



The Old Spinning Wheel, Brill

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& PARKER**

BNP PARIBAS GROUP



# The Old Spinning Wheel

## 2 The Square

### Brill

#### Aylesbury

#### HP18 9RP

A Grade II listed semi-detached 3 bedroom property with annexe, located at the heart of a small village with local amenities

Thame 6.7 miles, Haddenham & Thame Parkway station 7.9 miles (London Marylebone 40 minutes), Bicester 8.0 miles, M40 (Jct. 7) 10.4 miles, Aylesbury 13.4 miles, Oxford 15.2 miles, London Heathrow Airport 45.1 miles, central London 57.4 miles

Reception hall | Sitting room | Dining room  
Kitchen/breakfast room | Cloakroom | Principal bedroom with en suite shower | 2 further bedrooms | Family bathroom | Garden | Annexe  
EPC Rating E

### The property

Dating from the 17th and mid-late 18th centuries, 2 The Square is an appealing double-fronted red brick property offering more than 1,400 sq. ft. of light-filled flexible accommodation arranged over two floors, sensitively modernised to combine the amenities of modern living with retained period features including leaded casement windows, exposed wall and ceiling beams, a wealth of exposed wooden flooring and original fireplaces. Configured to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming reception hall with seating area with views over The Square and some original flagstone flooring and briefly comprises a front aspect sitting room with feature exposed brick inglenook fireplace with woodburning stove, flanked on each side by bespoke storage, a generous rear aspect dining room with feature exposed brick open fireplace and full-height

glazing incorporating a door to the terrace and a spacious kitchen with a range of wall and base units, wooden worktops, Belfast sink, modern integrated appliances, space for a table for more informal meals and a stable door to the terrace. On the first floor the property offers a spacious front aspect principal bedroom with useful sink and en suite shower, two further generous double bedrooms, both with useful sinks, and a large modern family bathroom.

### Outside

Having plenty of kerb appeal, the property is approached directly from the pavement through a six-panelled front door with 19th century moulded wooden surround and cornice hood, a side gate giving access to the annexe and rear garden. To the rear the property has a large paved terrace, ideal for entertaining and al fresco dining, overlooked by a detached two-storey annexe comprising a split-level, part-double height vaulted seating area with kitchenette and cast iron spiral staircase to a first floor galleried study area, the whole suitable for a variety of uses. The remaining walled garden is laid mainly to lawn bordered by well-stocked flower and shrub beds and features numerous seating areas, a gazebo-covered barbecue area and a shed with raised decked terrace and covered seating area with woodburning stove.

### Location

Known for its historic windmill and surrounded by stunning Buckinghamshire countryside, the picturesque village of Brill has a thriving community spirit with a wide range of day-to-day amenities including a village store with Post Office, newsagent, dispensing surgery, butcher, two public houses, a nursery and a popular primary school. Nearby Thame is a bustling market town with a range of independent shops including butchers and bakers in addition to Waitrose, well-known High Street chains, a sports centre and a wide variety of cafés, restaurants and public houses.



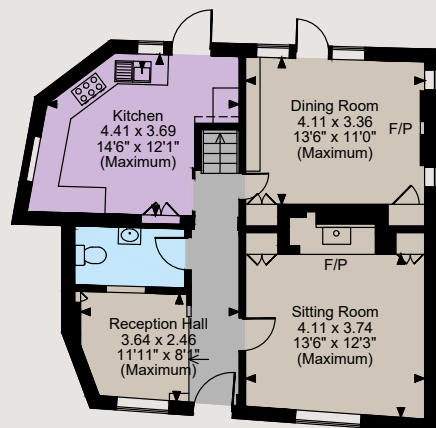




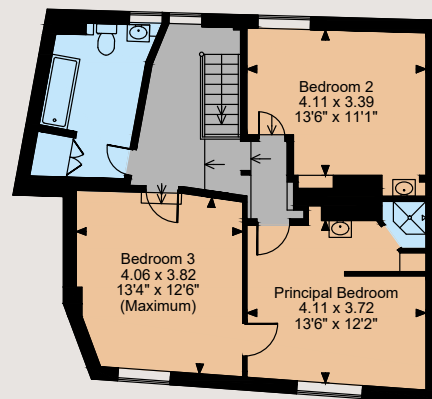


## Floorplans

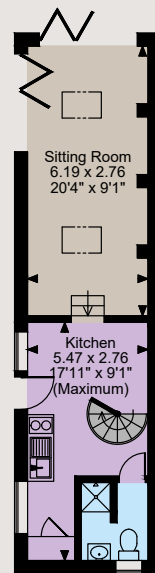
House internal area 1,414 sq ft (131 sq m)  
Workshop internal area 141 sq ft (13 sq m)  
Annexe internal area 457 sq ft (42 sq m)  
Sheltered garden area external area 79 sq ft (7 sq m)  
Total internal area 2012 sq ft (187 sq m)  
For identification purposes only.



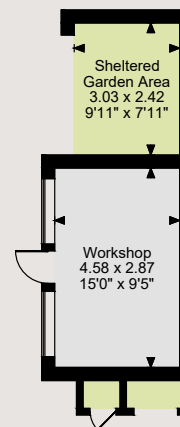
Ground Floor



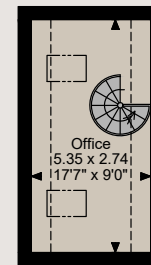
First Floor



Annexe



Floor Above  
Annexe



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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## Directions

From Strutt & Parker's Oxford office head north on Banbury Road (A4165), after 0.6 mile at the roundabout take the 3rd exit onto Elsfield Way/ North Way (A40) then after 3.7 miles turn left onto Bayswater Road. After 0.8 mile turn right onto Shepherds Pit, after 1.0 mile turn right onto B4027 then left onto Pound Lane. After 0.3 mile turn left onto Mill Street, after 3.8 miles turn right at Oxford Road, after 1.1 miles bear left onto Manor Road and after 0.2 mile turn right onto Bicester Road (B4011). After 0.2 mile turn left onto Brill Road, after 1.3 miles turn right onto The Square and the property can be found on the right.

## General

**Local Authority:** Aylesbury Vale District Council

**Services:** LPG gas, mains electricity, water, drainage

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £1,000,000

## Oxford

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