

FRIEND WAY
GRAVEN HILL

3 Friend Way, Graven Hill

Bicester, OX25 2AY

A modern, custom built three-bedroom home situated in Graven Hill development.

The property is an attractive three-bedroom home, set over 3 floors. Entry is into an inviting entrance hall with space for shoes/coats. Continue into the kitchen with a dining area with built-in appliances. A lovely feature of the property is the underfloor heating throughout the ground floor. Between the kitchen and the living room, there is a convenient cloakroom completing the ground floor space.

Moving upstairs to the first floor, the bedroom facing towards the back of the house is very spacious and bright, between this bedroom and the one towards the front of the home is a beautifully finished family bathroom with shower over the bath. The hallway is a generous space, with a window overlooking the front of the house.

On the top floor of the house is the main suite with sleek en-suite bathroom, wardrobe and windows to the front of the house. The south-facing windows of the main suite offer an uninterrupted, serene view of the Hill.

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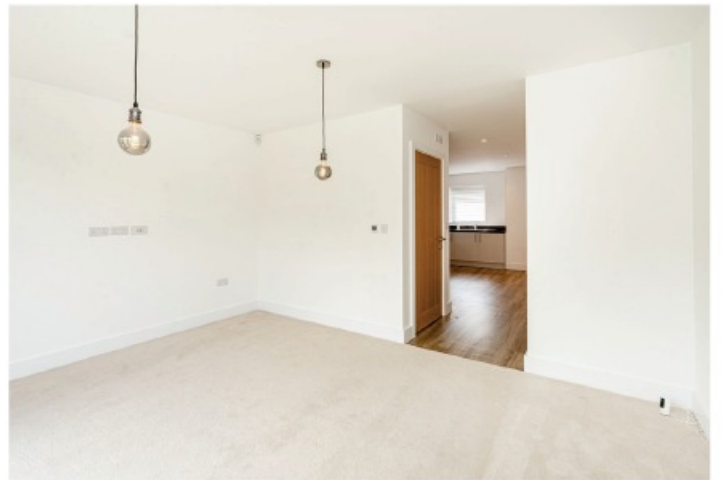
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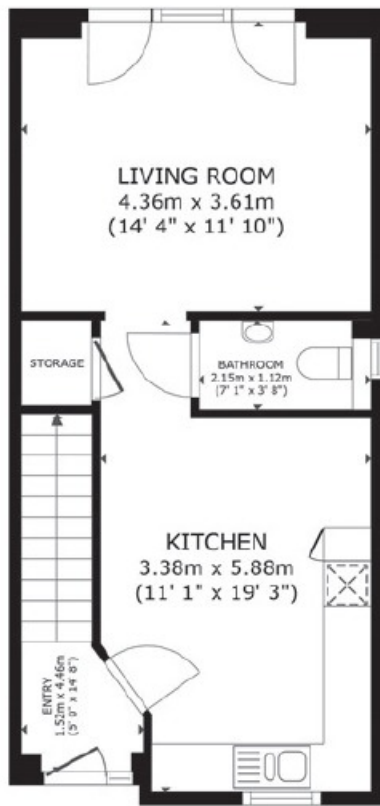


