



15 Brae Hill, Brill, HP18 9TB

Guide Price £575,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A spacious traditional four bedroom semi-detached house with a generous plot, located in a highly desirable hill top village. This substantial and attractive village home, has no onward chain. There is a particularly generous living room with double doors and glazed side panels to the rear garden, bringing in lots of light. The kitchen/breakfast room is smartly presented and additionally on the ground floor there is an entrance lobby, hall, utility, cloakroom and conservatory. All four bedrooms are first floor as is the bathroom. Outside there is a generous front garden with ample parking, a garage and a pretty back garden.

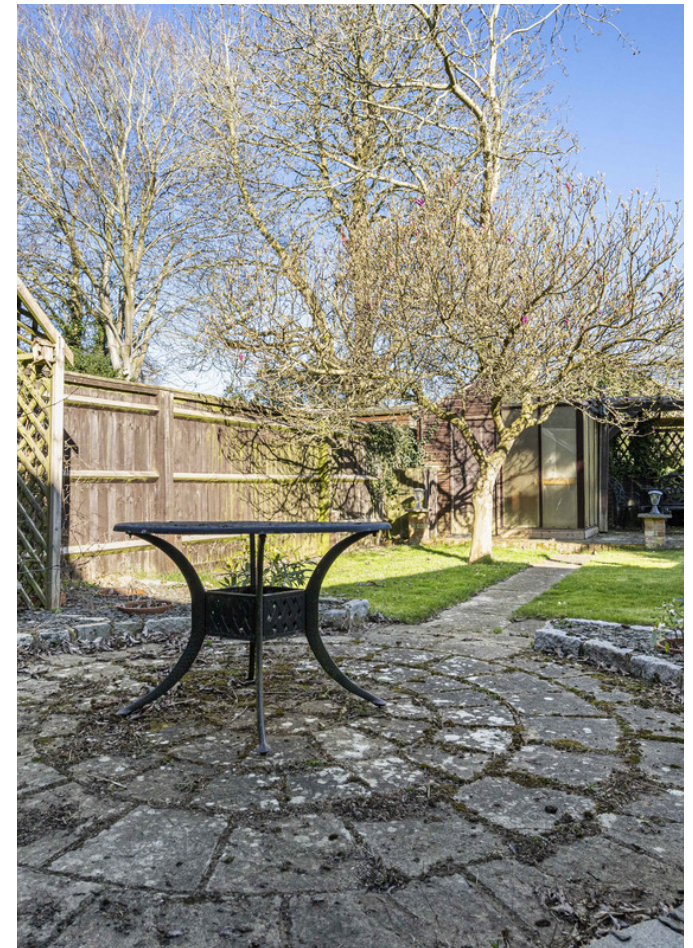
### MATERIAL INFORMATION

A semi-detached four bedroom house, traditionally constructed with later extensions. Mains electricity, water and drainage are connected. Heating; oil fired boiler to radiators. The property is believed to date from the 1950s and consequently there is likely to be some asbestos in the property. Most types of construction materials containing asbestos are low level risk and considered safe if undisturbed. If in doubt please refer to your agent. Broadband - according to Ofcom - all broadband speed up to and including Ultra fast are available.

Predicted mobile phone availability - according to Ofcom - indoors EE is predicted to have limited availability for both voice and data. O2 is predicted to have availability for voice, but not for data. Three and Vodafone are predicted to have no availability. Outdoors all service providers are likely to have availability for both voice and data.

Local Authority: Aylesbury Vale District Council - D. EPC - E.





## Key Features

- Traditional four bedroom semi detached house
- Super location in a highly desirable village
- Generous plot
- Particularly large sitting room
- Private large garden
- Ample parking
- Village with excellent amenities
- No onward chain
- See our website for up-to-date material information.

## The Location

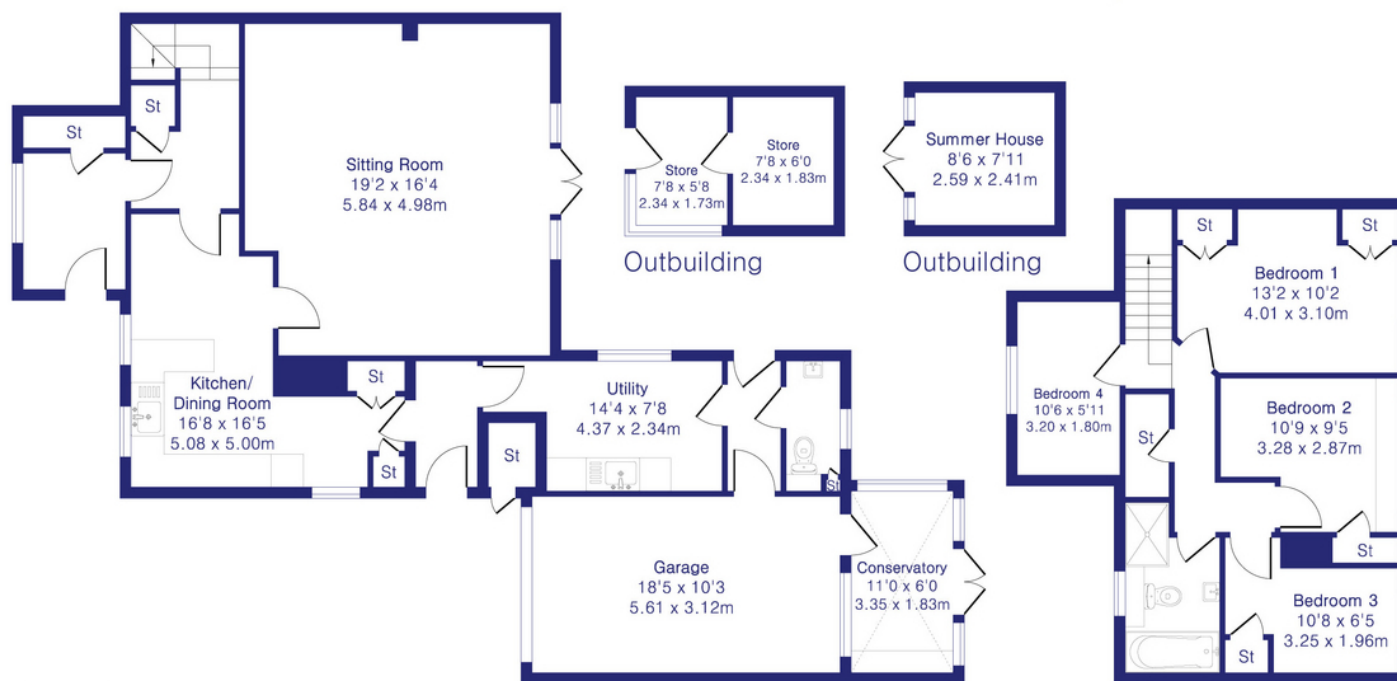
Pleasantly located in this traditional road of similar properties in the delightful hill top village of Brill. The Village is renowned for stunning views, its traditional mill and particularly good local amenities. The amenities include; a well regarded primary school, two public houses, local stores and many social activities. Brill is in catchment for Lord Williams Thame as well as the grammar schools in Aylesbury. Rail services are available in Aylesbury, Thame, Haddenham Parkway and Bicester.

**Approximate Gross Internal Area 1837 sq ft - 171 sq m**

Ground Floor Area 1082 sq ft – 101 sq m

First Floor Area 517 sq ft – 48 sq m

Outbuilding Area 238 sq ft – 22 sq m



Ground Floor

First Floor

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Bicester Office**

39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253

E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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