



A fantastic opportunity to purchase a brand new 3 bedroom semi-detached home finished to the highest of standards, with contemporary, open plan living, on a small development of just 5 houses, close to excellent road and rail links.

South West Facing Gardens.

Kamdean Flooring To The Kitchen/Diner, Hallway, and Cloakroom.

Carpets Fitted Throughout The Rest Of The House.

Quartz Worktops and Bosch Appliances To The Kitchen.

Air Source Heat Pumps Fitted For Hot Water and Heating Systems.

Underfloor Heating to The Ground Floor.

Indian Sandstone Patio, and Turf Laid To The Garden.

1 EV Car Charger Supplied, and Means To Supply A Second If Required.

Openreach Fibre Cables Supplied To The Property.

Cables Installed For Built-In Ceiling Speakers To The Kitchen/Dining Area.

Fully Tiled Bathroom and En-Suite.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room,
Kitchen/Dining/Living Room, Cloakroom.

First Floor - Master Bedroom With En-Suite Shower, Two
Further Bedrooms, Family Bathroom.

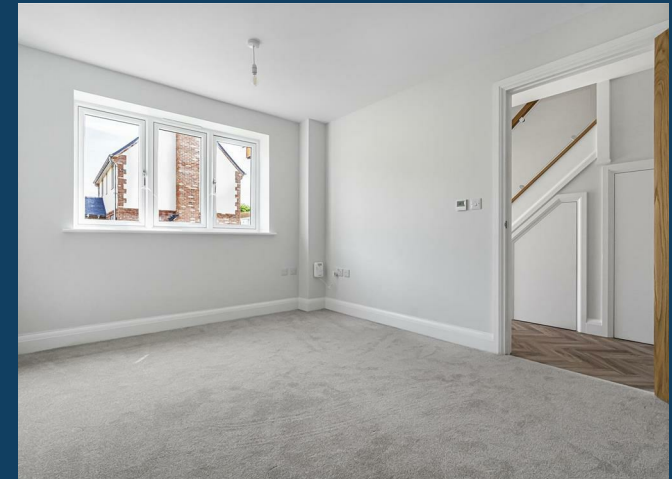
Outside - Driveway Parking For Two Large Vehicles, gated Side
Access To The Rear Garden.

