



# Friend way , Graven Hill

Bicester - £400,00



# Friend way Graven Hill

Bicester



A beautiful family home with 2 bedrooms located within the Graven Hill

On the popular Graven Hill Development this detached bespoke 2-bedroom home is available with modern features and a stylish décor throughout. This property will make a perfect family home, with its open living space.

Entering the property, you have the stairs leading to the first floor and too the right the spacious open plan living area. The current owners have an oak wooden slat feature wall with the television mounted. Below the stairs is a large storage space with electrical sockets, there is a downstairs cloakroom. The flooring throughout the downstairs is ceramic tiles.

The modern high specification integrated kitchen comprising of an island with a built-in downdraft extractor fan, single oven with Wi-Fi capabilities with a combination microwave oven above, black flex Quooker tap (boiling water/cold water tap) with plenty of kitchen cabinets. With bi-fold doors across the back leading out onto the garden allow plenty of sunlight to flood in.

On the first floor there are 2 double bedrooms and a storage cupboard. The bedroom at the front of the property has a built-in wardrobe and bookcase with a floor to ceiling window. The back bedroom has a bespoke bed fitted with a full wall wardrobe, integrated led lighting, floor to ceiling window and large second window allowing plenty of sunlight in. The flooring upstairs is solid engineered oak.

[www.imspropertygroup.co.uk](http://www.imspropertygroup.co.uk)



The family bathroom has a large walk-in shower with a rainfall shower head, a unique washbasin and unit that give the bathroom a gorgeous spa like effect.

The garden has a large patio area which spans the width of the house with gravel border and pathway the rest is laid to lawn with raised wooden flowerbeds. At the bottom of the garden is a home office/gym with storage and full electric facilities.

Parking for 2 cars is at the front of the house.

Graven Hill Primary School is part of the Warriner Multi Academy trust family of schools who have a national reputation for education. Graven Hill has plenty of green open space, also there is a coffee shop, wine and cocktail bar. With easy access to the M40 and Bicester village train station.

Don't miss out on this opportunity to secure a property with no chain. Contact us today to arrange a viewing and take the first step towards making this exceptional property your new home.

Key information

Price - £ 400,000

Tenure: Freehold

Living City Management Annual Service Charge: £400pa

Construction: Timber Frame Construction with Render Carrier Board and Render. Parts Clad with Fibre Cement Cladding

Council Tax Band: C

EPC Grade: B

Central Heating: Gas

Utilities: mains gas, electric, water and drainage

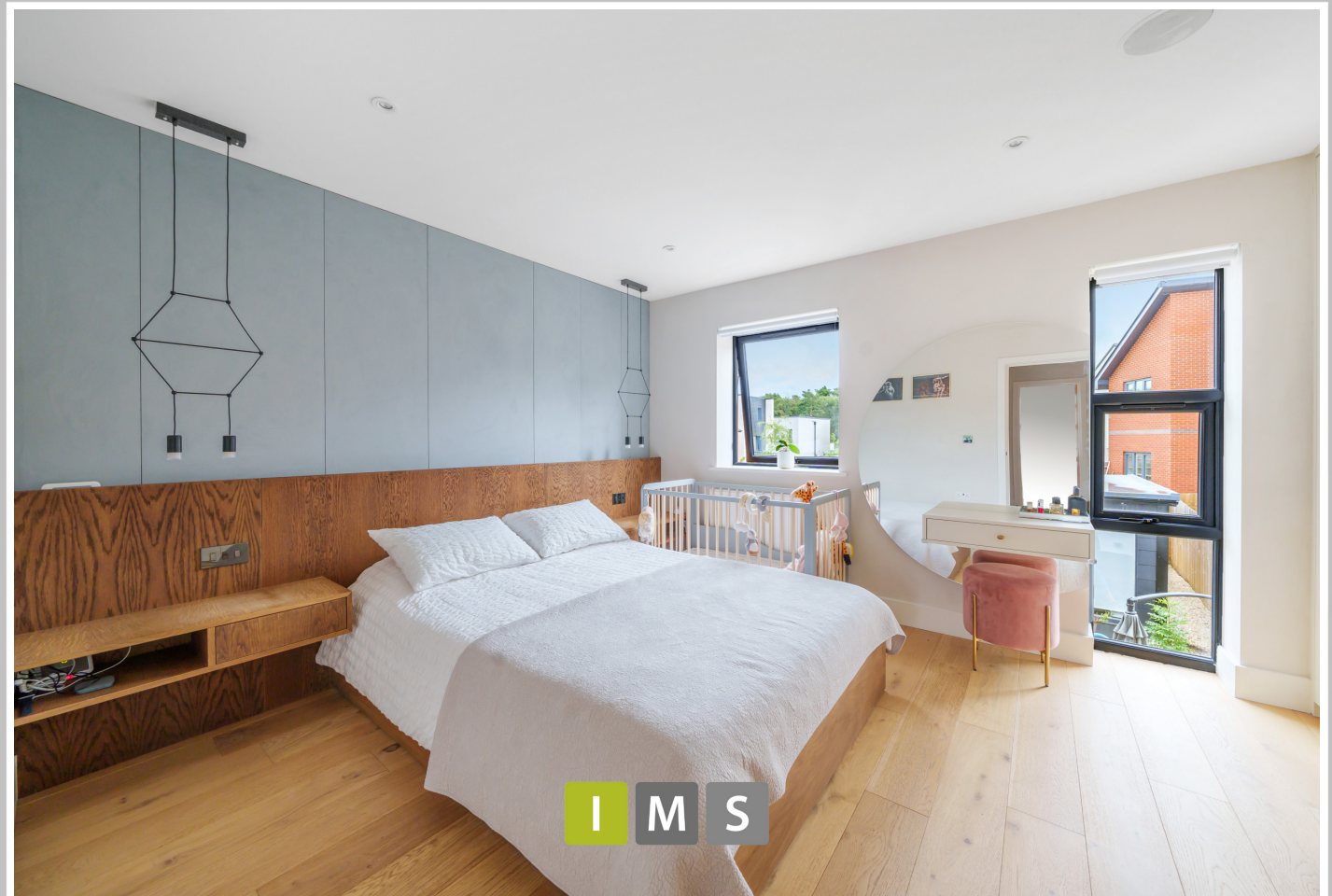
Mobile coverage: Vodafone (EE, O2 and Three maybe limited) see <https://checker.ofcom.org.uk/engb/mobile-coverage>

