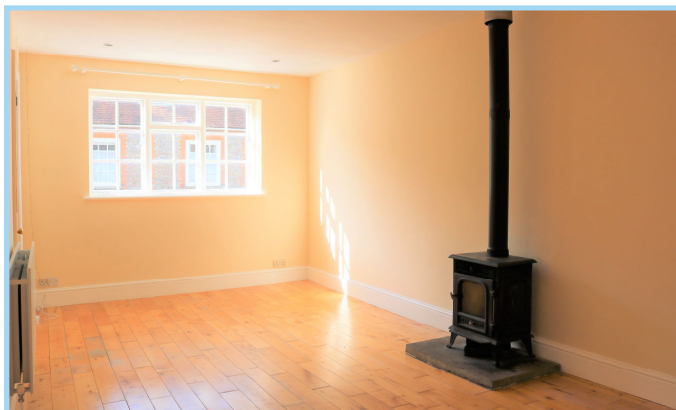






# 17 High Street, Brill, Buckinghamshire, HP18 9ST



Conveniently positioned in the heart of this picturesque village within easy reach of the local amenities, this is a well presented 2 bedroom first floor apartment with a garage and a parking space to the rear. There is potential to convert the roofspace, subject to the necessary permissions.

## Accommodation

### Ground Floor

Private Entrance Hall.

### Apartment Floor

Hallway, Sitting Room, Kitchen/Breakfast Room, 2 Bedrooms, Shower Room.

### Outside

Garage and Parking.

## 17 High Street, Brill

Conveniently positioned in the heart of this picturesque village within easy reach of the local amenities, this is a well presented 2 bedroom first floor apartment with a garage in a nearby block and a parking space to the rear.

To the ground floor, the property benefits from its own front door with entryphone system and private entrance hall with stone floor.

To the first floor, there is space for cloaks hanging and wooden front door into the apartment. Within the apartment is a hallway with access to a large roofspace and doors leading off to the shower room, sitting room and two bedrooms. The sitting room benefits from a pretty outlook over the high street, a wood burning stove, a solid maple floor and access through to the kitchen/breakfast room. The kitchen/breakfast room is fitted with a range of units and further benefits from an integrated electric hob and oven with extractor hood over and a breakfast bar. The bedrooms are situated to the rear of the property, both with the benefit of views to the rear. Bedroom 1 is a good size double room and bedroom 2 a single room with a built in airing cupboard housing the hot water cylinder and Heatrae Sadia electric flow boiler for hot water and central heating. The shower room is well appointed comprising a large shower, pedestal wash hand basin and low level wc.

Outside, to the rear is a single garage in a block and a parking space.



# 17 High Street, Brill, Buckinghamshire, HP18 9ST

## Brill

Brill is a popular 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 church, 2 very popular pubs, a lively social club, a village store and a Post Office. Magnolia Park Golf and Country Club is a short drive away.

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.

## 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, the road becomes the High Street after The Square, on your left; no.17 High Street will be found after a short distance on your right.

## Transport Links

M40 Motorway (Junction 7)	-	7 miles approx.
Haddenham and Thame railway station	-	8 miles approx.

## Services

Mains electricity, water and drainage. Electric flow boiler central heating.

