



53 Temple Street Brill
Buckinghamshire HP18 9SU

To Let
£2000 PCM

RB REASTON BROWN

A Charming End Of Terrace Three/ Four Bedroom Cottage, Set In The Hilltop Village of Brill. Three Reception Rooms and Off Road Parking for Four Cars

53 Temple Street nestles in a stunning hilltop village, renowned for its picturesque walks and breathtaking scenery. This charming and spacious cottage, a true haven of warmth and comfort, features inviting interiors, creating a serene ambiance throughout. Upon entering into the hallway you're greeted by a cozy wood-panelled sitting room to the left where a decorative wood-burning stove stands as a focal point, radiating a homely feel. Adjacent to this, the family room, a versatile and welcoming space, currently serves as a dining room, enhanced by a feature electric fire, adding a touch of elegance. The journey through this delightful home leads you to the kitchen diner. This culinary haven is well-equipped with matching wall and base units, an under-counter fridge and freezer, a wine fridge, and an electric oven and hob with an overhead extractor. The kitchen diner's double doors open up to a quaint courtyard. A utility room, housing a washing machine, and a convenient cloakroom round off the ground floor amenities. Ascending the wooden turned staircase to the first floor, the master bedroom, overlooking the front of the cottage, offers a peaceful retreat with an en-suite shower room. Additionally, two more double bedrooms and a versatile dressing room/ fourth bedroom, which could also serve as a study, ensure ample space for family and guests. The family bathroom, adorned with a white suite and a shower attachment over the bath, adds to the cottage's charm. A unique feature is the display area above the staircase, enhancing the cottage's character. Externally, a driveway to the side opens up to two tandem parking spaces behind the cottage, with gated access to the rear courtyard. The property benefits from air source heating, providing underfloor heating on the ground floor and radiators on the first floor, ensuring comfort throughout the seasons. The cottage holds an EPC rating of D (69) and falls under Council Tax Band E, reflecting its quality and location.

Situation

Brill is a delightful Buckinghamshire village, with all amenities; a new health centre, two convenience stores, a post office, a thriving church and a sought after primary school. Ashfold preparatory school is in the nearby hamlet of Dorton, there is also access to the Aylesbury Grammar Schools and the renowned secondary schools in nearby Waddesdon and Thame. Brill also benefits from two gastro pub/restaurants; the award winning Pointer and the delightful Pheasant, overlooking the iconic Windmill landmark on Brill Hill. Brill is an active community with various classes and activities and there are several walks across the quintessential English countryside and lots of areas of common land used by the villagers. Transport links are good; London Marylebone can be reached in 34 minutes from Haddenham and Thame Parkway Rail Station, 15 minutes drive away and the M40 junction 7 is just 8 miles away, providing links to London the Midlands and the North.







Approx. Gross Internal Floor Area 1238 Sq Ft (115 Sq M)

53 Temple Street, Brill, Buckinghamshire, HP18 9SU

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Costs: -

Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Month's Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you provide misleading information on you pre application form or withhold/delay the referencing process, you may forfeit your holding deposit

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