

# WEST CIRCULAR ROAD

GRAVEN HILL

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Graven Hill

A unique and thoughtfully designed self-build home offering light-filled open-plan living set in a peaceful countryside setting. The house was designed by award-winning architects A'Bear&Ball.

This distinctive home provides a unique lifestyle opportunity to live within the idyllic community of Graven Hill surrounded by open, green spaces, it offers the best of both worlds, with easy access to Oxford, London and Birmingham via road and rail.

The contemporary style exterior makes a strong first impression with its use of mixed natural materials. From the moment you step foot inside, you will be captivated by the attention to detail and exquisite design that has gone into every aspect of this tranquil home. Completed in 2022, the accommodation is set over three floors and benefits from well-proportioned rooms, triple glazing and high levels of insulation.

## GUIDE PRICE

OIEO £500,000

 3

 1

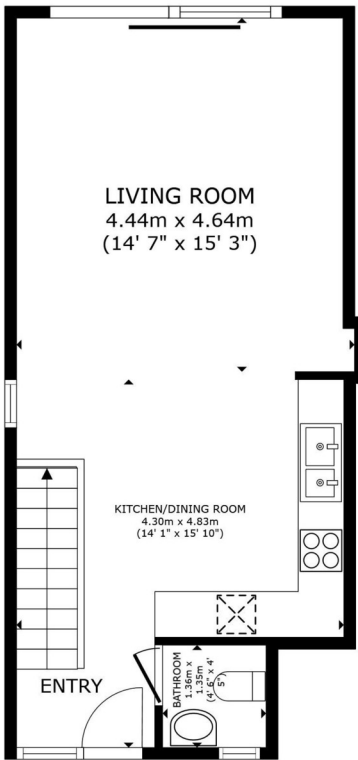
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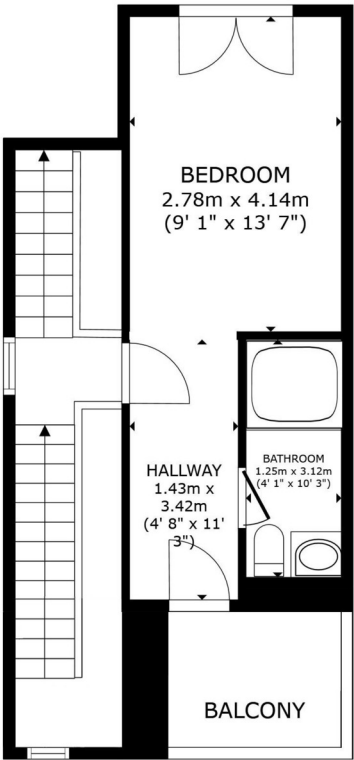
Rear garden



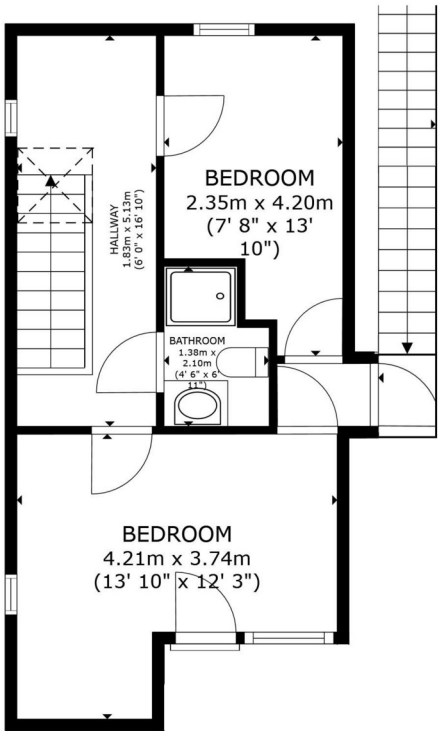




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA  
FLOOR 1 39.7 m<sup>2</sup> (428 sq.ft.) FLOOR 2 29.8 m<sup>2</sup> (320 sq.ft.) FLOOR 3 35.6 m<sup>2</sup> (383 sq.ft.)  
EXCLUDED AREAS : BALCONY 2.2 m<sup>2</sup> (24 sq.ft.)  
TOTAL : 105.1 m<sup>2</sup> (1,131 sq.ft.)