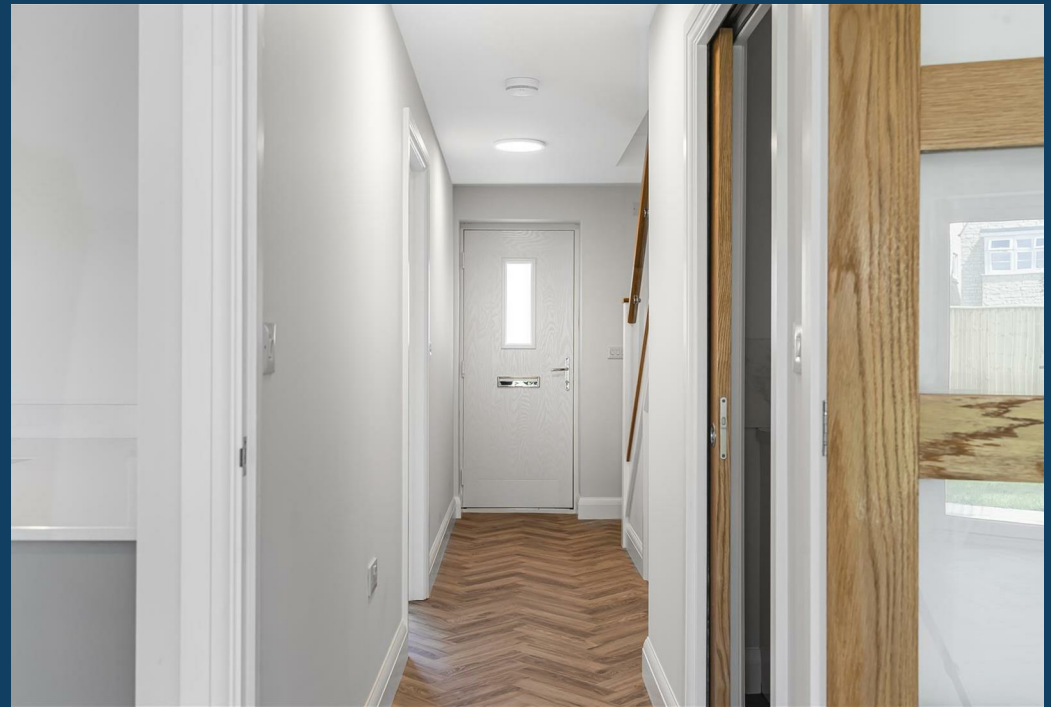
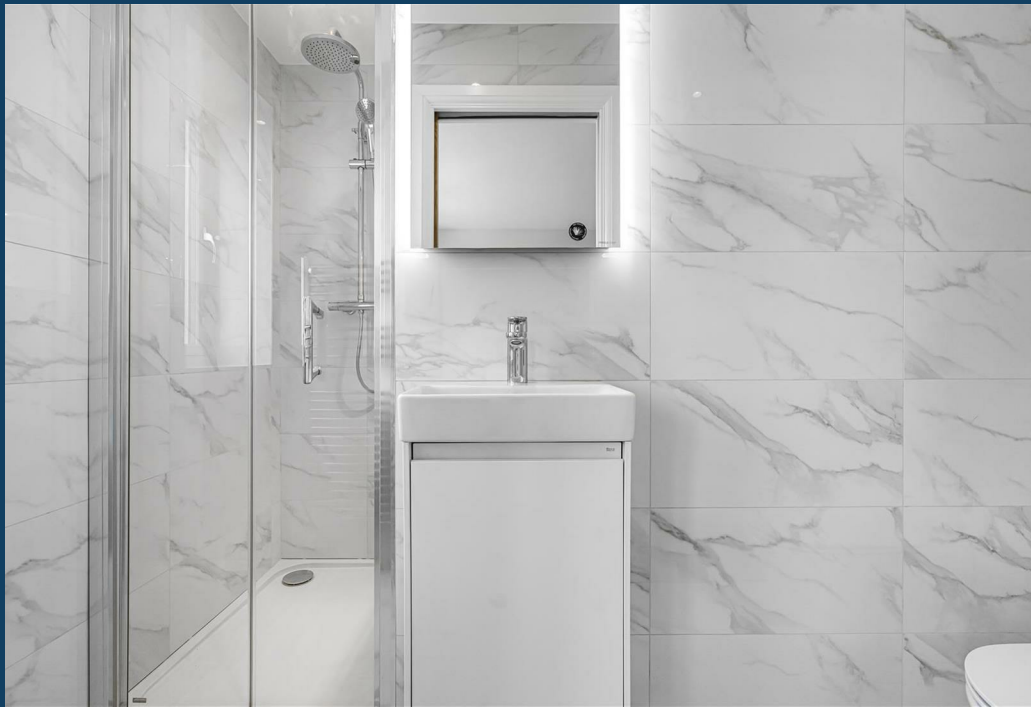
Rear Garden Laid To Lawn, and A Patio.

Services - All Mains Services, Air Source Heat Pump

Warranty - 10 Year ICW Warranty

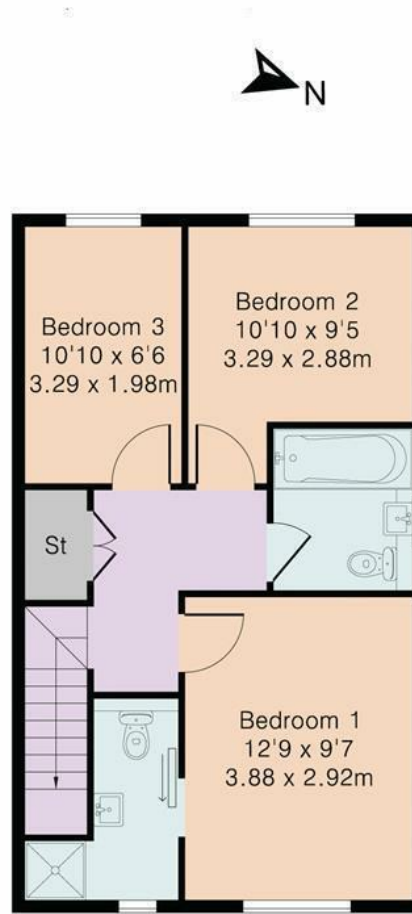
Local Authority - Cherwell District Council.







Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



