

WOOD CRESCENT

GRAVEN HILL BICESTER

Wood Crescent

Graven Hill Bicester

This exceptional architect-designed home exemplifies modern open-plan living, bathed in natural light and overlooking protected woodland. You'll be captivated by the meticulous attention to detail and stunning design, featuring high vaulted ceilings and large windows that fill the interior with sunlight.

The stylish ground-floor kitchen/diner serves as the home's hub, complemented by a utility area for appliances. A double bedroom with woodland views includes an ensuite shower room, and a cloakroom completes this level. A striking bespoke oak staircase leads to a stunning living room with a vaulted ceiling and a triangular apex window. There are four additional double bedrooms, including a principal suite with an ensuite, along with a luxurious family bathroom. Outside, you'll find a beautifully landscaped rear garden with a raised decking area featuring a garden kitchen and a separate porcelain patio with a firepit.

 5

 2

 3


Lanscaped

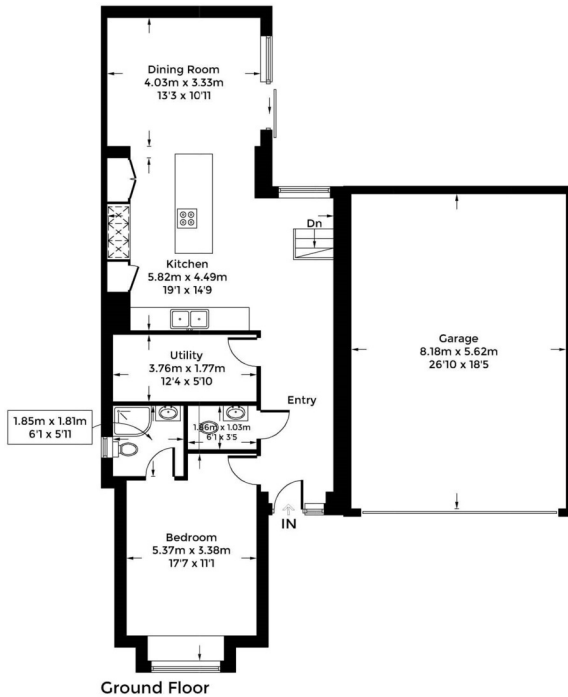
GUIDE PRICE

£900,000





Approximate Gross Internal Area = 185.9 sq m / 2001 sq ft
 Garage = 45.9 sq m / 494 sq ft
 Total = 231.8 sq m / 2495 sq ft



Council Tax:
 Band G - £4,154.24

Parking:
 Double Garage & Driveway Parking

Local Authority:
 Cherwell District Council

7 Wood Crescent
 Ambrosden
 BICESTER
 OX25 2BD

Energy rating

B

Valid until
 18 January 2035

Certificate number
 0350-3941-0490-2895-6525

“LOCATION COMMENT

Graven Hill is 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 tranquilly 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.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est.1947



Every office has access to
every buyer registered across
our network of seven offices.

Sharing a single database of
buyers ensures maximum
exposure for our clients.

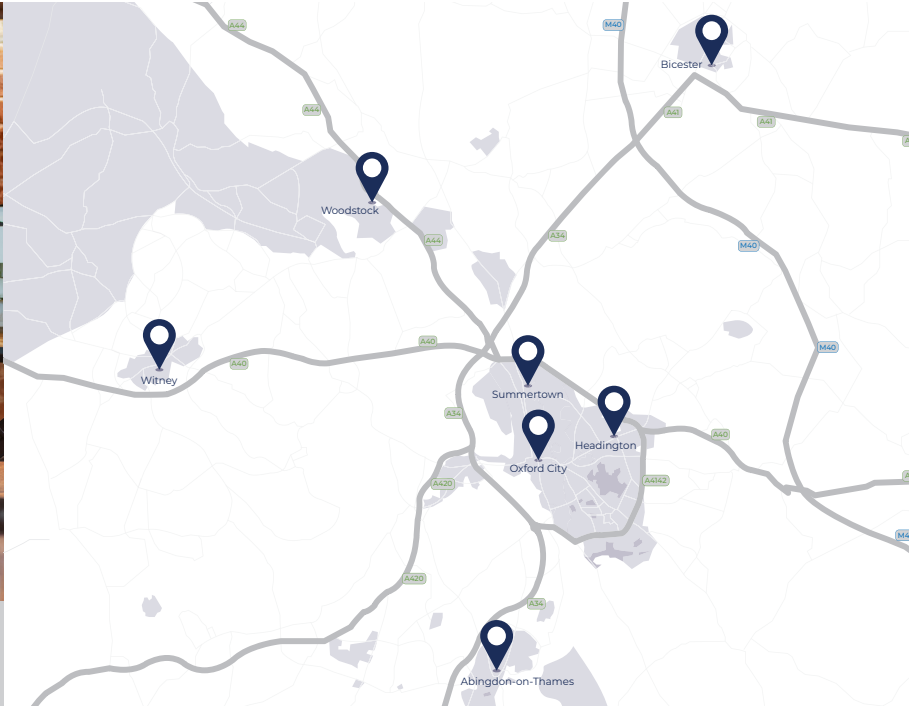
Bicester Sales & Lettings

30 Market Square
Bicester
Oxfordshire
OX26 6AG

t: 01869 24 24 23
e: bicester@breckon.co.uk



FROM LEFT:
Laura Conaty, Maxine Reynolds,
Ken Cunha Lin



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Witney

t: 01993 776 775 (sales)
t: 01993 899 972 (letting)
e: witney@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.