



11 Colley Close, Brill
Buckinghamshire, HP18 9GE

Guide Price
£630,000

RB REASTON BROWN

A Contemporary Double-Fronted Five Bedroom Residence In Brill, Offering Stunning Views Of The Famous Windmill. This Attractively Presented Home Features Spacious Living Areas, A Landscaped Garden, Double Carport, And Close Proximity To Local Amenities. Enjoy Modern Comforts With Natural Charm In A Prime Location. Close To All Amenities In The Charming Market Town Of Thame.

This attractively presented family home, part of a coveted development built approximately 12 years ago, boasts flexible living spaces, a landscaped garden, a spacious double carport, and proximity to local amenities. This home promises a blend of modern comforts and natural charm. The welcoming hallway provides access to all the ground floor rooms. The spacious sitting room features glazed doors that lead to the courtyard, flooding the room with natural light. The kitchen/breakfast room, also awash with natural light, leads directly out to the garden and is well-equipped with an array of cupboard and drawer units, along with integrated appliances. Additional ground-floor features a dining room with direct access to the courtyard. This floor is completed with a handy cloakroom. Rising to the first floor via the turned staircase, you will find two bedrooms each with en-suite facilities. A study is located off the sizable gallery light-filled landing with an attractive large feature window. The second floor features two further en-suite bedrooms and a fifth bedroom/ second study. Externally, meticulously groomed gardens surround the property, featuring tiered landscaped gardens. A private paved terrace, which enjoys a sunny southeast-facing aspect, provides the perfect spot for outdoor entertaining. Steps lead to gated access at the rear, which takes you directly to a double carport. This home is a unique find within Brill village, benefiting from a prime location with access to the common, ample living space, and a double garage. Heated by air source heat pump to radiators. EPC Rating C Council Tax Band F Service Charge £320 per half yearly, Freehold

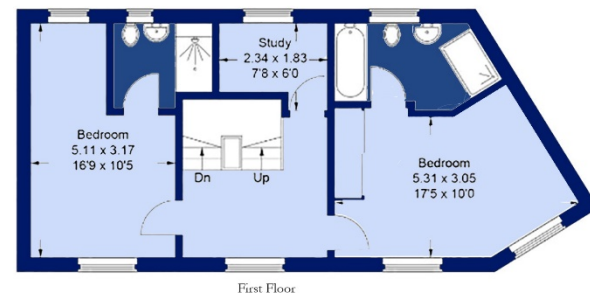
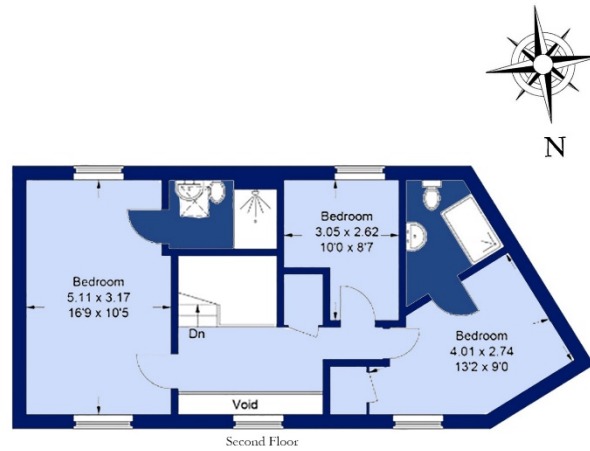
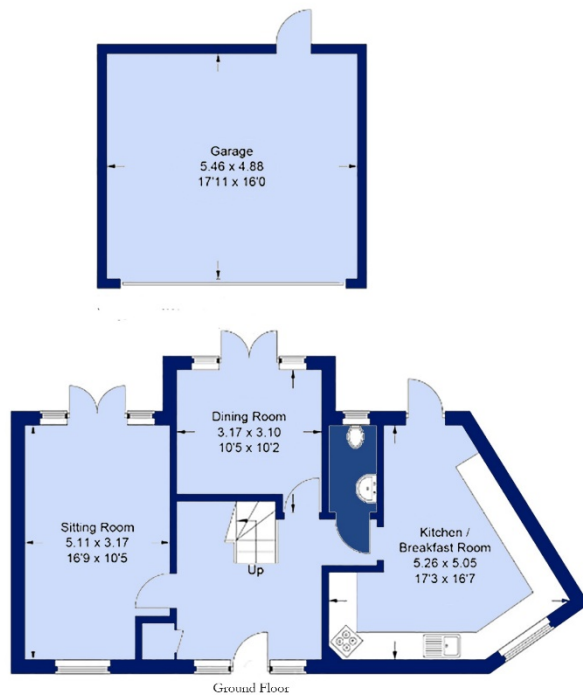
Situation

Brill is a delightful Buckinghamshire village, with all amenities; a new health centre, two convenience stores, a post office, a thriving church and a sought after primary school. Ashfold preparatory school is in the nearby hamlet of Dorton, there is also access to the Aylesbury Grammar Schools and the renowned secondary schools in nearby Waddesdon and Thame. Brill also benefits from two gastro pub/restaurants; the award winning Pointer and the delightful Pheasant, overlooking the iconic windmill landmark on Brill Hill. There are several walks across the quintessential English countryside and lots of areas of common land used by the villagers. Transport links are good; London Marylebone can be reached in 34 minutes from Haddenham and Thame Parkway Rail Station, 15 minutes drive away and the M40 junction 7 is just 8 miles away, providing links to London the Midlands and the North.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







Approx. Gross Internal Floor Area 2088 Sq Ft (194 Sq M) inc Garage

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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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