



Connells

Brier House Dadbrook
Cuddington Aylesbury



Property Description

Brier House, a charming and spacious four-bedroom semi-detached family home nestled in the heart of the sought-after village of Cuddington.

Set within a quiet residential area, this beautifully presented property offers the perfect blend of village charm and modern family living. Built eighteen years ago, Brier House boasts generous living accommodation arranged over two floors, ideal for growing families or those seeking a peaceful lifestyle within easy reach of local amenities.

Upon entering, you're greeted by a welcoming entrance hallway leading to a bright and airy living room, ideal for relaxing evenings. The well-appointed kitchen/dining/snug area provides ample space for family meals and entertaining, with patio doors opening onto the rear garden, offering a seamless transition to

outdoor living. Upstairs, the property features four good-sized bedrooms, including a spacious principal bedroom with en-suite shower room, and a modern family bathroom.

Externally, the property benefits from a private rear garden perfect for children, pets, and outdoor dining in the warmer months. To the rear of the home is private parking and a garage en bloc, providing ample space for storage and secure vehicle parking.

Brier House presents a rare opportunity to acquire a family home in one of the area's most desirable villages, combining countryside tranquillity with convenience.



Kitchen/ Dining Room

32' 8" x 11' 5" (9.96m x 3.48m)

Living Room

19' 2" x 12' 5" (5.84m x 3.78m)

W/C

4' 5" x 8' 1" (1.35m x 2.46m)

Study

8' 8" x 7' 9" (2.64m x 2.36m)

Bedroom One

12' 1" x 12' 6" (3.68m x 3.81m)

Ensuite

6' 7" x 3' 9" (2.01m x 1.14m)

Bedroom Two

11' 1" x 11' 7" (3.38m x 3.53m)

Bedroom Three

11' 9" x 8' 7" (3.58m x 2.62m)

Bedroom Four

6' 7" x 9' 4" (2.01m x 2.84m)

Bathroom

6' 9" x 6' 3" (2.06m x 1.91m)

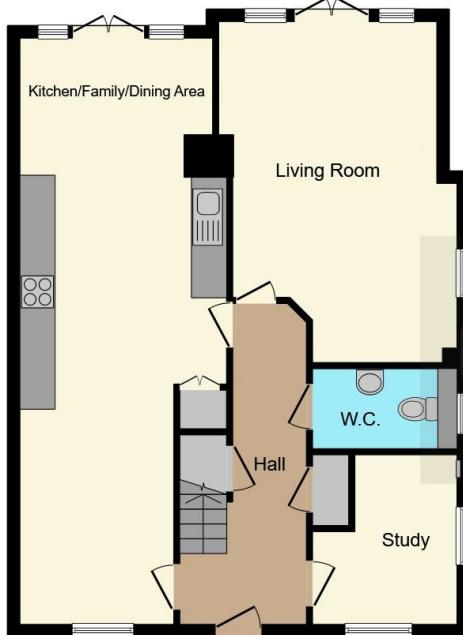
Garage

19' 2" x 9' 5" (5.84m x 2.87m)

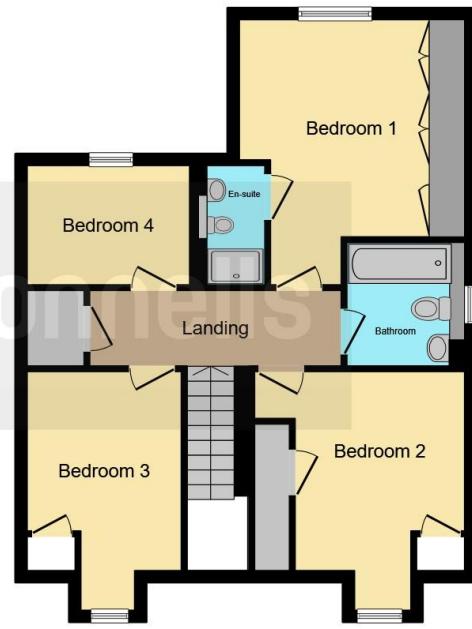
Garage

19' 2" x 9' 5" (5.84m x 2.87m)

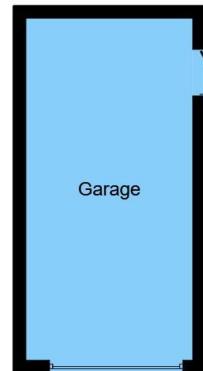




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01844 260000
E thame@connells.co.uk

103 High Street
 THAME OX9 3DZ

EPC Rating: C Council Tax
 Band: F

view this property online connells.co.uk/Property/THM306902



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: THM306902 - 0006