



Brae Hill Cottage, Brae Hill, Brill, Buckinghamshire, HP18 9TB



Accommodation

Ground Floor

Entrance Hall, Sitting Room, Kitchen.
Bedroom, Bathroom.

First Floor

Landing, Two Bedrooms, Shower Room.

Outside

Enclosed Front Garden with Driveway,
Rear Garden with Garden Store.

Brae Hill Cottage

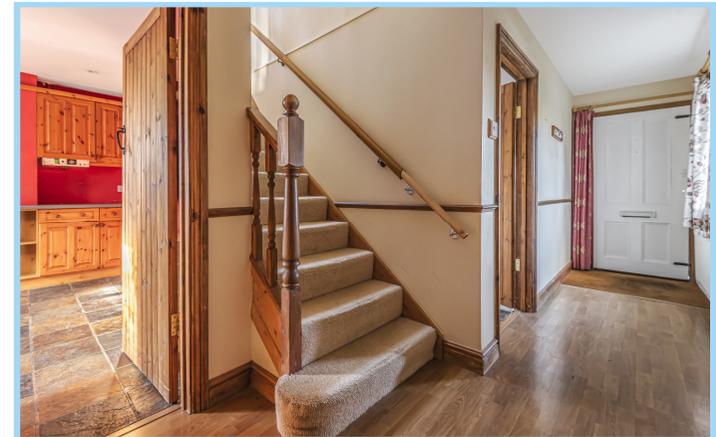
Conveniently located close to the centre of this highly regarded hilltop village, close to all the amenities yet tucked away in a quiet spot behind the high street, this is a well presented, 3 bedroom, detached house with driveway parking to the front and courtyard garden to the rear. The property is offered for sale with the added benefit of no onward chain.

Downstairs, there is a welcoming entrance hallway with doors leading to all ground floor rooms. The sitting room is a good size and bright, dual aspect, room with a working fireplace. The kitchen is fitted with a good range of pine cupboards, has spaces and plumbing for the usual appliances and a back door leading into the garden. Bedroom 1 and the bathroom complete the ground floor accommodation. Upstairs, there are two further bedrooms and a shower room.

Outside, to the rear, is a south facing, paved, courtyard garden, enclosed by wooden closeboard fencing, with gated side access, a garden store and a shrub and bamboo border. To the front, there is a paved driveway. The oil tank is located to the side.



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Brill

Brill is a highly sought-after and picturesque village with a variety of local amenities and set in an elevated position surrounded by beautiful countryside. It benefits from a highly regarded primary school, a village hall, a church, two very popular gastropubs, a butcher, a village store and a Post Office.

For a wider selection of amenities, the historic market town of Thame is about 6 miles away in South Oxfordshire. It has a good range of sporting facilities, pubs, cafés and restaurants and high street stores. Schooling is available here at all levels; however, it is of particular note that Buckinghamshire has retained its selective Grammar school system.

Further and more comprehensive facilities can be found in Oxford and Bicester, both about 7 miles away, and in Aylesbury, about 10 miles away.

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Directions

From our town centre offices, leave Thame in a north-westerly direction, heading towards Long Crendon on the B4011. Continue through the village and on for about another 1½ miles. Turn right, signposted Brill, and continue for about another 2 miles. Upon entering Brill, continue along the High Street and turn left into Windmill Street and left again, into Brae Hill. Brae Hill Cottage can be found almost immediately, on your left.

Transport Links

M40 Motorway (Junction 7) - circa 7 miles.

Haddenham and Thame railway station – circa 8 miles.

Broadband

Average broadband speed within this postcode - 67Mb.

Tenure

Freehold.

Services

Mains Electricity, Water and Drainage.

Local Authority

Buckinghamshire Council.

Tax Band

E.



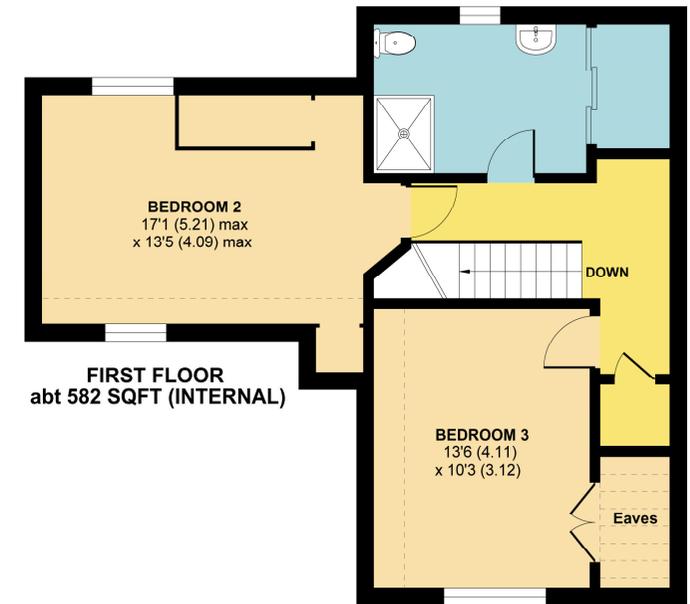
Denotes restricted head height



Brae Hill Cottage, Brae Hill, Brill, Aylesbury

Approximate Area = 1167 sq ft / 108 sq m
Including Limited Use Area(s) = 75 sq ft / 7 sq m
Total = 1242 sq ft / 115 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Andrew Murray & Co LTD. REF: 654463



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