



22 Tancred Grove, Bicester, OX25 2BQ

Guide Price £390,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A spacious two bedroom detached house, with a south facing garden, located in the vibrant and unique Graven Hill area. This highly specified and well designed house offers; bright, light, eco-friendly accommodation. There is a well proportioned kitchen/dining room with a good range of integrated appliances, a sitting room with double doors to the rear garden, a cloakroom and utility room. Both bedrooms are sizeable doubles and there is a smart family bathroom. At the side of the property is ample driveway parking and to the rear a well enclosed south facing garden. The property benefits from a mechanical ventilation and heat recovery system as well as having high ceilings and many other attractive features.

### MATERIAL INFORMATION

A detached two bedroom house constructed in 2019. Mains; gas, electricity, water and drainage are connected. Gas fired central heating to radiators, with MVHR system. Broadband - likely predicted availability according to Ofcom - is that all broadband speeds including ultrafast area available. Predicted likely Mobile phone availability according to Ofcom; Vodafone good outdoor and variable in home, EE, O2 and Three good outdoor. There is a management company current annual charge of around £300. A care home is proposed in land which this property overlooks. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Local Authority: Cherwell District Council - C. EPC - B.





## Key Features

- Spacious two bedroom detached house
- Excellent Graven Hill location
- South facing rear garden
- Ample driveway parking
- Well fitted kitchen/dining room
- Super sunny sitting room
- Two double bedrooms
- Mechanical ventilation and heat recovery system
- Convenient to local amenities and Bicester Village station
- See our website for up-to-date material information

## The Location

Well located on Graven Hill convenient to the primary school, parade of shops and ancient woodland. Graven Hill is just outside of Bicester and within easy striking distance of Bicester Village and Bicester Village Station. Bicester is a thriving historic market town with exceptional road and rail links. Both Junction 9 and 10 of the M40 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.

Thomas Merrifield and their clients give notice that:

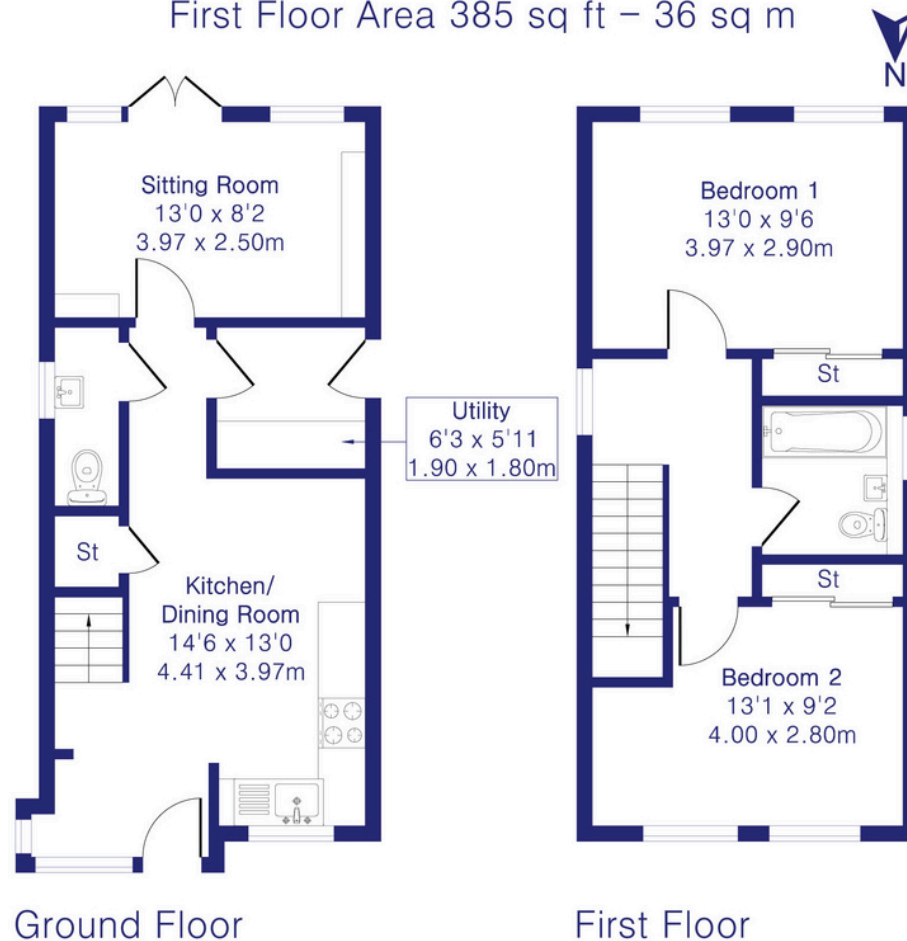
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Approximate Gross Internal Area 780 sq ft - 73 sq m

Ground Floor Area 395 sq ft – 37 sq m

First Floor Area 385 sq ft – 36 sq m



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