

# 5 COLLEY CLOSE

BRILL, BUCKINGHAMSHIRE HP18 9GE



HAMNETT  
HAYWARD



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**A unique opportunity to acquire a two bedroom single storey home close to the picturesque common within Brill village**

Forming part of a popular development of just twelve unique homes, 5 Colley Close is a unique single storey property enjoying a lovely position with gated access onto the picturesque Brill Common offering beautiful rural walks and the iconic windmill. Brill is a fabulous Buckinghamshire village offering a wide range of facilities including two public houses with restaurants, village shops, a stunning common, the reputable primary school and all within a short drive of Haddenham & Thame parkway for access to London Marylebone (under 40 minutes).

Internal accommodation includes a generous principal reception room extending to an impressive 17' in length to provide an open plan living/dining room with a modern kitchen. The kitchen is fitted with a range of white fronted, base and eye level cupboard and drawer units with working surfaces. The kitchen is fitted with integrated appliances including a stainless steel electric oven with hob and extractor. Further integrated appliances include a fridge/freezer dish washer and washing/tumble dryer.

The bedroom accommodation is accessed from an inner hallway, opening to the principal bedroom with an en-suite shower room. A further bedroom also offers the opportunity for a study, served by a separate bathroom.

Externally, the property has a small area to the front with mature shrubs and space for a garden bench. A wrought iron gate opens to stairs providing access to an area of off street parking at the rear. A carport extends to 17' in length and has an internal lockable store. Further parking is available outside of the carport for two vehicles

This is a unique house for Brill village, enjoying a wonderful position just off the picturesque common and within a short walk of the many amenities available within this highly sought after Buckinghamshire village.

“A UNIQUE OPPORTUNITY TO ACQUIRE A SINGLE STOREY PROPERTY FORMING PART OF A POPULAR DEVELOPMENT ADJOINING THE PICTURESQUE BRILL COMMON WITH IT'S FAMOUS WINDMILL”



## AT A GLANCE

- A modern single storey home enjoying a wonderful setting within the heart of the village
- Impressive open plan reception room extending to 17'
- Principal bedroom with en-suite shower room
- Car port and off street parking to the rear
- Highly sought after village location with access to station (London Marylebone under 40 mins)



## SUMMARY

- Private entrance
- Superb 17' open plan principal reception room
- Open plan kitchen/dining/living room
- Principal bedroom with en-suite shower room
- Bedroom two/study
- Bathroom
- Off street parking for two vehicles at the rear
- Single car port
- Forming part of a highly sought after development
- Wonderful setting with gated access on to the picturesque common
- Highly sought after village with reputable school and many amenities
- Air source heat pump
- London Marylebone in under 40 minutes from Haddenham & Thame parkway. Oxford 30 minutes by road
- No onward chain
- Modern interior

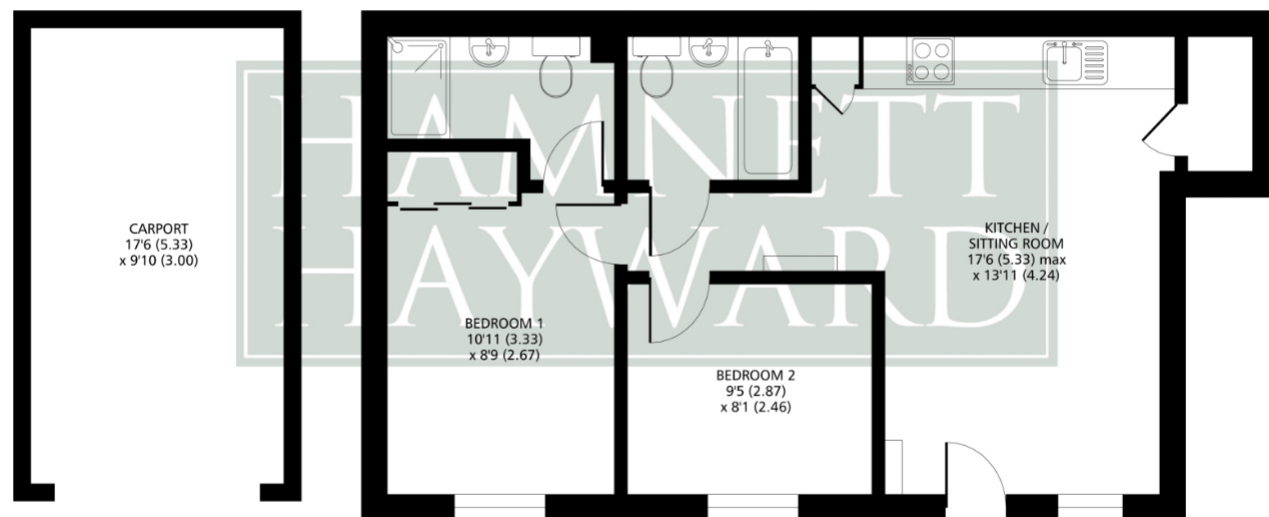




## Colley Close, Brill, Aylesbury, HP18

Approximate Area = 541 sq ft / 50.3 sq m (Excludes Carport)

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hamnett Hayward Ltd. REF: 1268678

## LOCATION

Brill is a beautiful hilltop village situated amidst glorious Buckinghamshire countryside and filled with attractive period properties. The village has two shops, an active church community and the famous windmill landmark with its eye catching hillocks of common land. The village has two fabulous public houses (The Pheasant and The Pointer) both offering excellent food and attractive gardens. For education, Brill Church of England combined school is located in the village, with further secondary education at Lord Williams's school in Thame and the Grammar schools in Aylesbury. Ashfold preparatory school is also nearby, with further private schools in Oxford. A new health centre has been recently completed in the village and the active sports club hosts a number of events. Brill has become very popular with those people wishing to enjoy a countryside location whilst still being 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 40 minutes

## ADDITIONAL INFORMATION

**Services:** Mains water, drainage & electricity

**Heating:** Air source heat pump, to radiators

**Council Tax:** Band C

**Energy Rating:** Currently C 74, Potentially C 77

**Local Authority:** Buckinghamshire County Council (Aylesbury)

**Tenure:** Freehold

**Postcode:** HP18 9GE

GUIDE PRICE £325,000

**HAMNETT  
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