



Brae Hill, Brill - HP18 9TF

Guide Price £525,000

TR TIM RUSS
& Company



Brae Hill

Brill, Buckinghamshire

- Prime village location within one of the area's most sought-after settings
- Immaculately presented three-bedroom home, styled in elegant, warm neutral tones throughout
- Thoughtfully reconfigured interior enhancing bedroom sizes and overall flow, achieved without extending
- Exceptional scope to extend (STP) including double-storey, single-storey rear extensions and a loft conversion, with precedents nearby
- Breathtaking countryside views from first floor level, offering a rare sense of space and outlook
- Well-balanced accommodation featuring a kitchen/dining room with French doors, separate sitting room, utility space and ground-floor shower room
- Three generous bedrooms and a modern family bathroom to the first floor
- Landscaped frontage with ample off-street parking and garage, complemented by a large rear garden with entertaining terrace and a versatile secluded area ideal for a home office or kitchen garden



Brae Hill

Brill, Buckinghamshire

Set within one of the area's most desirable villages, this impeccably presented three-bedroom semi-detached home is finished in warm, neutral tones and complemented by an exceptional rear garden. The current owners have carefully reconfigured the layout to enhance bedroom sizes and improve the overall flow, all without extending.

The property offers outstanding potential to extend (STP), with scope for a substantial rear and loft extension, as demonstrated by similar homes nearby. Elevated countryside views are a standout feature and would be beautifully showcased from a future principal bedroom suite.

The accommodation includes an inviting entrance hall, kitchen/dining room with French doors to the garden, a separate sitting room, utility space and a ground-floor shower room. Upstairs are three well-proportioned bedrooms and a modern family bathroom.

Outside, the landscaped frontage provides excellent kerb appeal, ample off-street parking and a garage. The generous rear garden features an entertaining terrace and a secluded area ideal for a home office, garden room or vegetable plot.

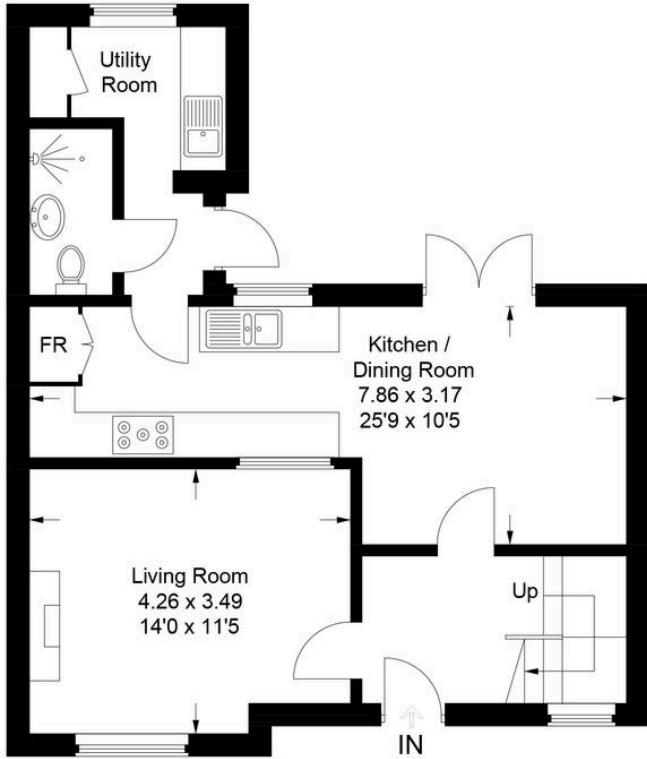
Council Tax band: C

Heating: Electric

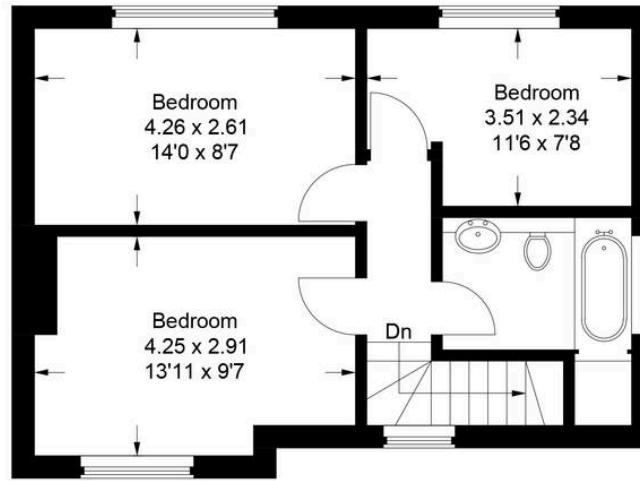
Tenure: Freehold

EPC Energy Efficiency Rating: E

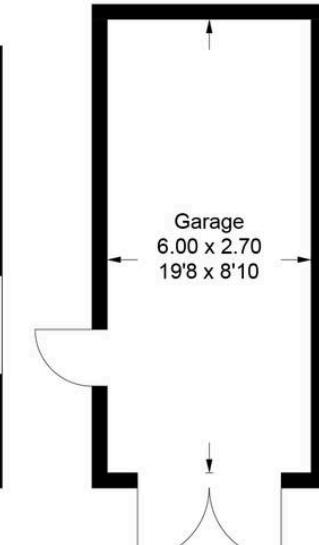




Ground Floor



First Floor



6 Brae Hill

Approximate Gross Internal Area

Ground Floor = 52.2 sq m / 562 sq ft

First Floor = 42.6 sq m / 458 sq ft

Garage = 16.2 sq m / 174 sq ft

Total = 111.0 sq m / 1,194 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

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 £60 (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.