



**Crumb Cottage,
44 Windmill Street, Buckinghamshire,
HP18 9TG**

**Guide Price
£310,000**

RB REASTON BROWN

A Charming One Bed Period Mid-Terraced Cottage, Newly Renovated To A High Standard, With Pretty Garden, Situated In The Sought After Buckinghamshire Village of Brill, Close To The Iconic Windmill, Offered To Market With No Upward Chain

Crumb Cottage is a charming one-bedroom period property nestled in the picturesque village of Brill, with original beams and wooden latch doors. Located just a stone's throw away from the renowned Brill Windmill, this idyllic home boasts a beautiful renovation with meticulous attention to detail. Upon entering the cottage, you are welcomed by a hallway with ample space for coats and boots and handy built in storage. The well-designed kitchen features underfloor heating, branded appliances, including a slimline dishwasher and fridge, and Silestone worktops. The characterful quarry-tiled floor and window seat add to the appeal of the room. The cosy sitting room is complete with a large fireplace, log burner, and newly fitted cupboards and shelves. The Sisal carpeted floor enhances the warm, inviting atmosphere. The wooden stairs lead up to the master bedroom, which features fitted wardrobes, and a newly renovated shower room with a large shower, toilet, basin, and fitted cupboards. A new Velux rooflight enhances natural light. The property is decorated to a high standard with a neutral palette, and new electrics have been installed throughout and benefits from a new boiler. The exterior has been overhauled with new double glazed A rated windows and a freshly painted exterior. The remodelled garden features a barbecue area and sitting area, perfect for entertaining guests or enjoying quiet moments. This delightful property is an ideal home or Airbnb rental for those seeking a cosy, characterful retreat in the heart of the Buckinghamshire countryside. EPC: E Council Tax band: C

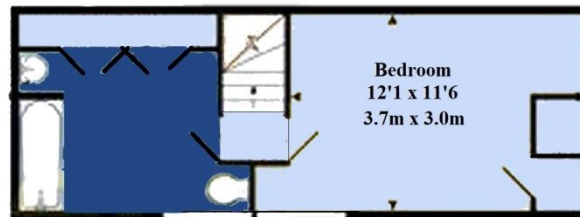
Situation

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. 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.

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.







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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

Directions: From Our Office in Thame turn right at the roundabout into North Street and go straight over at the next roundabout signposted Long Crendon, proceed through the village on the Bicester Road and after a few miles turn right, signposted Brill. Upon reaching Brill turn left towards the High Street and then right at the T-junction then left into Windmill Street where Crumb Cottage can be found on the right.

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