

OLIVE TREE HOUSE  
GRAVEN HILL

# Olive Tree House, Foundation Square

Graven Hill, Bicester, OX25 2AQ

An immaculate 4-bedroom detached home positioned in the enviable Foundation Square area of Graven Hill. Beautifully light and spacious, with a stylish and contemporary finish.

As you step inside, a large entrance hall welcomes you into a bright and airy space giving access to a truly impressive open-plan space, combining the kitchen, dining, and living areas into one expansive open plan layout, featuring bi-fold doors and French doors leading to the garden merging the inside and outside spaces seamlessly.

Designed with both style and functionality in mind, the fitted kitchen in a smart matt navy features AEG appliances ensuring. The quartz worktops add a touch of elegance to the space. Additionally on the ground floor to the front of the property there is an office/snug with a floor to ceiling window, a smaller room currently used as a utility room and spacious WC.

Upstairs, all four bedrooms are doubles with large windows allowing plenty of natural daylight. The principal bedroom and bedroom two boast stylish ensuite shower rooms in neutral shades complimentary to the family bathroom.

**Guide Price: £595,000**

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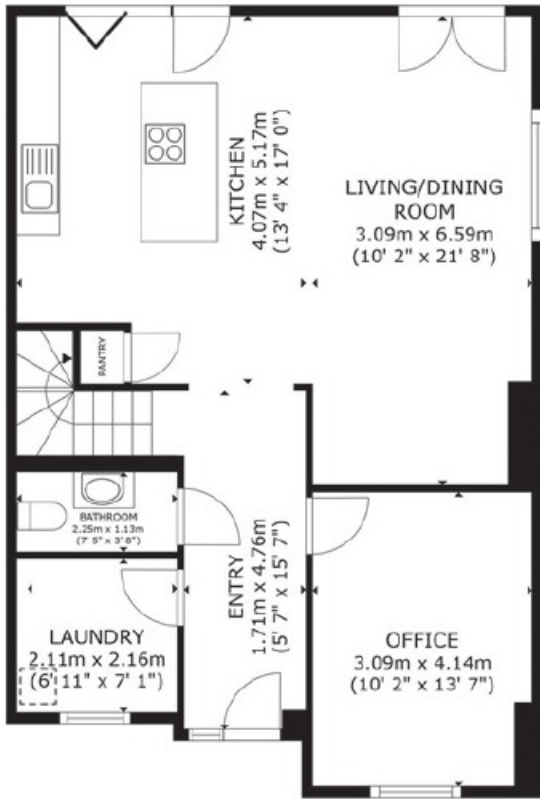
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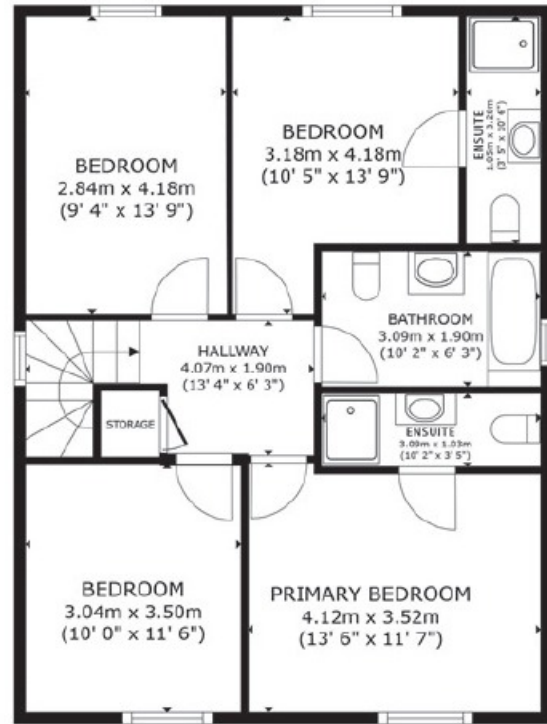
Lawn & Patio areas







GROUND FLOOR



FIRSTFLOOR

GROSS INTERNAL AREA  
 FLOOR 1 74.7 m<sup>2</sup> (804 sq.ft.) FLOOR 2 70.9 m<sup>2</sup> (764 sq.ft.)  
 TOTAL : 145.6 m<sup>2</sup> (1,568 sq.ft.)

CEILING AND DIMENSIONING ARE APPROXIMATE. APPLICABLE MAY VARY



**Council Tax:**  
Band E

**Parking**  
Driveway Parking for  
two cars

**Local Authority**  
Cherwell District  
Council

13 Foundation Square  
AMBROSDEN  
OX25 2AQ

Energy rating

**B**

Valid until

**30 November 2032**

Certificate number

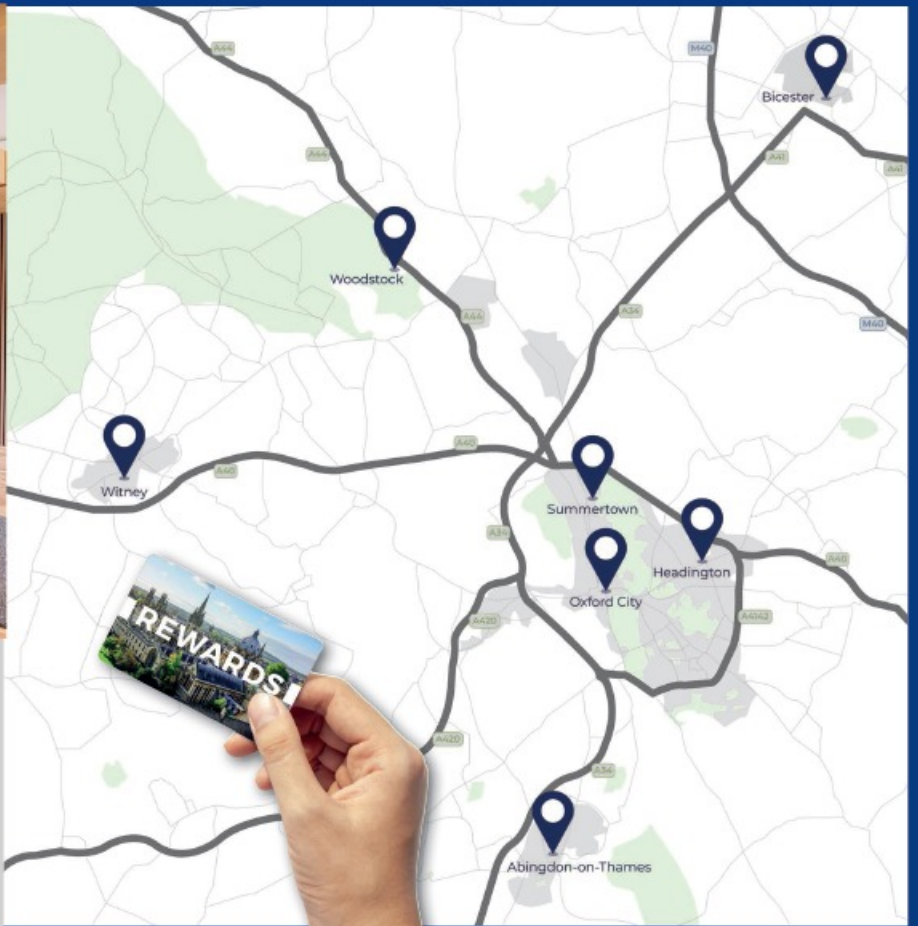
**7032-8132-3209-0579-2202**

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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-built homes surrounded by open space including beautiful, protected woodland. A brilliant community infrastructure is emerging, including a new primary school, coffee shop, and 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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