

Brae Hill, Brill - HP18 9TF

Guide Price £489,950

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

Additional Information

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

Electric Heating

Brae Hill

Brill, Buckinghamshire

Situated in one of the area's most desirable villages, this beautifully presented three-bedroom semi-detached home is offered in impeccable condition, with stylish neutral interiors and an outstanding rear garden.

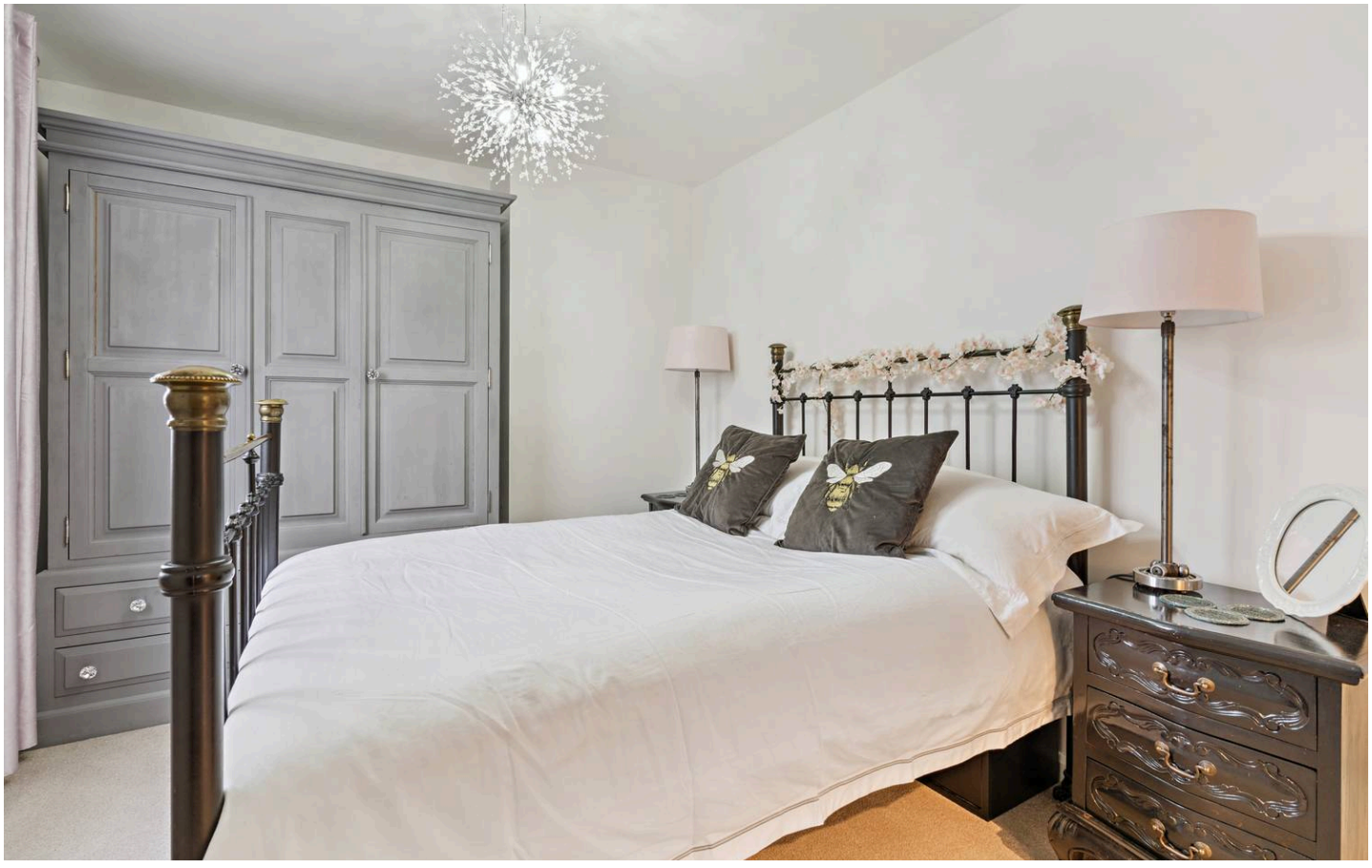
The current owners have thoughtfully reconfigured and improved the accommodation, enhancing bedroom proportions and relocating the bathroom without extending the footprint.

There is excellent potential for further enlargement (STP), including a substantial rear extension and loft conversion. Similar developments have been completed along the road, demonstrating the scope available. The property also enjoys elevated, far-reaching countryside views, which could be fully appreciated from a future loft-converted principal bedroom.