Lawn with patio area

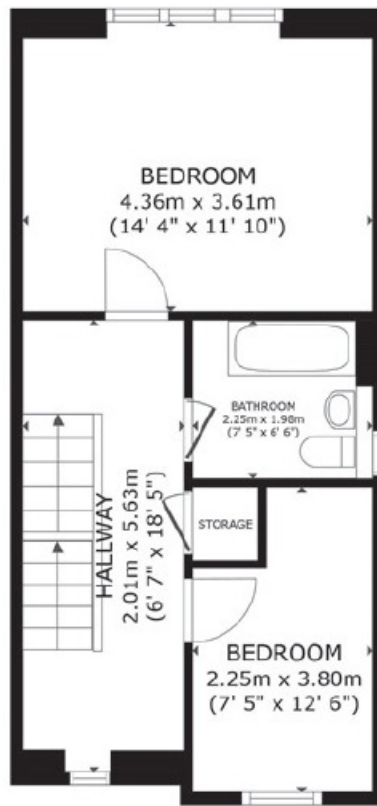
Guide Price: £450,000



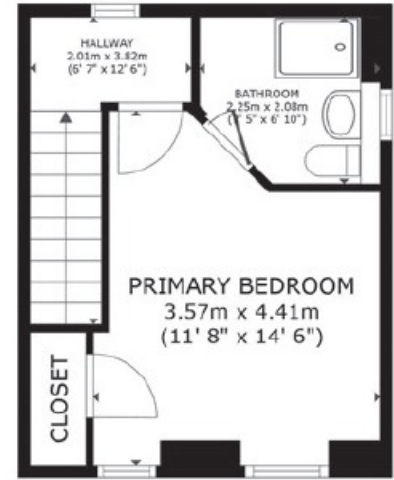




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
FLOOR 1 141.1 m² (442 sq.ft.) FLOOR 2 40.8 m² (439 sq.ft.) FLOOR 3 23.8 m² (256 sq.ft.)
TOTAL : 105.7 m² (1,137 sq.ft.)

CEPTIC AND DIMENSIONAL ACC APPROXIMATE. APPLICABLE MAY VARY



Council Tax:
Band D

Parking
Driving way parking & allocated space

Local Authority
Cherwell District Council

3 FRIEND WAY
AMBROSDEN
OX25 2AY

Energy rating

B

Valid until
10 May 2031

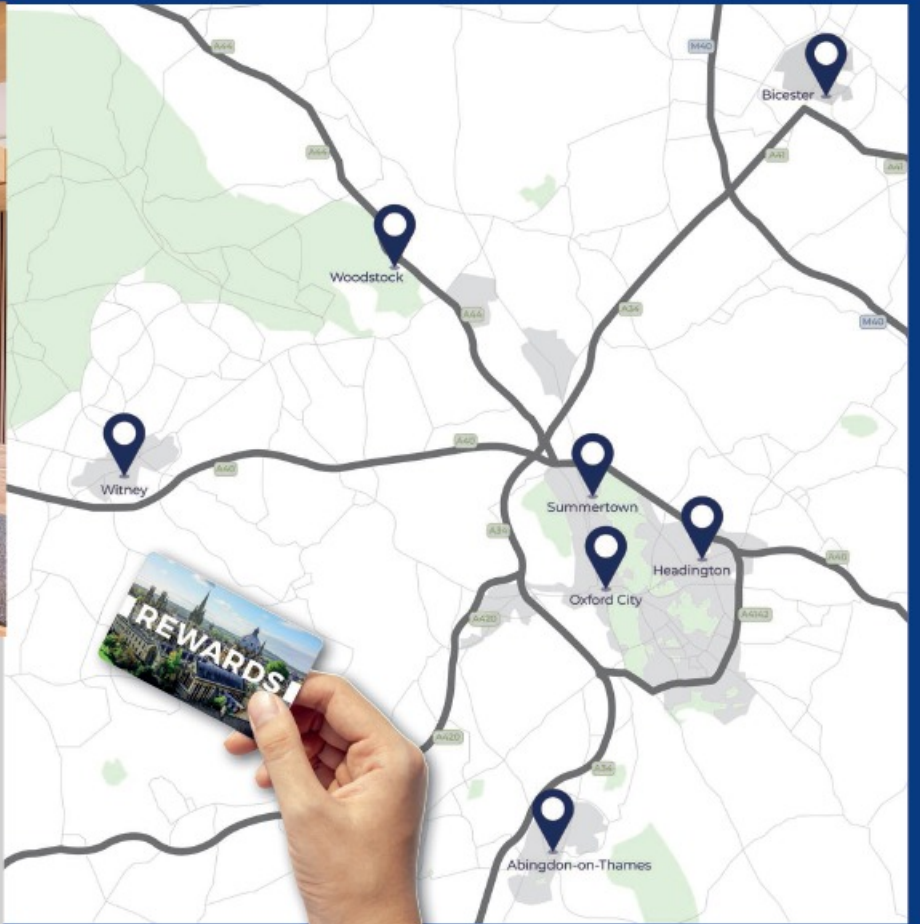
Certificate number
9591-3006-9305-7139-2204

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“Location Comments”

Graven Hill is a wonderful new community located at the southern edge of Bicester, just 13 miles northeast of Oxford made up of self-build and custom build homes surrounded by open space including beautiful, protected woodland. A brilliant community infrastructure is emerging, including a new primary school, coffee shop, local shop, multiple play areas, fostering a sense of tranquillity and community. Bicester Village train station and Bicester town are both within walking distance. Both Junctions 9 and 10 of the M40 are easily accessible.





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