



25

Connells

East Circular Road
Ambrosden, Bicester



Property Description

This beautifully designed three-bedroom detached home offers modern living with a focus on energy efficiency. Featuring an open-plan kitchen, dining, and living area with bi-fold doors leading to the garden, the property is perfect for family life and entertaining. The ground floor includes a versatile third bedroom, while the first floor boasts a luxurious master suite with a private balcony, a spacious second bedroom, a dedicated office, and a stylish family bathroom. Eco-friendly features such as solar panels, triple-glazed windows, mechanical ventilation heat recovery, and an electric car charger make this a sustainable choice for the future.

This property is situated in the sought-after Graven Hill community, just 1.1 miles from Bicester Village train station and 4 miles from the M40, providing excellent transport links to London and beyond. The area offers convenient local amenities, including a café, a wine shop, a dental practice, and a primary school, making it a perfect location for families and commuters alike.

Ground Floor

Kitchen / Dining / Living Area

26' 5" x 13' 9" (8.05m x 4.19m)

The heart of the home is a bright and spacious open-plan layout, perfect for socialising and family life. The kitchen is fully equipped with appliances, including a built-in fridge freezer, electric hob, oven, extractor fan, and dishwasher. Spotlights throughout create a sleek and contemporary feel, and the bi-fold doors leading to the garden bring in plenty of natural light, making it an ideal space for entertaining or relaxing.

Bedroom Three

8' 8" x 13' 9" (2.64m x 4.19m)

Located on the ground floor, Bedroom three is a versatile space that could also be used as a home office or guest room. With dual-aspect windows, hard flooring, four double electric plug sockets, two radiators, a TV port, and dimmable spotlights, this room offers plenty of flexibility and comfort.



First Floor

Bedroom One

9' 3" x 13' 9" (2.82m x 4.19m)

The spacious master bedroom on the first floor is a luxurious retreat, featuring dual-aspect windows for plenty of natural light, a built-in wardrobe, and an en suite bathroom complete with a heated towel rail and LED touch-light mirror. One of the standout features of this room is the private balcony, which overlooks the rear garden and provides a perfect spot for unwinding.

Bedroom Two

8' 8" x 13' 9" (2.64m x 4.19m)

Bedroom two is another generously sized room, featuring dual-aspect windows, hard flooring, four double plug sockets, and a TV port, along with dimmable spotlights. This room is ideal for children, guests, or even a second home office.

Office

5' 11" x 9' 2" (1.80m x 2.79m)

For those working from home, the dedicated office space on the first floor provides a quiet and well-lit area to focus. With two double plug sockets, a floor-to-ceiling window, and spotlights, it's a functional yet stylish space. Additionally, there's a utility cupboard offering extra storage.

Bathroom

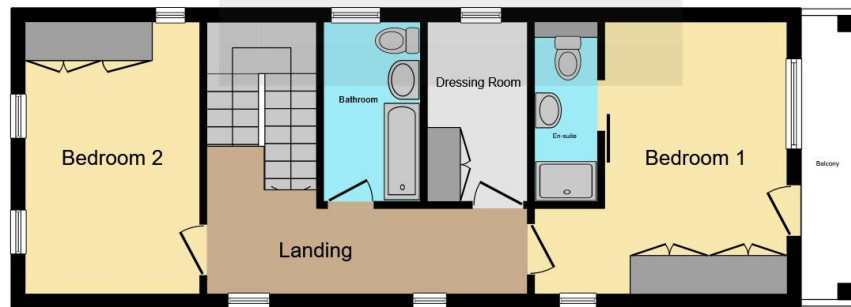
The family bathroom is beautifully appointed, featuring a shower over the bath, a floor-to-ceiling window, under-sink storage, a heated towel rail, and a mirrored cabinet with electrical points. Tiled flooring and spotlights complete the sleek design.





Ground Floor

Connells



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01869 244761
E bicester@connells.co.uk

5 Market Square
 BICESTER OX26 6AA

EPC Rating: Exempt

view this property online connells.co.uk/Property/BIC308941



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BIC308941 - 0004