



1 Tancred Grove, Ambrosden

Bicester



Fixed Price £325,000



1 Tancred Grove

Ambrosden, Bicester

IMS Property Solutions are thrilled to present this exceptional one-bedroom detached home, perfectly positioned within the highly sought-after **Graven Hill development**, just outside **Bicester**.

This striking timber-frame home beautifully blends contemporary architectural design with a light, neutral interior. Built with sustainability and efficiency in mind, it features **triple-glazed windows, high-performance insulation, and a mechanical ventilation and heat recovery (MVHR) system**—ensuring year-round comfort and reduced energy costs.

On the **ground floor**, a spacious entrance hall leads to a versatile reception room—ideal as a home office, second bedroom, or additional living space. There is also a convenient **ground-floor WC**. Glazed doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the **first floor** showcases an impressive open-plan **kitchen, dining, and living area**. The modern fitted kitchen includes sleek cabinetry and integrated appliances—oven, hob, fridge/freezer, and dishwasher. Dual-aspect windows and **Juliette balcony doors** flood the room with natural light, enhancing the sense of space.



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The generous **double bedroom** also benefits from Juliette balcony access and built-in wardrobes, while the **en-suite shower room** is finished to a high specification, featuring a double shower enclosure, WC, vanity basin, and chrome heated towel rail. Externally, the property offers a compact, low-maintenance **garden**, an **integral garage**, and **allocated parking** for one additional vehicle at the rear. Presented in excellent condition throughout and with **gas central heating**, this home combines style, comfort, and efficiency in one superb package.

Key Information

Price £325,000

EPC B

Council Tax B

Tenure: Freehold

Service charge: £230 per annum

Utilities: Gas, Electricity, Water

Central heating: Gas

Parking: Garage & allocated parking space

Broadband estimated speed: 1800 mbps superfast fibre

Mobile coverage: Please see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Flood risk: Rivers and Seas - very low, Surface water - very low

- Graven Hill





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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

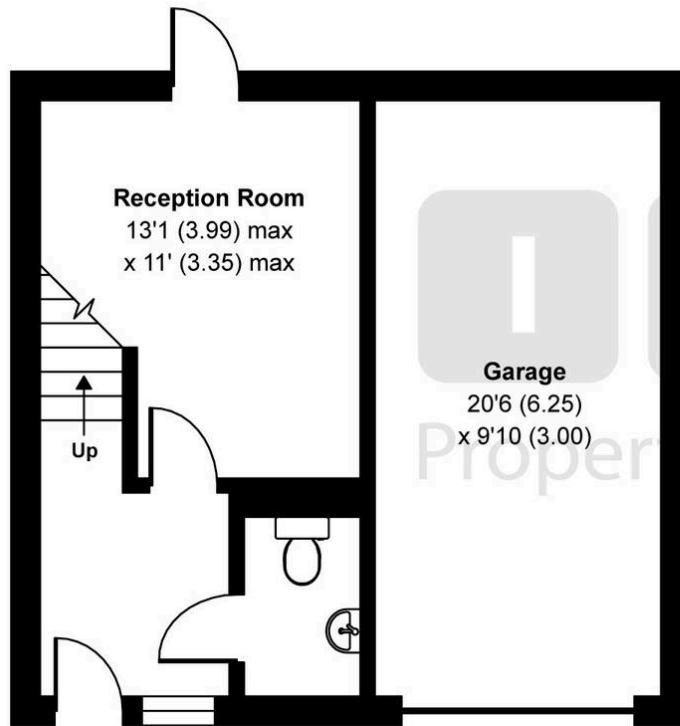
Tancred Grove, Ambrosden, Bicester, OX25

Approximate Area = 662 sq ft / 61.5 sq m

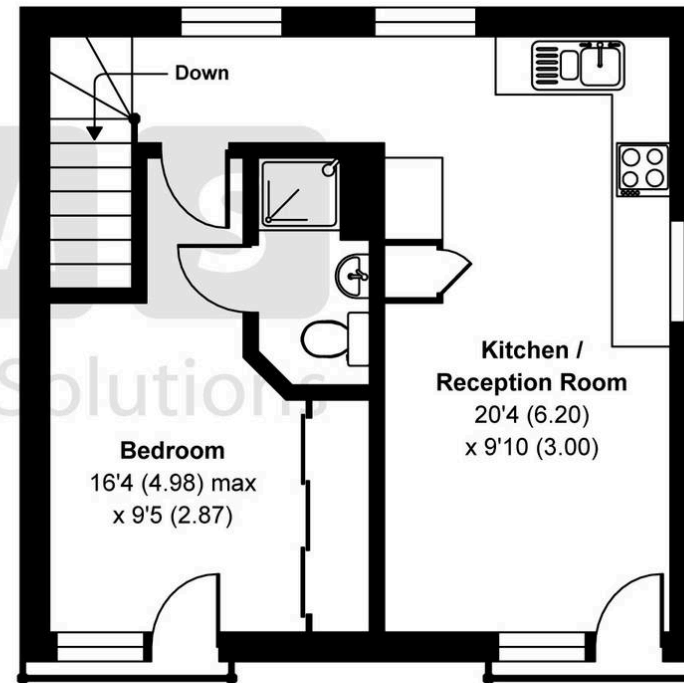
Garage = 201 sq ft / 18.7 sq m

Total = 863 sq ft / 80.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





IMS Property Group

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