## Local Authority

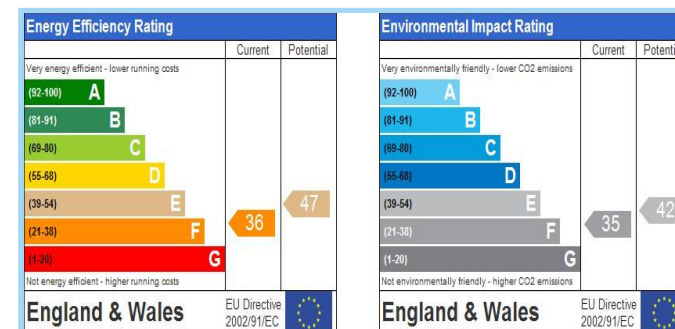
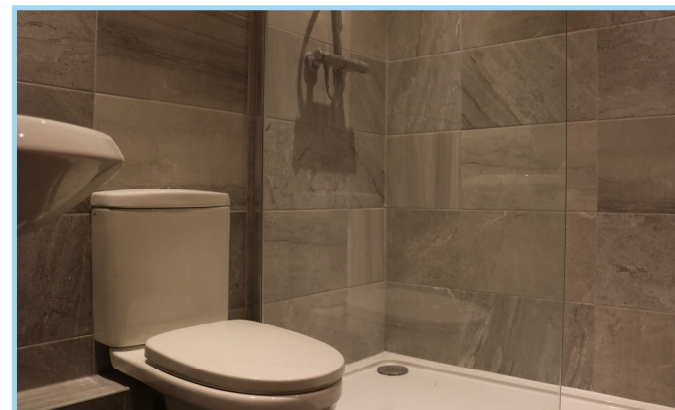
Aylesbury Vale District Council – [www.aylesburyvalcdc.gov.uk](http://www.aylesburyvalcdc.gov.uk) – 01296 585858

## Tax Band

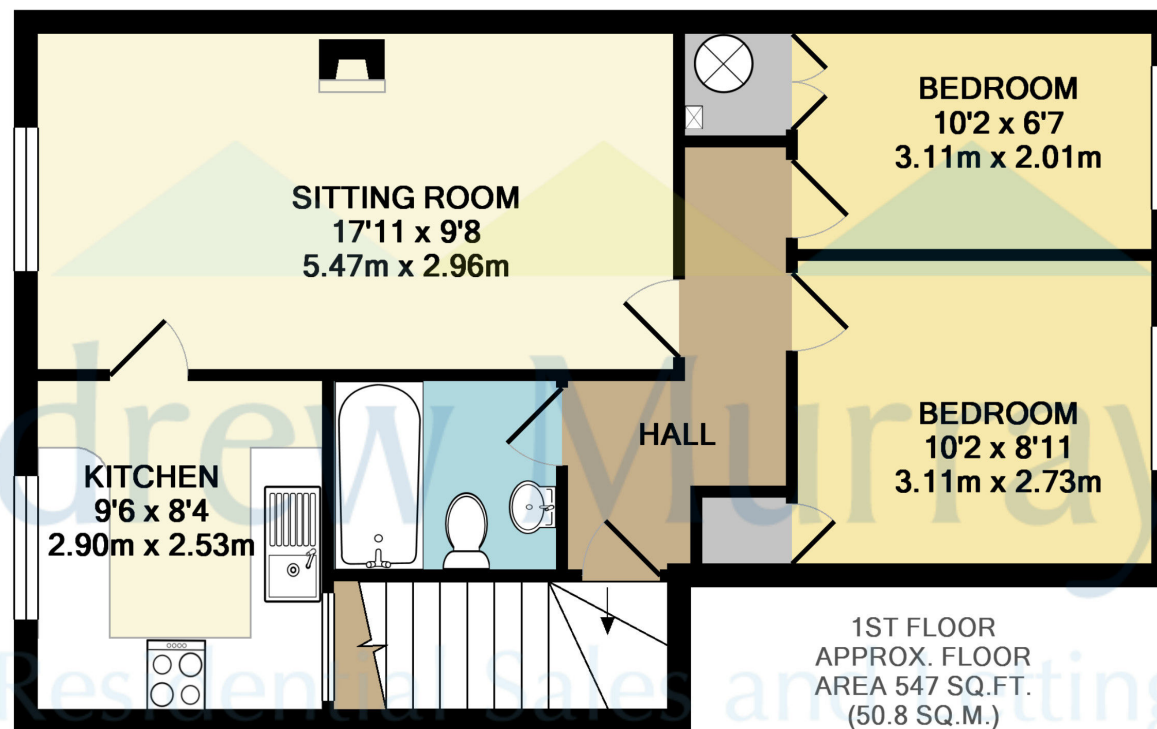
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## Energy Performance Certificate

A copy of the full Energy Performance Certificate is available from our offices upon request.



# 17 High Street, Brill, Buckinghamshire, HP18 9ST



TOTAL APPROX. FLOOR AREA 594 SQ.FT. (55.2 SQ.M.)

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