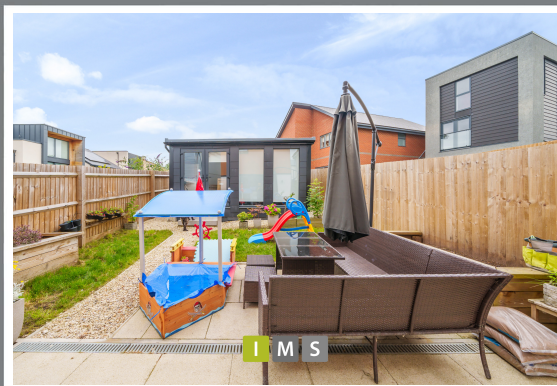
Broadband estimated speeds: standard 7mbps, superfast 47mbps, Ultrafast 940mbps

Flood risk: low

Restrictive covenants: contact IMS for details

Any local planning applications: check <https://planningregister.cherwell.gov.uk>





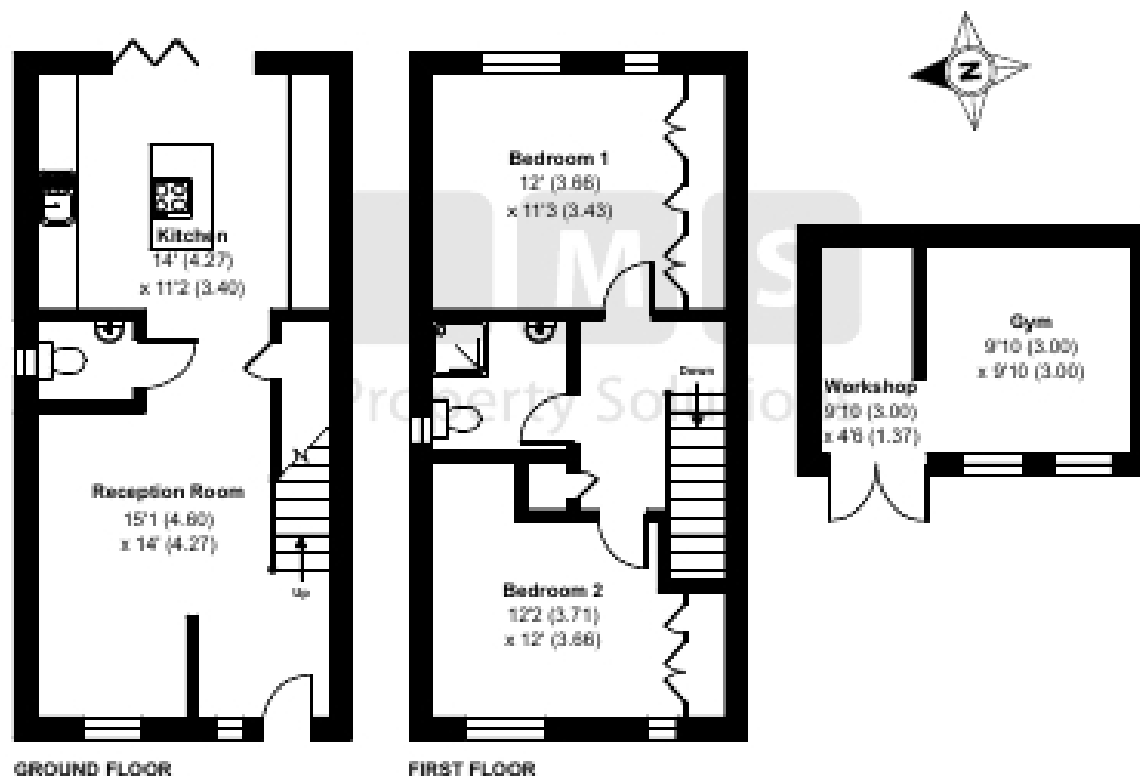
## Friend Way, Ambrosden, Bicester, OX25

Approximate Area = 854 sq ft / 79.3 sq m

Outbuilding = 145 sq ft / 13.5 sq m

Total = 999 sq ft / 92.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ims/room 2023. Produced for IMS Property Solutions. REF: 1017505

**IMS** is an independent and whole of market mortgage brokerage, sales and lettings agency and property investment group providing bespoke solutions for all your property needs.

**Bicester:** 18 Kings End Road, Bicester, OX26 2AA

**London:** 33 Foley Street, Fitzrovia, W1W 7TL

**Oxford:** 267 Banbury Road, Oxford, OX2 7HT

**T:** 01869 248339

**E:** [info@imspropertygroup.co.uk](mailto:info@imspropertygroup.co.uk)

[www.imspropertygroup.co.uk](http://www.imspropertygroup.co.uk)

[imsbicester](#)

[ims\\_mortgages\\_lettings\\_sales](#)

[ims-independent-mortgage-solutions](#)

[ims\\_bicester](#)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

