

FAIRACRE HOUSE

TEMPLE STREET, BRILL, BUCKINGHAMSHIRE HP18 9SU



HAMNETT
HAYWARD

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An individual modern detached family home offering spacious accommodation, secluded gardens and off street parking

Fairacre House is a substantial detached three bedroom house constructed in 2011 from attractive red brick elevations under a clay tiled roof situated in a quiet back water behind Temple Street.

On entering the property a large entrance porch and cloakroom opens onto a substantial reception hall large enough to accommodate a table and chairs which in turn leads to a stunning 34' open plan kitchen/dining/family room. Zoned into three distinct areas this outstanding living space features an extensive range of high gloss base and wall storage units with granite worktops and integrated Bosch appliances including a double oven, ceramic hob with extractor, dishwasher and fridge/freezer. The remaining area has space for a large dining table and sitting area with a three panel sliding door opening onto the rear garden. Further ground floor living space includes an 18'8 living room with log burning stove, useful study and utility room.

On the first floor Fairacre House has the benefit of three large double bedrooms. The master being 21 foot long and includes a modern shower room and walk-in wardrobe. The two remaining bedrooms are served by a modern bathroom.

Externally the property is approached via a tarmacadam driveway leading to allocated parking for 2/3 vehicles. There is also a small terrace and a useful timber workshop. To the rear, the gardens have been beautifully landscaped for low maintenance living being laid mainly to Indian sandstone and gravel with specimen trees and shrubs, pergola and outside lighting. The gardens offer a good degree of seclusion and are enclosed by a brick wall.

“A SPACIOUS MODERN THREE BEDROOM DETACHED VILLAGE HOME LOCATED WITHIN A TUCKED-AWAY SETTING BEHIND TEMPLE STREET”



AT A GLANCE

- Individual modern family home offering 1820 sqft of living space
- Outstanding 34' open plan kitchen/dining/family room & two further reception rooms
- Three large double bedrooms with both dressing and shower room facilities to the master
- Beautiful low maintenance landscaped garden and off street parking for 2/3 vehicles
- Highly sought after village location with excellent access to Oxford & London



SUMMARY

- Porch
- Cloakroom
- Large reception hall
- Open plan 34' kitchen/dining/family room
- Study
- Utility room
- 21' Master bedroom with en-suite shower room and walk-in dressing room
- Two further double bedrooms
- Family bathroom
- Off street parking for 2/3 vehicles
- Walled low maintenance garden
- Highly sought after village with reputable school and many amenities
- London Marylebone in under 40 minutes from Haddenham & Thame parkway



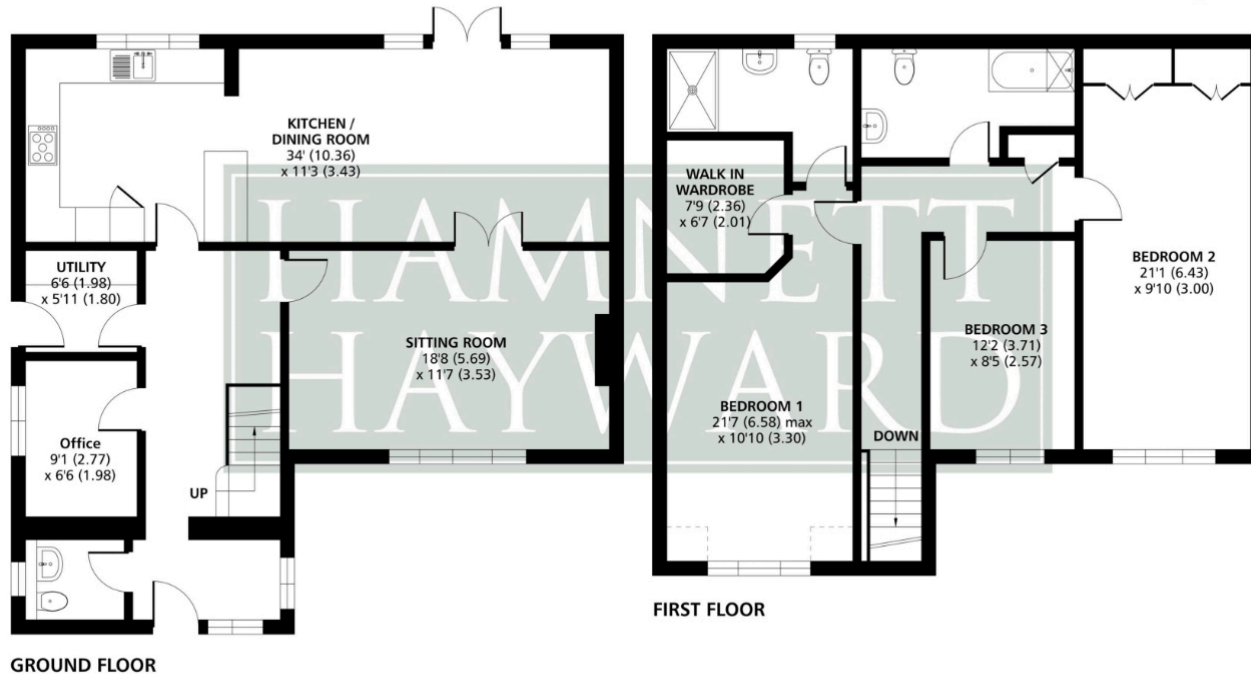
Temple Street, Brill, Aylesbury, HP18

Approximate Area = 1820 sq ft / 169 sq m

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Total = 1830 sq ft / 169.9 sq m

For identification only - Not to scale



LOCATION

Brill is a beautiful Hilltop village situated amidst glorious Buckinghamshire countryside and littered with attractive period properties. The village has two shops, an active Church community and the famous windmill landmark with its eye catching hillocks of common land. The village has two fabulous public houses (The Pheasant and The Pointer) both offering excellent food and attractive gardens. For education, Brill Church of England combined school is located in the village, with further secondary education at Lord Williams's school in Thame and the Grammar schools in Aylesbury. The nearby Ashfold preparatory school is also at hand, with further private schools in Oxford. A new health centre has been recently completed in the village and the active sports club hosts a number of events. Brill has become very popular with those people wishing to enjoy a countryside location whilst still convenient for commuting by car (M40). There are also railway stations at Haddenham and Bicester providing regular direct line services to London Marylebone in just 37 minutes

ADDITIONAL INFORMATION

Services: Mains water, drainage and electricity

Heating: Oil fired central heating to radiators

Energy Rating: Currently XX - XX, potentially X - XX

Local Authority: Buckinghamshire County Council (Aylesbury)

Tenure: Freehold

Postcode: HP18 9SU

GUIDE PRICE £775,000

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hamnett Hayward Ltd. REF: 1025040



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