



6 Brae Hill, Brill - HP18 9TF

Offers Over £500,000

TR TIM RUSS
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6 Brae Hill

Brill, Aylesbury

- 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



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Occupying a sought-after position within one of the area's most desirable villages, this beautifully presented three-bedroom semi-detached family home is offered to the market in impeccable condition. The interiors are styled in a refined palette of warm, neutral tones, creating an inviting yet sophisticated atmosphere throughout, while the outstanding rear garden further elevates the appeal.

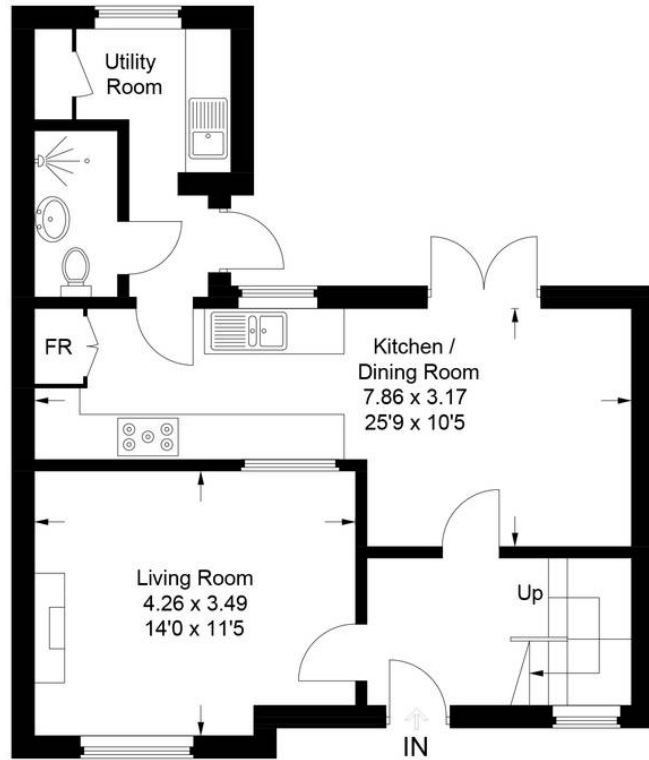
The current owners have meticulously improved the property during their tenure, undertaking a thoughtful reconfiguration of the internal layout to enhance bedroom proportions and reposition the bathroom for improved flow and functionality — all achieved without extending the footprint.

For purchasers with future ambitions, the property offers exceptional potential for further enlargement (STP). There is ample scope for a substantial rear extension, including a double-storey addition with a further single-storey element, alongside a loft conversion. Comparable developments have been successfully completed along the road, underscoring the viability of such enhancements.

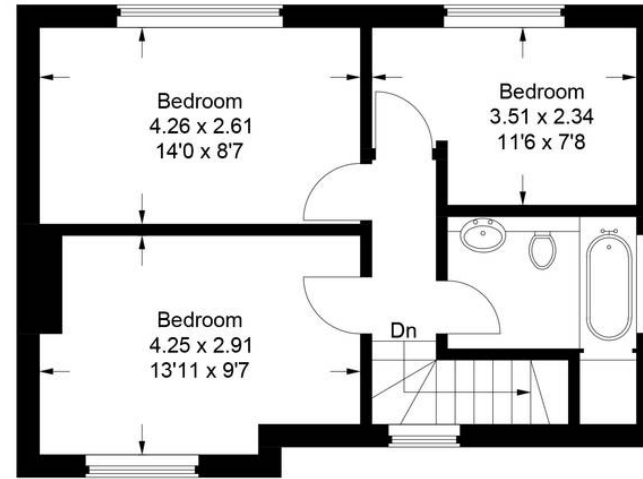
The property enjoys elevated, far-reaching views across open countryside, which are truly impressive. A loft conversion (STP) would create a superb principal bedroom, perfectly positioned to take full advantage of the breathtaking outlook.

As it currently stands, the accommodation comprises a welcoming entrance hall providing access to the kitchen/dining room and a separate sitting room. French doors from the dining area open directly onto the attractive rear garden, ideal for indoor-outdoor living. Off the kitchen is a useful utility area along with a

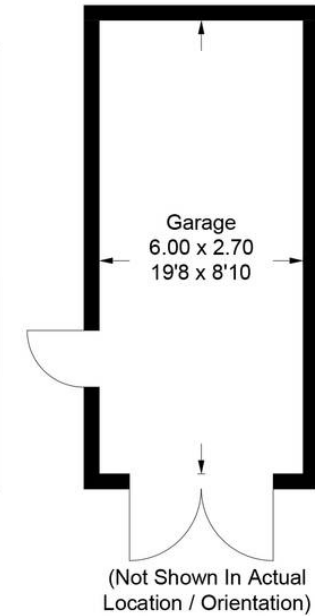




Ground Floor



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.

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