



A stunning four/five-bedroom detached house with a rooftop garden terrace offering flexible accommodation arranged over three floors, carefully designed and built using cutting-edge technology to suit modern-day family living.

A unique property finished to the highest of standards, offering light and spacious living accommodation located in the internationally renowned Graven Hill area.

The entrance hallway with CCTV monitor and a 5-camera security system leads to the stunning kitchen/breakfast room.

The kitchen has floor-to-ceiling windows and a door to the garden filling the room with natural light. Fitted with floor and eye level units, integrated appliances, a concealed worktop area in one of the cupboards for the kettle and toaster, and a breakfast bar complemented by quartz waterfall-edged worksurfaces.

With plenty of space for a table and chairs and views over the garden, it is the perfect space for entertaining with friends and family.

The sitting room boasts fitted cupboards and a lovely window seat overlooking the garden.

A utility room/store room accessed from the hallway with a door to the side of the house and garden houses the MVHR machine, washing machine, and a water softener.

A W.C completes the ground floor accommodation.

There are four bedrooms and a family bathroom on the first floor. The master bedroom boasts an en-suite shower, fitted wardrobes, and a fabulous balcony. The guest bedroom also benefits from having an en-suite shower room.

The second floor has a fantastic room that lends itself to being utilised as a fifth bedroom or another reception room. With floor-to-ceiling windows and a patio door to the roof terrace which is a special area to relax in it is sure to be a talking point with your visitors!

Outside the property has a beautifully landscaped rear garden with paths to the lawn, a pergola, attractive beds filled with shrubs, a patio for al-fresco dining, and a decked area with a feature sail to provide shade on a hot summer's day.

There is a garage with an electric door to the front of the property along with driveway parking for two vehicles, and gated access at the side of the property to the garden.

For those that commute Bicester has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. Bicester Village Station has been upgraded to provide a further route to London

Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford, and Birmingham.

The A41, A43, and A34 are all within easy reach. Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes drive or a five-minute walk from the town centre.

The property is perfectly situated to take advantage of all that Bicester has to offer.

A historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket, and a cinema complex.

Leisure facilities can be found in Bicester along with a David Lloyd club, and Bicester Hotel and Golf on the edge of the town.

Bicester Avenue, just a short drive from the town centre, is very popular with a large garden centre and shops.

A Marks and Spencer Food Hall, and further shops can be found in the newly completed Bicester Retail Park.





Accommodation Comprises:

Ground Floor- Entrance Hallway, UtilityRoom/Store Room With Plumbing For A Washing machine, Sitting Room, Kitchen/Dining Room, WC

First Floor- Master and Guest Bedroom With En-Suite Master with Balcony, Three Further Bedrooms, Family Bathroom.

Second Floor - Fifth Bedroom/ Reception Room.

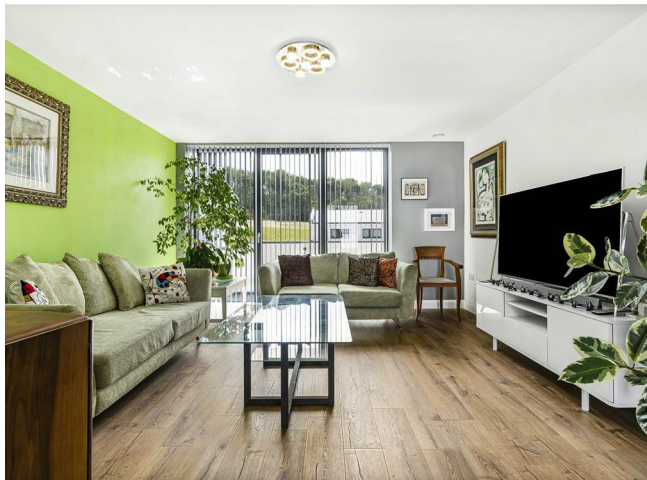
Outside - Garage, Driveway Parking, Gated Side Access To Rear Garden, Landscaped Rear Garden.

Services - Mains Water and Drainage, Gas Combi Boiler, Mechanical Ventilation Heat Recovery System With Pollen Filter. Under-Floor Heating, Water Softener.

Agents note -There is a 10 year new build insurance (7 years remaining)

Local Authority - Cherwell District Council.

Council Tax Band -

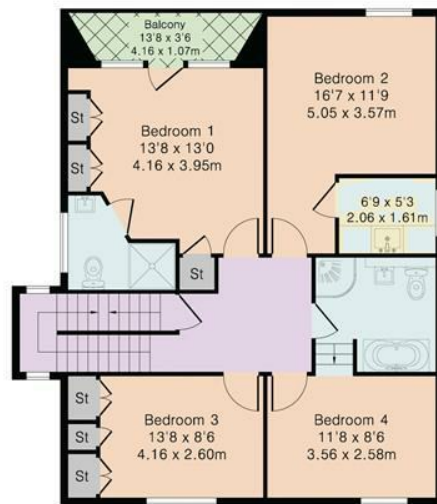




Approximate Gross Internal Area 2057 sq ft – 191 sq m
 Ground Floor Area 892 sq ft – 83 sq m
 First Floor Area 832 sq ft – 77 sq m
 Second Floor Area 333 sq ft – 31 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		86	93
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



