's School in Thame and the grammar schools in Aylesbury. Ashfold Preparatory School is also conveniently located nearby, with a wider choice of independent schools available in Oxford. Further enhancing village life, a recently relocated health centre provides modern local healthcare facilities, while the thriving sports club offers a varied programme of activities for the community to enjoy. The M40 provides convenient road links for commuters, while nearby railway station at Haddenham and Thame offers regular services to London Marylebone, with journey times of approximately 40 mins.

Additional Information

Services: Mains water, drainage & electricity
Heating: Oil fired central heating
Council Tax: Band F
Energy Rating: Currently D 58, Potentially C 71
Local Authority: Buckinghamshire County Council (Aylesbury)
Tenure: Freehold
Postcode: HP18 9SX

HAMNETT HAYWARD

Hamnett Hayward
42 Upper High Street, Thame, Oxfordshire OX9 2DW
Tel: 01844 215371
Email: thame@hamnetthayward.co.uk