

3 Manor House

Brill, HP18



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Haddenham and Thame Parkway 8 miles, Bicester 8 miles, Oxford 12.1 miles,
Henley-on-Thames 29 miles, Central London 58 miles
(all times and distances are approximate)

A unique house forming part of a former
manor house set in approximately
5 acres of gardens.

Entrance hall | Reception room | Kitchen and breakfast room | Cloakroom | Study
Two bedrooms | Two bathrooms

Private roof terrace | Allocated parking and guest spaces

Shared gardens include: Formal gardens | Kitchen garden | Tennis court | Folly

In about 4.92 acres



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3 Manor House is a significant part of a former Elizabethan Manor House. The house is set across three floors with flexible accommodation. Currently, it is configured as a large two bedroomed property, with a study and an outdoor roof terrace alongside the bedrooms and two bathrooms on the first and second floor. The ground floor features a generous entrance hall and a wonderful reception room.

The house is full of characterful features that include wooden panelling and period fireplaces. It also benefits from a heating system powered by an air source heat pump. Please note there is a government backed renewable energy incentive grant transferable to the new owner until December 2026.

The gardens of just under five acres are entered into a gravelled driveway with a turning circle. The gardens are made up of several parts, mostly flat and laid to lawn with mature trees, hedges and borders throughout. There is also a folly which makes for an excellent outdoor dining area, tennis court, kitchen garden divided into separate plots, woodland, and a natural pond.

Residents have self-allocated private areas of the gardens next to their respective properties and privacy is respected. Access to 3 Manor house is around the right of the building. The gardens are beautifully maintained by residents and a gardener employed by the management company, for which there is a modest contribution required. There is also a garage.

Please note this is a leasehold property with a monthly maintenance charge of 207 to £240, depending on how much gardening residents opt to do themselves. That covers building warranty gardening, and maintenance. The lease is 999 years from 25/03/1977. The freehold is owned by a registered society, for which a share is owned by the owners of 3 Manor House.



Location Description

Brill is a charming hilltop village east of Oxford. It has many fine period houses and at the heart of the village is a green. Brill is known for its Windmill and amazing views of the surrounding countryside. There are also many amenities within the village, including two shops, a doctor’s surgery, local butcher’s shop, Post Office, two public houses, church, Church of England Primary school, village hall and a sports and social club.

Communications in the area are impressive with rail connections to London Marylebone from Haddenham & Thame Parkway in approximately 37 minutes and road links via the M40 and A34, both within a few miles. Bicester is also within easy reach.

Ashfold Preparatory School at Dorton is nearby and village farm barn falls into Buckinghamshire’s selective grammar schools. Additionally, there are of course a wide choice of independent schools in the both the University City of Oxford and surrounding Buckinghamshire and Oxfordshire areas.

The beautiful and nearby historical market town of Thame, provides all the shopping needs of the areas with Waitrose and Sainsbury’s conveniently located and well as a charming high street. Other nearby notable attractions include the renowned Oxfordshire Golf Club, the National Trust’s Waddesdon Manor, Bicester Village, Raymond Blanc’s Michelin-starred Belmond Le Manoir aux Quat’Saisons, and miles of attractive footpaths and bridleways leading through the stunning Buckinghamshire countryside.

Services

Mains water, drainage, and electricity. Fibre broadband. Air sourced heat pump heating system.

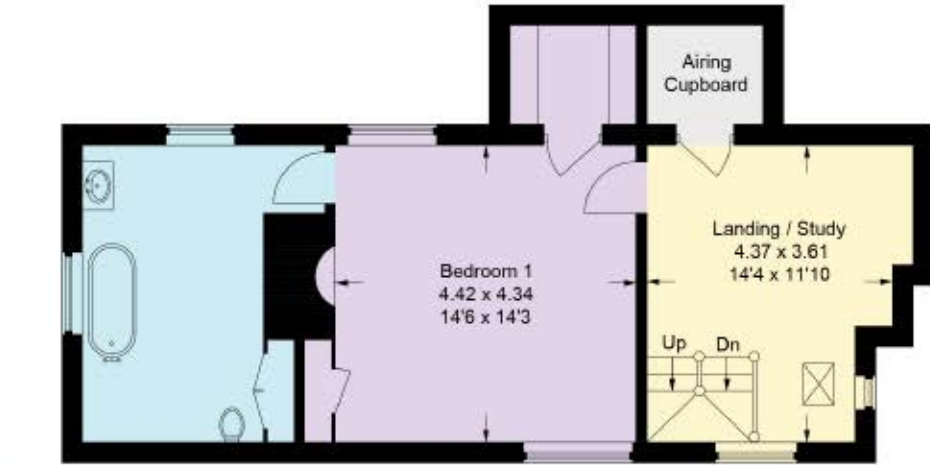
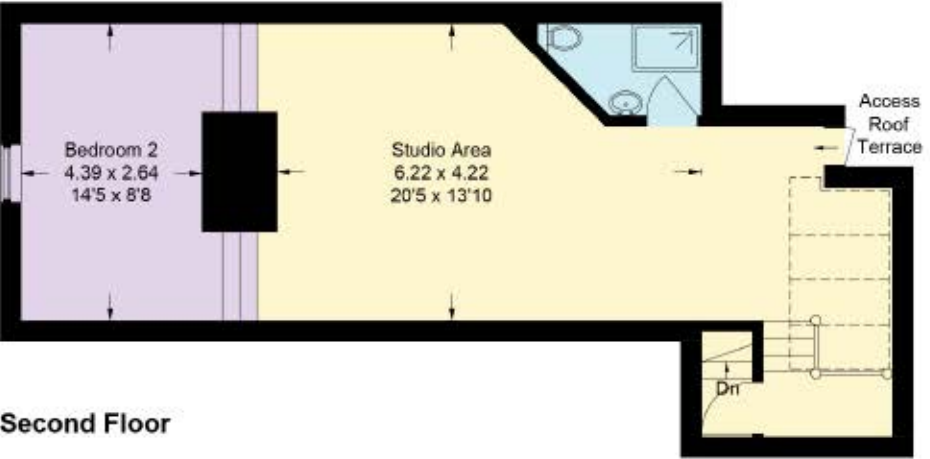
Local Authority

Buckinghamshire district council.



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Approximate Gross Internal Area
173.2 sq m / 1,864 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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