

GRAVEN HILL ROAD

GRAVEN HILL, BICESTER

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A beautifully presented two-bedroom home with allocated parking and a landscaped south-west facing garden, located within the highly sought-after Graven Hill development in Bicester.

This modern home enjoys a peaceful setting within one of the most exciting new communities in Oxfordshire. Surrounded by green spaces and woodland, Graven Hill offers a unique blend of contemporary living and village-style charm.

The property has been finished to a high standard throughout and offers a bright, spacious layout. Features include a stylish kitchen, downstairs cloakroom, light-filled living/dining room with French doors to the garden, and two generous double bedrooms - one with built-in wardrobes. The landscaped garden includes a decked seating area and provides rear access to the allocated parking space.

GUIDE PRICE

£335,000

 **2**

 **1**

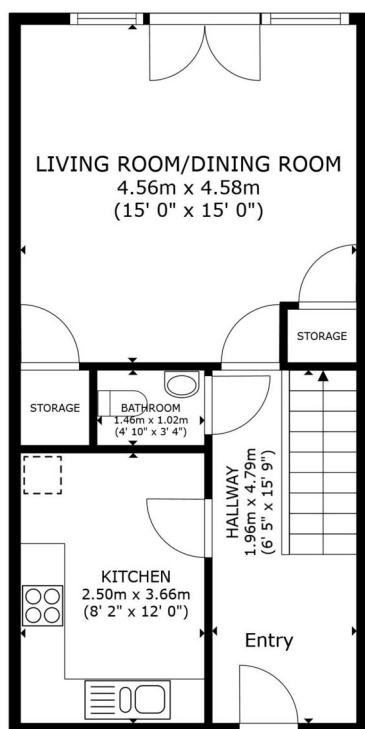
 **1**



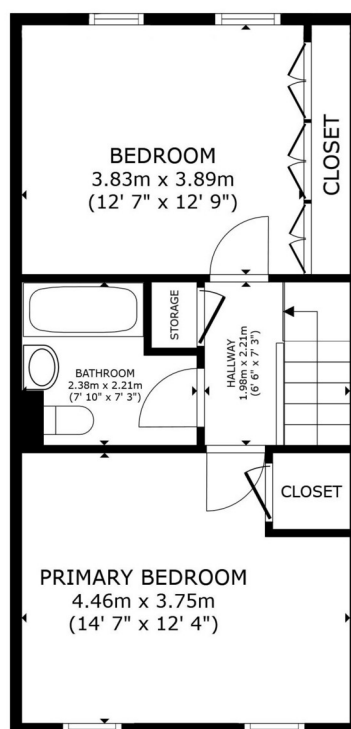
South West Facing







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 43.2 m² (465 sq.ft.) FLOOR 2 43.2 m² (465 sq.ft.)
TOTAL : 86.4 m² (930 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Council Tax:**

Band B - £1,863.13

Parking:

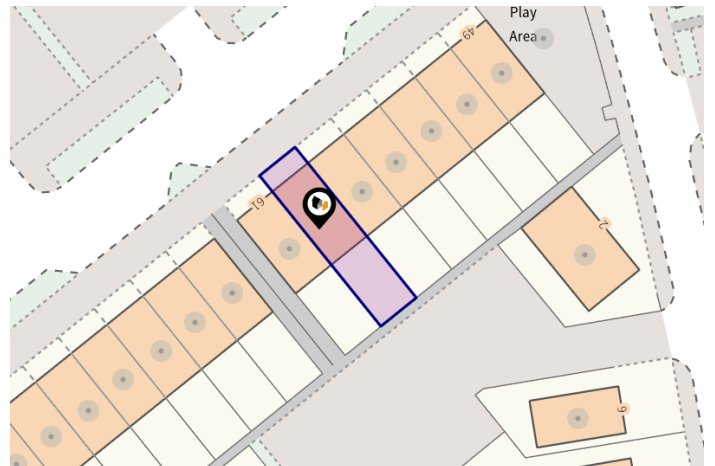
One Allocated Parking Space

Local Authority:

Cherwell District Council

“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. Internationally acclaimed Bicester Village designer outlet, and Bicester Shopping Park including an M&S Food Hall, and David Lloyd health club can all be found within easy reach.



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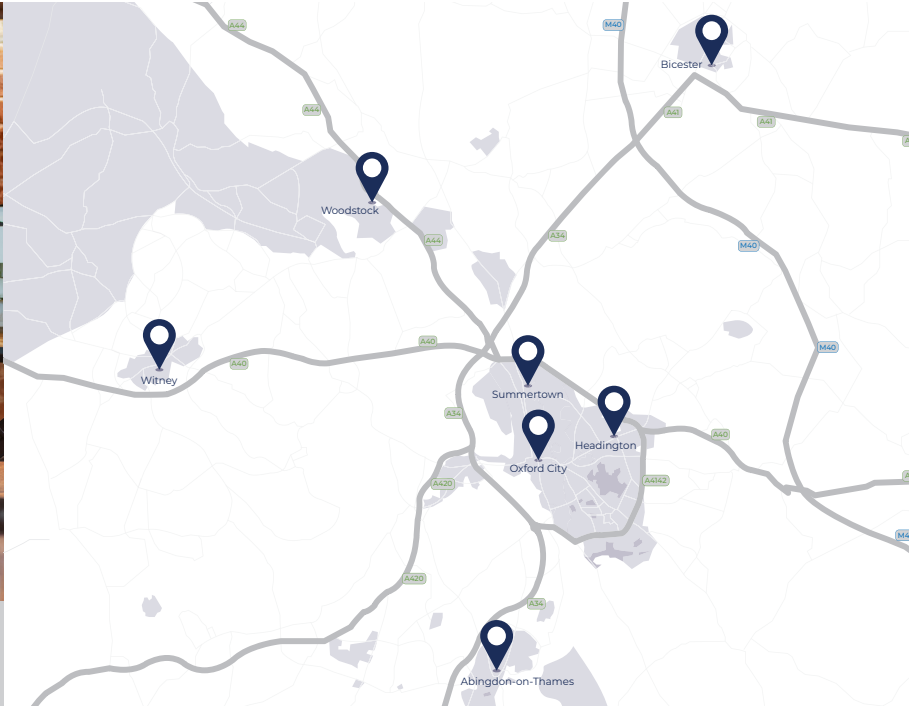
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