



14 Windmill Road,  
Brill,  
Buckinghamshire HP18 9SZ

Guide Price £700,000

**RB** REASTON BROWN

## Three Bedroom Cottage, Full of Quintessential Charm and Character, With a Delightful Enclosed Patio Garden and Benefits from Off Road Parking.

**14 Windmill Street** is a captivating historical residence in a charming hilltop village with a rich history. Comprising two meticulously restored period cottages from the mid-eighteenth century, it seamlessly blends timeless architecture with modern interior design. Inside, you'll find a tasteful fusion of traditional and contemporary elements. The entrance hall features exquisite limestone flooring and an impressive hardwood staircase. The dining room, with an open fireplace and exposed beams in refurbished brickwork, connects to other ground floor living areas. Additional living spaces include a well-illuminated sitting room that flows into a garden room with glazed doors opening to a rear terrace. The standout kitchen breakfast room features a limestone floor, grey painted cupboards, a solid oak work surface, and a 'Rangemaster' cooker, the separate utility room adds convenience.

Upstairs, the first floor offers three bedrooms, including a generously sized master bedroom with an en-suite bathroom and a guest bedroom with its own shower room. Externally, the cottage is enclosed for privacy, with a thoughtfully designed, low-maintenance garden and a spacious terrace ideal for gatherings. A garage with garden access adds convenience.

In the village of Brill, cottages like this with parking and a well-balanced layout are rare. The village boasts exceptional amenities, including two outstanding pubs/restaurants. Additionally, it offers easy connections to both Oxford and London, making it an ideal choice for commuters. This property is available with no chain and falls under Council Tax E EPC:E Electric heating

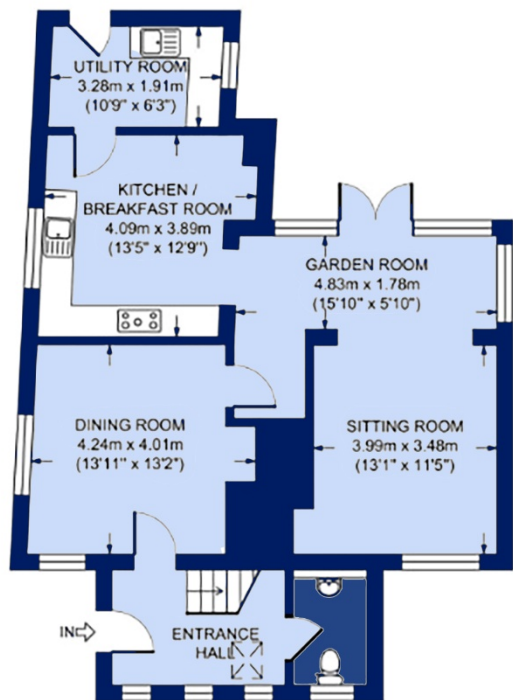
### Situation

**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. or 40 minutes from Bicester Railway Station, both 15 minutes' drive away and the M40 junction 7 is just 8 miles away, providing links to London the Midlands and the North.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*



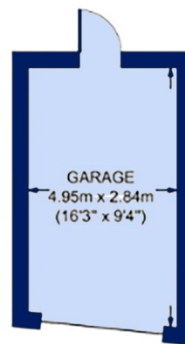




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 866 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 565 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 147 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1578 SQ FT / 146 SQ M  
14 WINDMILL STREET, BRILL, AYLESBURY, BUCKINGHAMSHIRE, HP18 9SZ

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



*Viewing is Strictly by Appointment through Reaston Brown*

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