

GRAFTON ROAD
KINGSMERE, BICESTER

2 Grafton Road, Kingsmere

Bicester, OX26 1FA

Combining contemporary design with modern practicality, this impressive 4 bedroom plus a study detached Cala home is set over three floors and positioned on a corner position within the popular Kingsmere development of Bicester.

The open-plan kitchen/diner is the hub of the home, flooded with natural daylight from the patio doors leading to the garden area. The living room is the perfect mix of comfort and character with bespoke cabinets and shelving line with herringbone oak effect flooring running throughout.

The principal bedroom provides a real retreat, generous in size and with a walk-in wardrobe and 4-piece ensuite bathroom with a separate shower and bath. There is a further double room on this floor, study, and the family bathroom. The top floor features two further double bedrooms with a shower room in between – making it ideal as a guest suite.

 4

 2

 3

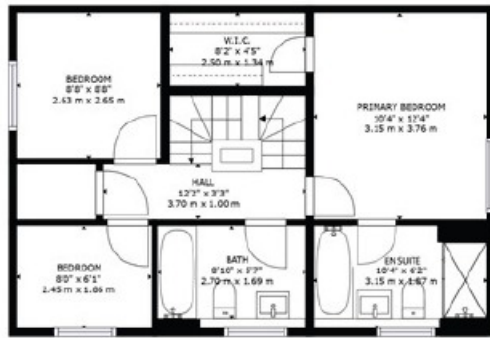


Spacious patio

Guide Price: £550,000



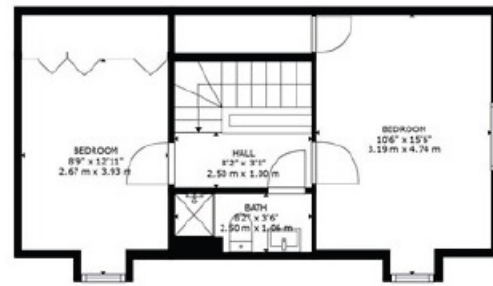




FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 FLOOR 1: 609 sq. ft, 57 m² FLOOR 2: 530 sq. ft, 49 m²
 FLOOR 3: 405 sq. ft, 38 m²
 TOTAL: 1544 sq. ft, 143 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band F

Parking
Spaces for multiple
vehicles

Local Authority
Cherwell District
Council

2, Grafton Road
BICESTER
OX26 1FA

Energy rating

B

Valid until
29 July 2030

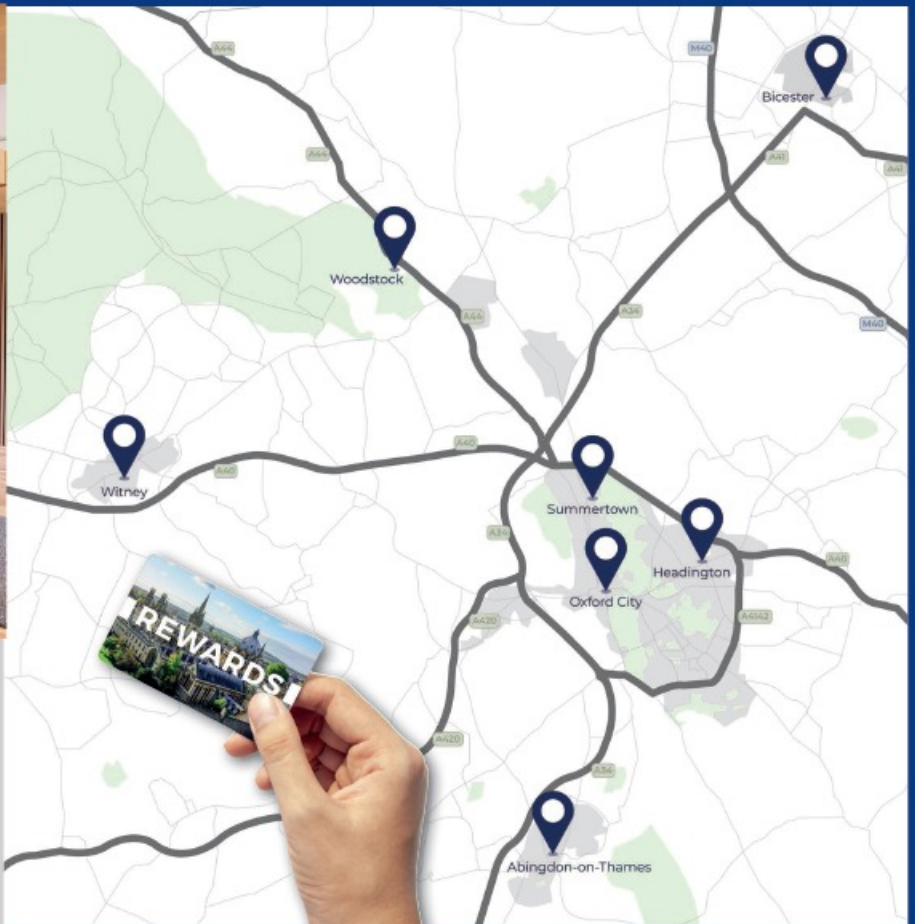
Certificate number
8360-7933-6260-3950-4276

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“Location comments”

Kingsmere is a vibrant and growing community perfectly positioned for families and commuters. Facilities including a sports village with new bar & restaurant, village centre, schools, a nursery, several playparks, and a retail park, all surrounded by acres of open countryside. Bicester North and Bicester Village station, the park and ride to Oxford and A34/M40 are all within close proximity.





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