

# 37 TEMPLE STREET

BRILL, BUCKINGHAMSHIRE, HP18 9SU



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**Located in this highly desirable hill top village with great amenities, is this fantastic, double fronted, family home within walking distance of Brill's amenities and stunning countryside.**

This three bedroom home has been updated and remodelled by the current vendors to maximise the available space, and now has a large sitting room with downstairs cloakroom and a sit in kitchen/diner with a wide range of base and floor units, as well as patio doors onto the garden. There is a double oven and plumbing for appliances. The rear extension is a great addition, and is currently used as an office, but lends itself to an additional bedroom, playroom or dining room. There are also French doors onto the garden.

Upstairs, which again has been reconfigured, is a large family bathroom and two double bedrooms plus a single bedroom.

Outside, there is a private garden with decking and shed with rear access to the off road, allocated parking (2 spaces).

This home is offered to the market in good condition throughout and has been well maintained by the current owners.

Our clients say "This is a great family home in a fantastic location for all that Brill has to offer including the well regarded primary school. The addition of the extension and reconfiguration has made it a great home as the family have grown".

"BRIGHT, MODERN AND FAMILY-FRIENDLY WITH LOTS OF SPACE"



## IN BRIEF

- Highly sought after extended family home
- Walking distance of Brill's amenities
- Two reception rooms plus sit in kitchen
- Easy to maintain garden with access from both the kitchen and reception room 2
- Ideal living space for family living and entertaining



## OVERVIEW

- Three bedrooms
- Two large reception rooms
- Sit in kitchen/diner
- Downstairs cloakroom
- Allocated parking for 2 cars and electric charge point
- Large family bathroom
- Easy to maintain garden with decking
- Practical modern layout
- Outstanding location

**GUIDE PRICE**      **£335,000**

**FREEHOLD**

## SUPPLEMENTARY INFORMATION

**Services:** Mains water and drainage

**Heating:** Modern electric

**Energy Rating:** Current D (55) Potential B (83)

**Local Authority:** Aylesbury Vale District Council

**Council Tax Band:** C

**Broadband:** Fibre

Floor Plan Pending

## LOCATION

Brill is a beautiful Hilltop village situated amidst glorious Buckinghamshire countryside and littered with attractive period properties. The village has two village shops, an active Church community and famous windmill landmark with its eye-catching hillocks of common land. The village has two fabulous public houses both offering excellent food, a reputable primary school and catchment for Lord Williams secondary school in Thame. The nearby Ashfold preparatory school is also at hand, with regular buses into Grammar schools at Aylesbury. A brand new health centre has just been completed in the village and a regular bus service is available into the larger nearby towns of Thame and Aylesbury. Brill has become very popular with those people wishing to enjoy a countryside location whilst still 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 37 minutes.

### PIKE SMITH & KEMP

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