

# 6 THE SQUARE

BRILL, BUCKINGHAMSHIRE HP18 9RP



HAMNETT  
HAYWARD

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**A beautiful Grade II listed period home located within the heart of this picturesque hilltop village.**

Dating back originally to the 17<sup>th</sup> century and once a pair of period cottages (6 & 7 The Square), this delightful Grade II listed home has been extended and converted into a substantial period residence with accommodation now extending to almost 2,000 sq.ft. Brill is a truly stunning village, perched on a hill with panoramic views of the glorious Buckinghamshire and Oxfordshire countryside, with many amenities including two public houses, a reputable village school and a new health centre. Although surrounded by unspoiled countryside, the village is conveniently located for access into both Oxford & London.

Internally the property offers a wealth of original features including exposed beams and original fireplaces, the ground floor boasts four reception rooms enabling a range of versatile accommodation. Particular mention is made of the rear extension, currently providing a lovely sitting room flooded with natural light and a master bedroom on the first floor with truly outstanding views. The rear reception rooms offer the potential for a large open plan kitchen facing the garden (subject to listed building consent). Further accommodation on the ground floor includes a dining room to the front overlooking The Square, a substantial reception hall and a separate study. The kitchen/breakfast room is fitted with a comprehensive range of shaker style cupboard and drawer units in bespoke maple wood with white quartz working surfaces. Further appliances include an inset Bosch electric oven, microwave and ceramic hob.

On the first floor are three generous bedrooms, the master bedroom having a vaulted ceiling with exposed beams and glazed double doors opening to a 'Juliet' balcony. From the landing, stairs rise to a fourth bedroom/attic room.

Outside, to the rear is a lovely south-east facing garden offering an excellent degree of privacy. A paved terrace provides an ideal area for entertaining and steps rise to a garden laid to lawn with mature flower and shrub borders. To the rear of the garden is a timber shed/summerhouse and a gate leading on to the Brill allotments.

In our opinion this fabulous period property offers a unique opportunity to acquire a substantial home, ideally positioned within the heart of the village and offering a lovely dual outlook over the picturesque Brill Square from the front and rural views towards the Chiltern Hills at the rear.

“A BEAUTIFUL GRADE II LISTED PERIOD HOME LOCATED WITHIN THE HEART OF THIS BEAUTIFUL HILLTOP VILLAGE, JUST A SHORT WALK FROM THE PICTURESQUE BRILL COMMON & WINDMILL”



## AT A GLANCE

- An outstanding village home enjoying a prime position overlooking the Brill square
- The perfect setting within the heart of this picturesque hilltop village with its iconic windmill
- Fabulous accommodation extending to almost 2,000 sq.ft
- Delightful rear garden offering a south-easterly aspect towards the Chiltern Hills
- Highly sought after village location with access to station (London Marylebone under 40 mins)



## SUMMARY

- Reception hall
- Cloakroom with shower
- Kitchen/breakfast room
- Utility room
- Sitting room
- Study
- Dining room
- Principle bedroom with outstanding views towards the Chiltern Hills
- Three further bedrooms
- Two family shower rooms
- Mature garden to the rear
- Adjoining Brill allotments to the rear
- Far reaching views over countryside
- Highly sought after village with reputable school and many amenities
- Fabulous location on The Square just a short walk from the picturesque common, home to the famous Brill Windmill
- London Marylebone in under 40 minutes from Haddenham & Thame parkway. Oxford 30 minutes by road
- Vacant possession



Denotes restricted head height

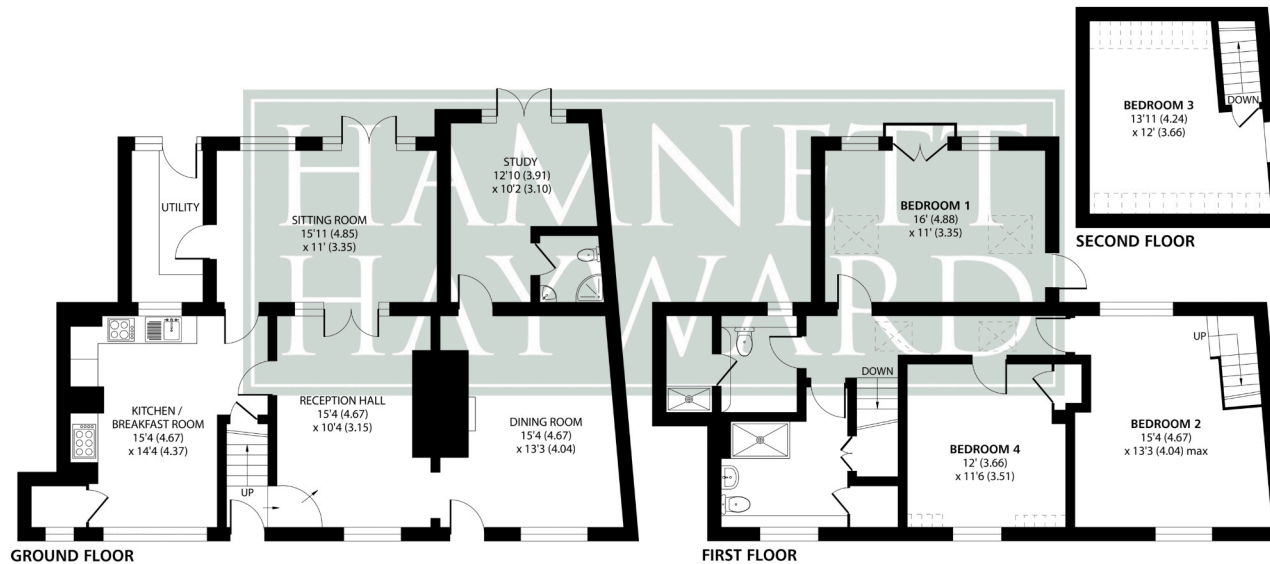
## The Square, Brill, Aylesbury, HP18

Approximate Area = 1999 sq ft / 185.7 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Total = 2041 sq ft / 189.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hamnett Hayward Ltd. REF: 1092291

## 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. Ashfold preparatory school is also nearby, 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 being 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 40 minutes

## ADDITIONAL INFORMATION

**Services:** Mains water, drainage & electricity

**Heating:** Oil fired central heating, boiler installed in 2023

**Council Tax:** Band F

**Energy Rating:** Currently E - 51, potentially C - 75

**Local Authority:** Buckinghamshire County Council (Aylesbury)

**Tenure:** Freehold

**Postcode:** HP18 9RP

GUIDE PRICE £795,000

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