The existing accommodation comprises an entrance hall, kitchen/dining room with French doors opening onto the garden, separate sitting room, utility area and ground-floor shower room/cloakroom. Upstairs are three well-proportioned bedrooms and a modern family bathroom.

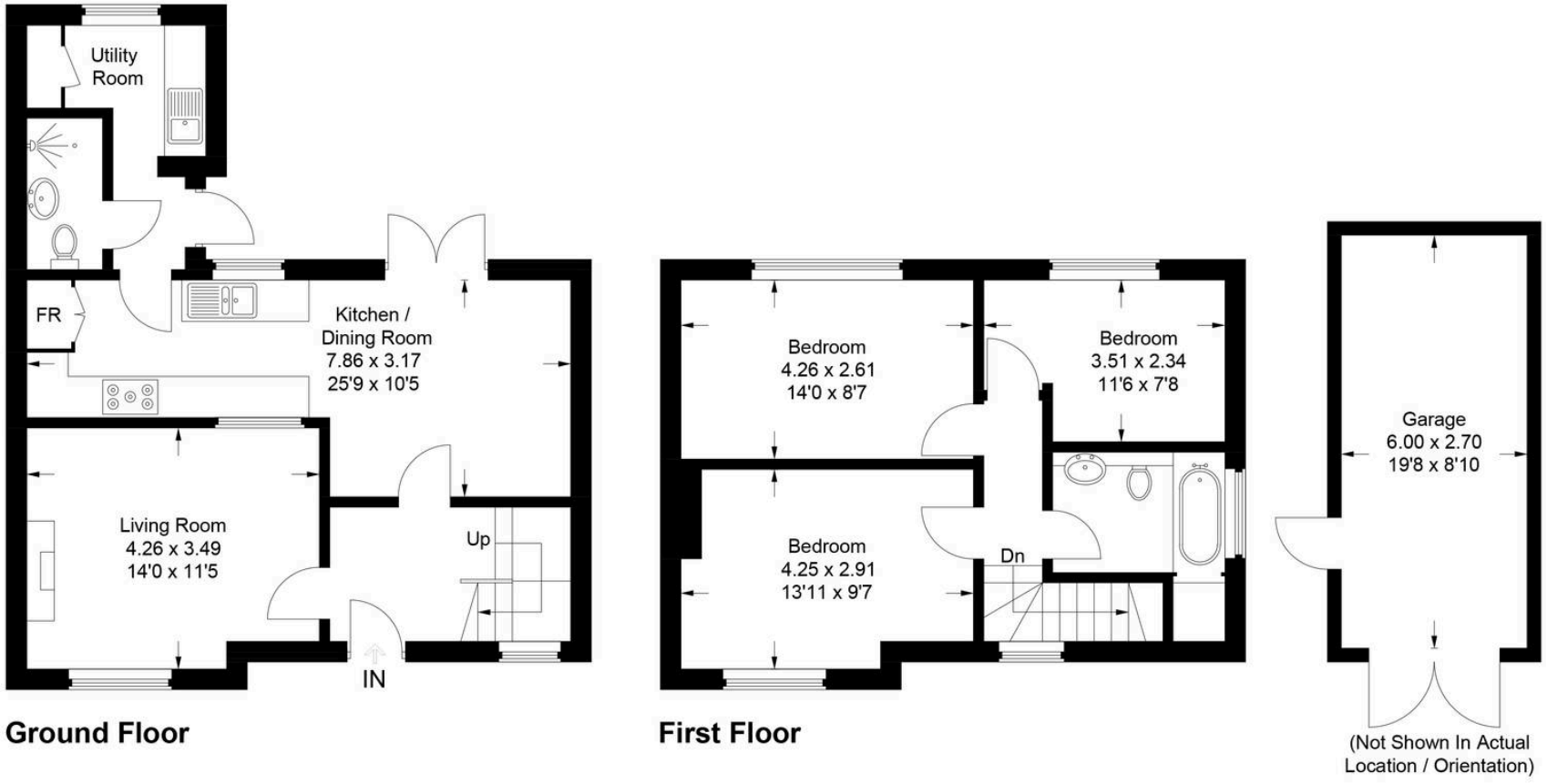
Outside

The attractive landscaped frontage provides excellent kerb appeal, off-street parking for several vehicles and a garage. The generous rear garden features a patio terrace and a further enclosed area beyond a manicured hedge and archway, offering versatility for additional seating, a vegetable garden or home office.









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

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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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