



Colley Close, Brill - HP18 9GE

Guide Price £350,000

 **TIM RUSS**
& Company



Colley Close

Brill, Buckinghamshire

- Offered to the market with no onward chain, ideal for first-time buyers, downsizers, or investment purchasers
- Charming two double bedroom home situated within an exclusive Miller Homes development built in 2013
- Quiet tucked-away position with a delightful cottage-style feel in the sought-after village of Brill
- Just a short walk from the village centre and the iconic Brill Windmill, with beautiful surrounding countryside views
- Spacious accommodation including a well-appointed kitchen/breakfast room and attractive sitting room opening onto the garden
- Principal bedroom with en suite shower room, further double bedroom, family bathroom, and two allocated off-street parking spaces



Colley Close

Brill, Buckinghamshire

Offered to the market with no onward chain, this beautifully presented two double bedroom home is ideally suited to first-time buyers, downsizers, or investment purchasers alike. Tucked away in a quiet position within an exclusive development built by Miller Homes in 2013, the property enjoys a charming cottage-style feel in the heart of the highly sought-after village of Brill.

Just a short stroll from the village centre and the iconic Brill Windmill, the property is surrounded by stunning countryside views, offering a wonderful semi-rural setting. Further benefits include two allocated off-street parking spaces conveniently positioned to the rear of the garden.

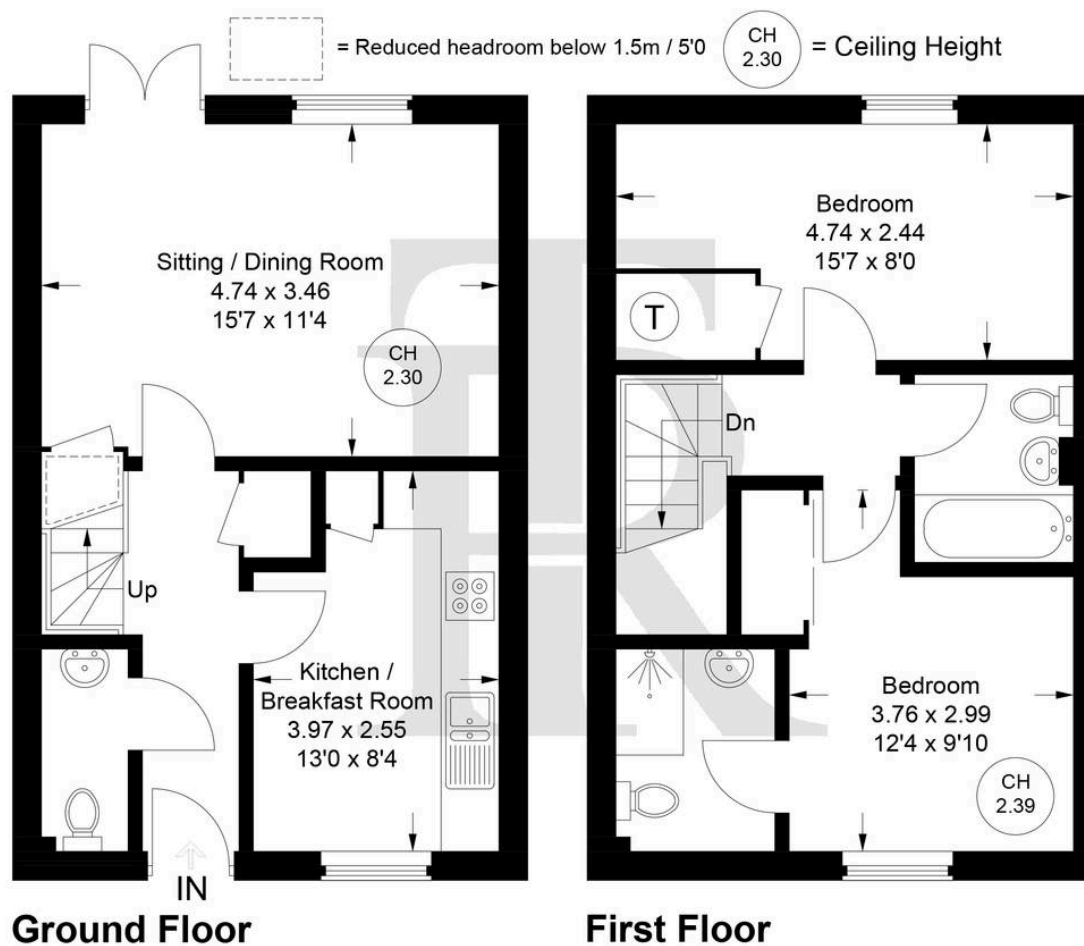
The accommodation comprises a welcoming entrance hall leading to a cloakroom, a well-appointed kitchen/breakfast room, and an attractive sitting room with double doors opening onto the terrace and enclosed rear garden — ideal for both relaxing and entertaining.

To the first floor, the property offers a generous principal bedroom with en suite shower room, a further double bedroom, and a modern family bathroom.

Council Tax band: D

Tenure: Freehold





7 Colley Close, HP18 9GE

Approximate Gross Internal Area
 Ground Floor = 36.2 sq m / 390 sq ft
 First Floor = 35.9 sq m / 386 sq ft
 Total = 72.1 sq m / 776 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.