

32 BRAE HILL

BRILL, BUCKINGHAMSHIRE, HP18 9TF



32 BRAE HILL

BRILL, BUCKINGHAMSHIRE, HP18 9TF

Located in this highly desirable hill top village with great amenities, is this wonderful family home with the most incredible views over the beautiful surrounding countryside.

Originally constructed in the 1950's, the property has been updated and remodelled by the current vendors and has a large sitting room with fireplace leading onto the annexe (which has a separate entrance if needed). The annexe room could be used as a bedroom/additional reception room and also has an adjoining wetroom. The large sit in kitchen/diner has wide range of base and floor units as well as a turquoise, multi fuel (wood/coal)rayburn for hot water and central heating. There is also a handy utility room leading off the kitchen and fuel storage. Upstairs, the first floor has two double bedrooms and a single as well as a family bathroom. Outside, there is a well stocked and maintained, rear garden with lawned area and decking areas to make the most of the stunning views. There is also a brick built workshop and wooden workshop both with lights and power as well as two sheds.

This home is offered to the market in good condition throughout and has been well maintained by the current owners.

Our clients say "this has been a fantastic family home for a number of years and has been adaptable as the families needs have changed, Brill as a village has everything you need from a handy shop to lovely pub restaurants and a well established doctors surgery. We shall be sad to leave".

"BRIGHT, MODERN AND FAMILY-FRIENDLY WITH LOTS OF SPACE"



IN BRIEF

- Highly sought after extended family home
- Walking distance of Brill's amenities
- Two reception rooms plus sit in kitchen
- Large and sunny back garden with well established borders and decked area
- Ideal living space for family living and entertaining



OVERVIEW

- Three/Four bedrooms
- two reception rooms
- Large kitchen with separate utility/fuel storage
- Large enclosed, garden with established beds and side access
- Multi car driveway
- Two bathrooms
- Two workshops with light and power
- Outstanding location with amazing views

GUIDE PRICE **£445,000**

FREEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains electricity, drainage and water

Heating: Multi fuel

Energy Rating: TBC

Environmental Impact Rating: TBC

Local Authority: Aylesbury Vale District Council

Council Tax Band: C

Broadband: TBC

Floor Plan Pending

LOCATION

Brill is a beautiful Hilltop village situated amidst glorious Buckinghamshire countryside and littered with attractive period properties. The village has two village shops, an active Church community and famous windmill landmark with its eye-catching hillocks of common land. The village has two fabulous public houses both offering excellent food, a reputable primary school and catchment for Lord Williams secondary school in Thame. The nearby Ashfold preparatory school is also at hand, with regular buses into Grammar schools at Aylesbury. A brand new health centre has just been completed in the village and a regular bus service is available into the larger nearby towns of Thame and Aylesbury. Brill has become very popular with those people wishing to enjoy a countryside location whilst still convenient for commuting by car (M40). There are also railway stations at Haddenham and Bicester providing regular direct line services to London Marylebone in just 37 minutes.

PIKE SMITH & KEMP

13 High Street, Thame OX9 2BZ

Tel: 01844 218258

email: thame@pikesmithkemp.co.uk

Web: www.pskweb.co.uk

Thame - Marlow - Cookham - Maidenhead