**Council Tax:**  
Band D - £2,492

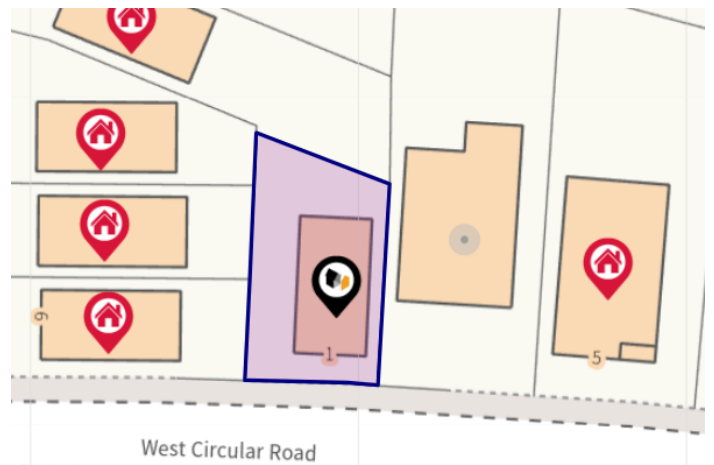
**Parking:**  
Off-street parking

**Local Authority:**  
Cherwell District Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 82 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

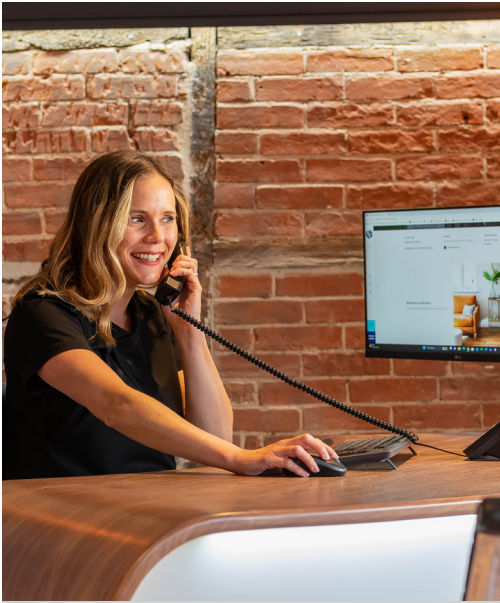
# LOCATION COMMENT

*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 includes 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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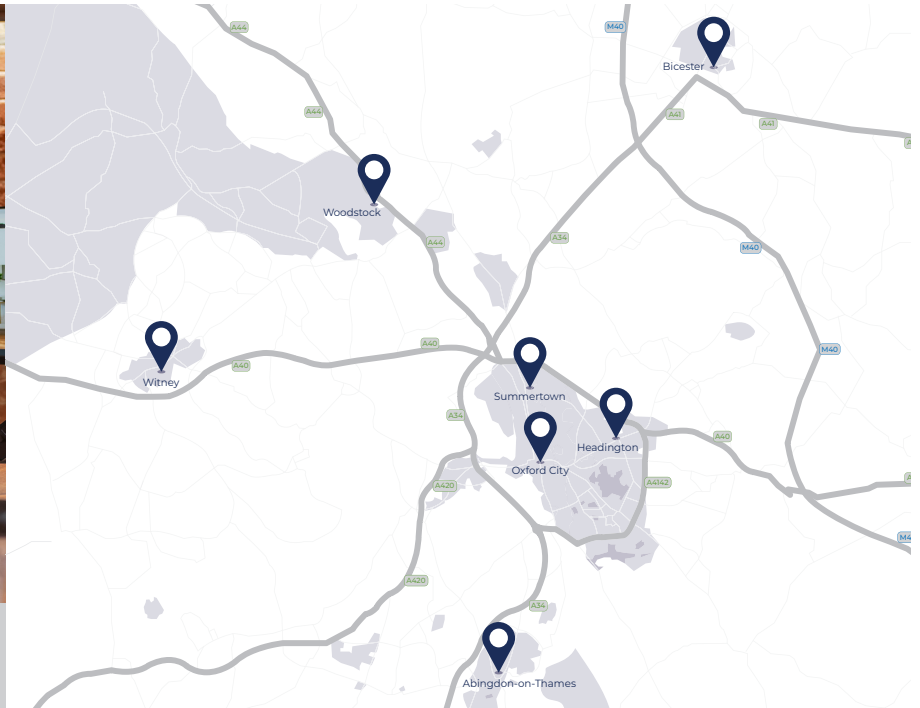
### Bicester Sales & Lettings

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



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