



Connells

Brae Hill
Brill Aylesbury

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Brill Aylesbury HP18 9TF

For Sale guide price
£540,000



Property Description

Nestled in the highly sought-after village of Brill, this charming three-bedroom semi-detached home on Brae Hill offers an excellent blend of countryside tranquility and practical family living. Boasting spacious interiors and generous outdoor areas, the property is ideal for families, professionals, or those looking to enjoy village life with modern comforts.

The ground floor welcomes you with a bright entrance hall leading to a spacious lounge and dining area, perfect for both relaxing and entertaining. A modern shower room and convenient utility room provide added practicality, while the well-appointed kitchen opens out to a private rear garden-ideal for summer gatherings or children's play.

Upstairs, the property features three well-proportioned bedrooms and a stylish family bathroom, offering comfort and flexibility for growing families or guests. Outside, the home enjoys a private driveway, garage, and a low-maintenance rear garden, making it as functional as it is attractive.

Located in the picturesque village of Brill-renowned for its iconic windmill and rolling countryside-this property is within easy reach of local shops, pubs, and well-regarded schools, while also benefiting from excellent transport links to nearby towns and rail connections to London.

This delightful home on Brae Hill offers the best of village living with space, style, and potential.

Lounge

11' 3" x 14' (3.43m x 4.27m)

Kitchen/ Dining Room

11' x 25' 9" (3.35m x 7.85m)

Shower Room

7' 4" x 3' 9" (2.24m x 1.14m)

Utility

11' 8" x 8' 5" (3.56m x 2.57m)

Bedroom One

9' 6" x 14' (2.90m x 4.27m)

Bedroom Two

8' 6" x 14' (2.59m x 4.27m)

Bedroom Three

7' 7" x 11' 5" (2.31m x 3.48m)

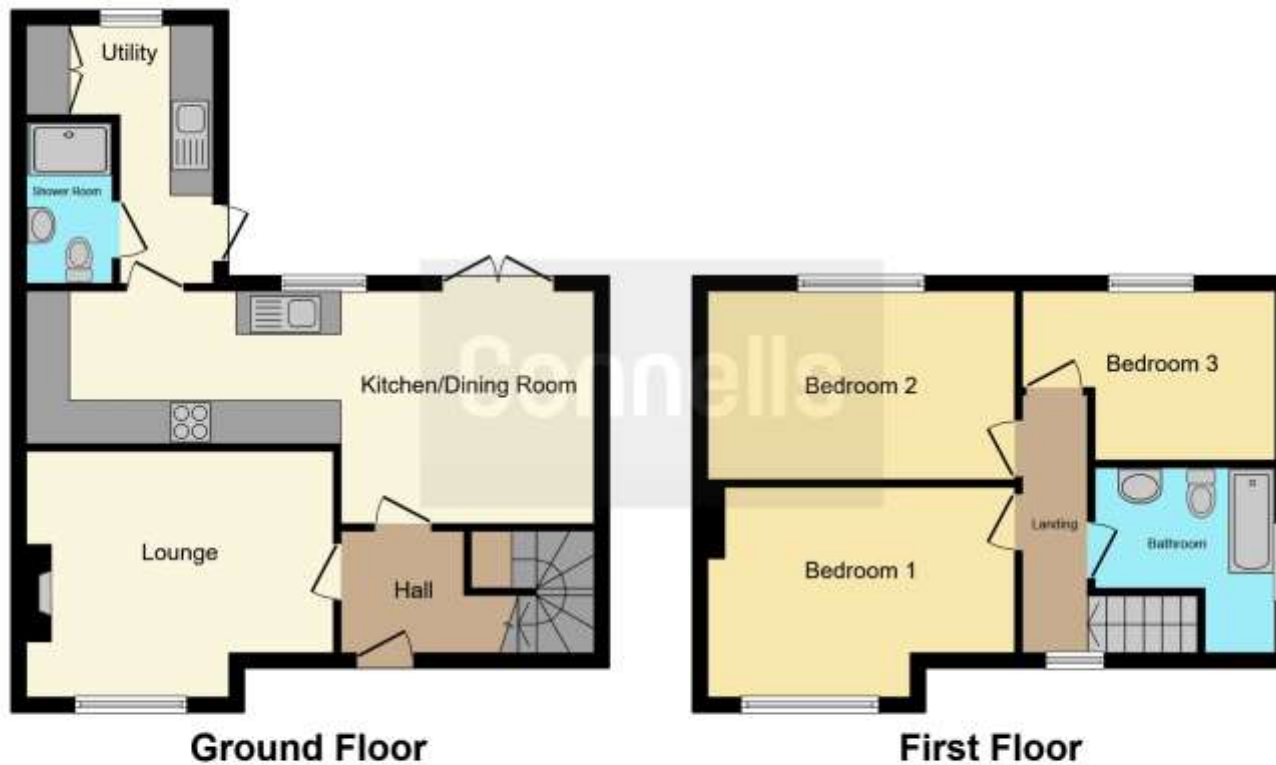
Bathroom

8' 5" x 8' 2" (2.57m x 2.49m)

Oakley, a picturesque village in Buckinghamshire, offers a tranquil and idyllic setting that perfectly captures the essence of English countryside living. Surrounded by farmland, Oakley provides a peaceful retreat while still being conveniently located within easy reach of larger towns and cities.

The village is characterized by its charming period properties, leafy lanes, and a close-knit community. Residents enjoy a slower pace of life, with the village's traditional pub, village hall, and local church serving as the heart of social activities. Oakley's rural charm is complemented by excellent access to nature, with plenty of walking and cycling routes right on the doorstep, offering stunning views of the surrounding landscape.





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

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EPC Rating: E Council Tax
 Band: C

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Tenure: Freehold



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