



8 North Hills, Brill - HP18 9TH

 **TIM RUSS**  
& Company



## 8 North Hills

Brill, BUCKINGHAMSHIRE

- A STUNNING VILLAGE HOME WITH SUBLIME VIEWS ACROSS THREE COUNTIES ON A CLEAR DAY
- BEAUTIFULLY RECONFIGURED AND UPGRADED BY THE CURRENT OWNERS
- THIS HOME FLOWS EFFORTLESSLY AND OFFERS SPACE AND LIGHT ON EVERY LEVEL
- THE BEAUTIFULLY APPOINTED KITCHEN/BREAKFAST ROOM ENJOYS DOUBLE DOORS ONTO THE COURTYARD . PERFECT FOR ENTERTAINING
- A LARGE SITTING ROOM WITH WOOD BURNING STOVE AND EXPOSED HONEYCOMBE BEAMS.
- A FURTHER WOW SPACE IS THE SECOND RECEPTION/FAMILY SPACE. THE VIEWS ARE SIMPLY STUNNING
- THERE IS SCOPE TO RE-ARRANGE THE ACCOMMODATION TO PROVIDE A SEPERATE ANNEXE
- THE GYM/STUDY AND A BEAUTIFUL CLOAKROOM CONCLUDES THE GROUND FLOOR.
- FROM THE MAIN STAIRCASE THE VAULTED PRINCIPAL BEDROOM IS BEAUTIFUL AS IS THE ENSUITE SHOWER ROOM
- THERE ARE TWO FURTHER DOUBLE BEDROOMS AND A FAMILY BATHROOM ALL ENJOYING FABULOUS VIEWS
- FROM THE SECOND STAIRCASE IS A FURTHER DOUBLE BEDROOM AND ENSUITE SHOWER ROOM.
- THE OUTSIDE SPACE IS ALSO CHARMING. PRIVATE AND SUNNY. THERE ARE TWO AREAS FOR PARKING YOUR MOTOR VEHICLES

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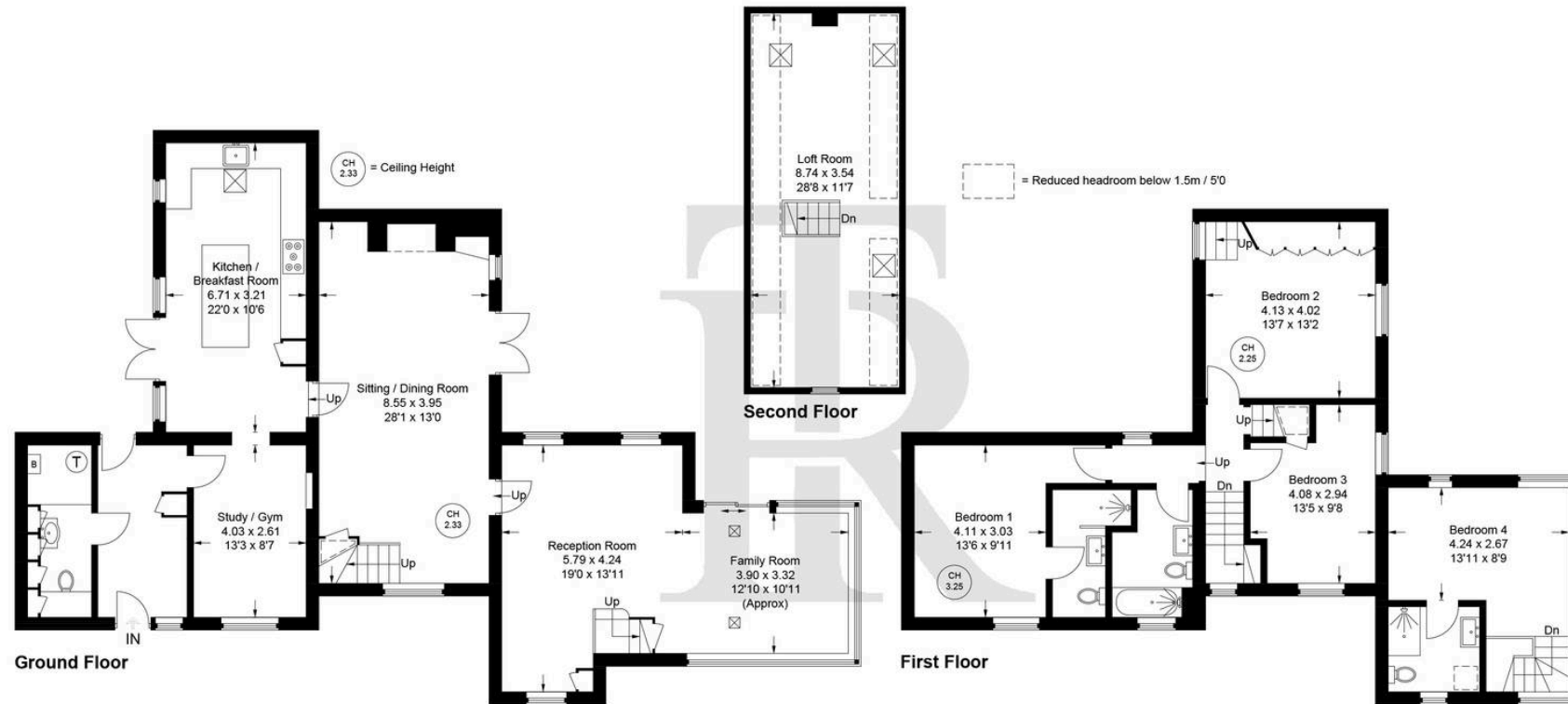
Step inside this exceptional village home, beautifully reconfigured and upgraded by the current owners to create a seamless sense of space and light throughout. At its heart lies an exquisitely appointed kitchen and breakfast room, with double doors opening directly onto a charming courtyard garden—ideal for morning coffee, al fresco dining, or entertaining guests.

The spacious sitting room offers a warm and inviting retreat, centred around a wood-burning stove and enhanced by characterful exposed honeycomb beams. A second reception or family room provides an impressive additional living space, boasting panoramic views that truly must be seen to be appreciated. The layout also offers excellent flexibility, with potential to create a self-contained annexe if required. The ground floor further benefits from a versatile gym or study, along with a stylish cloakroom, combining practicality with thoughtful design.

Upstairs, the principal bedroom features a striking vaulted ceiling and a luxurious ensuite shower room. Two further double bedrooms and a well-appointed family bathroom all enjoy delightful views. A second staircase leads to an additional double bedroom with its own ensuite, making it ideal for guests or multi-generational living. Outside, the property continues to impress with its attractive courtyard garden, offering a low-maintenance outdoor space perfect for relaxing or entertaining. Every detail of this home has been carefully considered, presenting a rare opportunity to acquire a truly special property in a highly sought-after village setting. Council Tax band: G Tenure: Freehold

EPC Energy Efficiency Rating: E





## 8 North Hills, HP18 9TH

Approximate Gross Internal Area  
 Ground Floor = 124.0 sq m / 1335 sq ft  
 First Floor = 81.9 sq m / 881 sq ft  
 Second Floor = 30.8 sq m / 331 sq ft  
 Total = 236.7 sq m / 2547 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

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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.



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