

HAMNETT HAYWARD



35 THE LAWNS , BRILL, HP18 9SN ASKING PRICE £480,000

A beautifully presented modern cottage recently extended and re-designed by the current owners to provide a wonderful contemporary interior. Located just off the picturesque common within this beautiful hilltop village is a most attractive modern cottage forming part of The Lawns development. Once a former site to a bowling green and tennis courts, this modern development was first constructed during the 1980's, with the final phase completed in the 1990's. The current owners have been in occupation from new but have carried out two extensions and comprehensively refurbished in more recent years to provide a very stylish home, presented to exacting standards. The current internal arrangement offers bright and airy accommodation over two floors, this includes a generous sitting room, fitted with solid oak flooring and enjoying a brick built fireplace housing a wood burning stove. Further accommodation includes a recently re fitted kitchen with a range of 'Fisher & Paykel' appliances and a stunning range cooker, the kitchen is fitted with a tiled floor and flows seamlessly into the dining room and into a garden room with a separate study. First floor accommodation includes two beautifully decorated bedrooms, the master enjoying a recently re-fitted en-suite shower room. Externally and of particular note is the modern landscaped garden, comprising a large paved terrace in a secluded position for entertaining and raised beds, box hedging and pleached trees to provide further privacy. The garden has side access through the car port, providing gated parking, with further parking at the front. Located within this picturesque village, the property has the most wonderful access directly onto the common, ideal for dog walking and a connection to the heart of the village.

- A beautifully presented modern cottage with direct access onto the picturesque Brill common
- Recently re-fitted kitchen
- Sitting room with wood burning stove
- Kitchen opening to dining and garden room
- Study
- Master bedroom with en-suite shower room
- car port
- Off street parking
- Beautifully landscaped gardens
- Highly sought after and picturesque village location

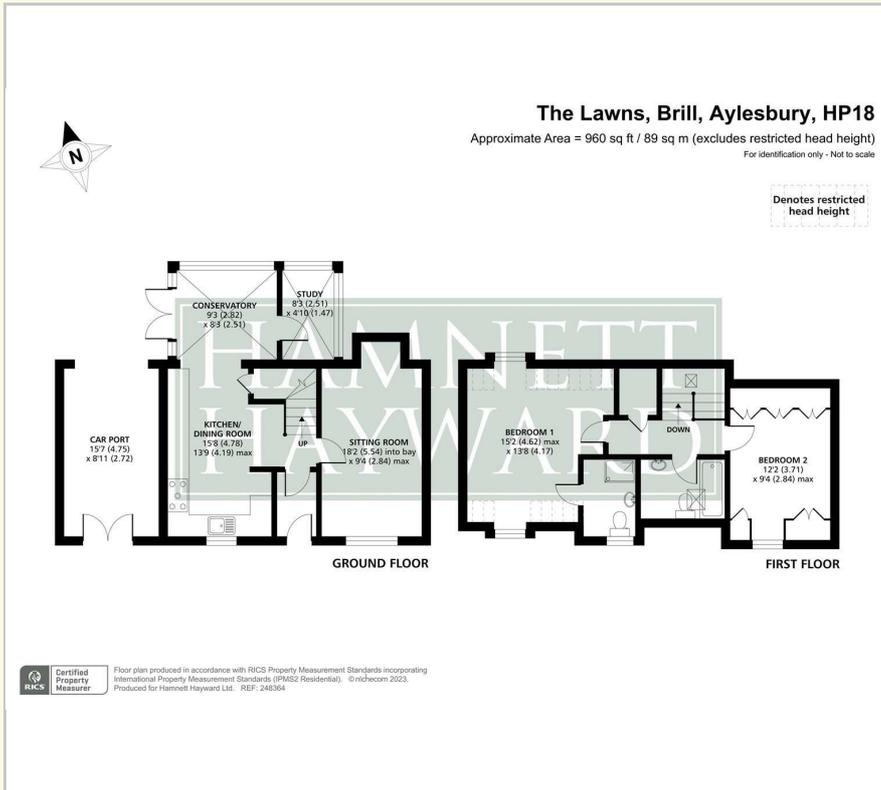
VIEWING

Please contact our Thame Office on 01844 215371 if you wish to arrange a viewing appointment for this property or require further information.

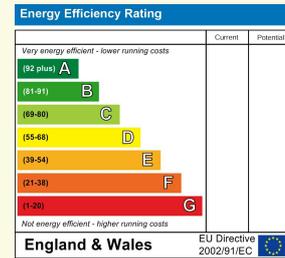


FLOOR PLAN

AREA MAP



ENERGY EFFICIENCY GRAPH



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