



MANOR HOUSE, BRILL

HP18



MANOR HOUSE

A wing of a former Elizabethan manor house with historic elegance set in just under 5 acres of glorious landscape gardens with its own private entrance and terrace.



4



3



2

EPC

E

Local Authority: Aylesbury Vale

Council Tax band: F

Tenure: Terraced



HOUSE

1 Manor House is a Grade II listed property that forms part of a former Elizabethan Manor House, the property has its own separate entrance to the side of the building, and its own private terrace to the rear. Set in about 5 acres of beautiful gardens shared between six properties at the top of the hill in Brill, a very popular village close to Oxford and Thame and benefits from breath-taking panoramic views of the surrounding countryside. The house itself benefits from grand proportions and many period details throughout, most notable features include panelled walls, elegant fireplaces, wooden shutters, elegant stone windows, and sash windows. The accommodation features a wonderful drawing room with a feature fireplace, generous kitchen and breakfast room, and an entrance hall with a cloakroom all on the ground floor. The first and second floor includes four bedrooms and they are served by three bathrooms. 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, kitchen garden divided into separate plots, newly installed tennis court, woodland, and a natural pond. Residents have self-allocated private areas of the gardens next to their respective properties and privacy is respected.









LOCATION

Brill is a beautiful hilltop village. 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

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 the village farm barn falls into Buckinghamshire's selective grammar schools. Additionally, there are of course a wide choice of independent schools in 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. Please note this is a leasehold property with a monthly maintenance that covers building warranty and maintenance. Residents also employ a gardener. The lease is 999 years from 25/03/1977.





GROUND

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, kitchen garden divided into separate plots, newly installed tennis court, 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 1 Manor house is around the left of the building into a paved courtyard. The gardens are beautifully maintained by residents and a gardener employed by the management company, the current service charge is £455 per month, the gardener is included in this charge. There is also a secure garage.







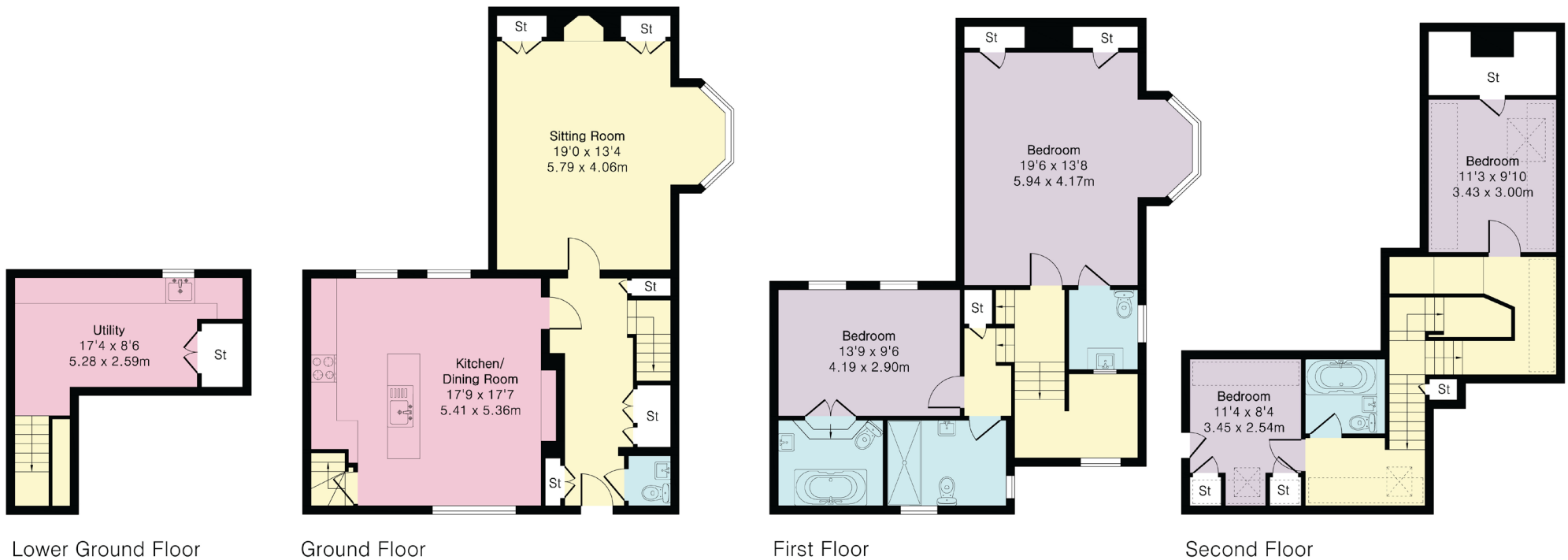
Approximate Gross Internal Area 2131 sq ft - 199 sq m

Lower Ground Floor Area 189 sq ft – 18 sq m

Ground Floor Area 781 sq ft – 73 sq m

First Floor Area 724 sq ft – 67 sq m

Second Floor Area 437 sq ft – 41 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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