



**Connells**

Read Place  
Ambrosden, Bicester



### Property Description

Connells are proud to bring to the market this remarkable, detached four double bedroom property, ideally located in the sought-after Graven Hill area of Bicester.

The exterior of the property is very well-presented, with a high-quality, modern front door and balconies on the first floor. There are also built-in CCTV cameras. There is a large entrance hall, with a pure oak staircase leading to the first floor.

The property benefits from a large driveway, with parking for up to four cars, an impressive, modern kitchen with a large living/dining area, and bespoke copper door handles and gold features in the bathrooms and the kitchen sink.

The ground floor rooms are fitted with PAS 24 - high quality glass - and there is underfloor heating that can be controlled for each room individually.

The first floor is home to the family bathroom and four double bedrooms, one with en-suite. Each bedroom has neutral décor, ample space for bedroom furniture and each room has a radiator that can be controlled per room.

There is access to the garden from both sides of the property. The garden has lots of potential and has a patio area already fitted.

The home has been thoughtfully designed with eco-friendly features, such as the

Megaflow system in the utility room, and well-insulated walls throughout.

Call Connells today to book your viewing of this exceptional property.

### Entrance Hall

The entrance hall has white marble-effect tiled flooring with underfloor heating, spotlights, a pure oak staircase leading to the first floor, and it provides access to the built-in CCTV systems. The doors throughout the property are also pure oak.

### Kitchen / Diner / Living Area

32' 4" x 15' 4" ( 9.86m x 4.67m )

The exceptional, large kitchen/dining area has an array of impressive features. There is a fall ceiling with lights built-in, white marble-effect tiled flooring with underfloor heating, a double oven and warming drawers underneath, a large extractor fan, modern central island, dishwasher and American fridge-freezer. The sink has a gold pull-down spray tap. There are bi-folding PAS 24 doors across the longest wall, allowing plenty of natural light into the room, as well as a separate door to the garden. There is plenty of additional space for storage adjacent to the main kitchen area, in the utility room. The Megaflow system is also located in this space.

## Living Room

17' 5" x 11' 8" ( 5.31m x 3.56m )

The main living room also has a fall ceiling with lights built-in, white marble-effect tiled flooring with underfloor heating, and window to front aspect. The room is spacious and light, with neutral décor.

## Cloakroom / Shower Room

The cloakroom and the shower room are located to the left of the entrance hall. The cloakroom/office space has lots of potential and could be used as a home-office, storage space or an additional living space.

The ground floor shower room has been designed with copper door handles and gold marble features in the sink and taps. It is modern, in great condition and provides W.C., double shower and sink.

## Bedroom One

15' 6" x 11' 1" ( 4.72m x 3.38m )

The master bedroom has a modern en-suite and a balcony to the front of the property, benefitting from sunlight and warmth for a large part of the day. All of the bedrooms are carpeted, with fresh, neutral décor and plenty of natural light. Each bedroom also has a radiator that can be controlled individually. There is plenty of space for bedroom furniture.

The modern en-suite has W.C., shower and sink.

## Bedroom Two

11' 8" x 11' 5" ( 3.56m x 3.48m )

The second double bedroom has a window overlooking the garden. All of the bedrooms are carpeted, with fresh, neutral décor and

plenty of natural light. Each bedroom also has a radiator that can be controlled individually. There is plenty of space for bedroom furniture.

## Bedroom Three

12' 8" x 13' 9" ( 3.86m x 4.19m )

The third double bedroom also has a balcony to the front of the property, benefitting from sunlight and warmth for a large part of the day. All of the bedrooms are carpeted, with fresh, neutral décor and plenty of natural light. Each bedroom also has a radiator that can be controlled individually. There is plenty of space for bedroom furniture.

## Bedroom Four

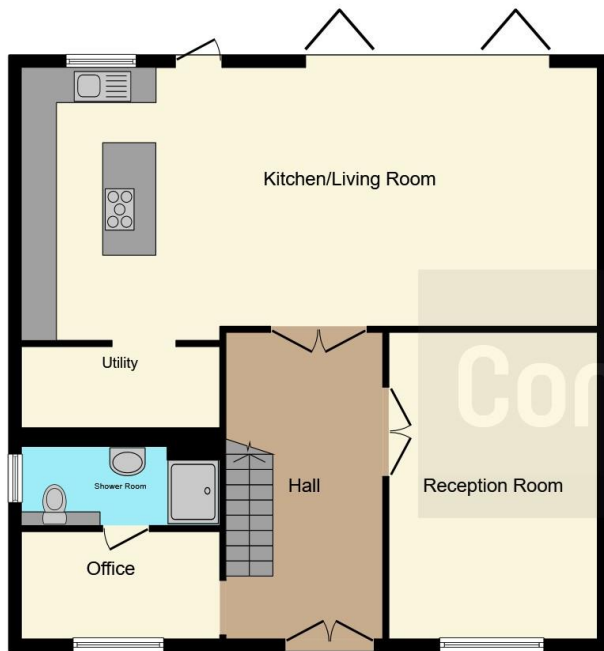
11' 7" x 8' 5" ( 3.53m x 2.57m )

The fourth double bedroom has a window overlooking the garden. All of the bedrooms are carpeted, with fresh, neutral décor and plenty of natural light. Each bedroom also has a radiator that can be controlled individually. There is plenty of space for bedroom furniture.

## Family Bathroom

The main family bathroom has a shower over bath with a glass shower door, W.C. and sink. The bathroom has been designed with marble-effect tiles and also has a light-up mirror over the sink. The bathroom is presented in fantastic condition and is of excellent size.





**Ground Floor**



**First Floor**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/BIC309133](http://connells.co.uk/Property/BIC309133)**

Tenure: Freehold



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Property Ref: BIC309133 - 0002