



**Connells**

Brier House Dadbrook  
Cuddington Aylesbury

# Brier House Dadbrook Cuddington Aylesbury HP18 0AQ

For Sale Guide Price  
**£650,000**



## 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 )





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](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: F

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Tenure: Freehold



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