Quadrant Estate Agents

£460,000





Friend Way, Ambrosden, Bicester, OX25 2AY

3 Bedrooms & 2 Bathrooms

- Freehold - Service Charge Applies currently £200.00 p/a.
- Council - Cherwell District Council
- Council Tax Band - D
- EPC Rating - B
- Construction - Wooden Framed
- Mains Electricity
- Mains Gas
- Mains Water
- Mobile Phone Coverage - Please check with Ofcom Website
- Internet Coverage - Please check with Ofcom Website

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Approximate Gross Internal Area 1096 sq ft - 101 sq m

Ground Floor Area 425 sq ft – 39 sq m

First Floor Area 425 sq ft – 39 sq m

Second Floor Area 246 sq ft – 23 sq m



A modern design, custom built three storey home constructed in 2021 and being one of only two built to this unique, aesthetically pleasing design, located on the highly popular Graven Hill development within walking distance to local amenities including Coffee Bar, Wine & Grocery Store, Dentist & local Primary School. A short walk to a protected woodland and in a tranquil location close to countryside walks yet within a short distance to Bicester Village mainline train station and the internationally acclaimed Bicester Village Designer Outlet. The property briefly comprises; composite front door leading into an inviting entrance hallway with understairs storage cupboard for shoes and coats. Air Conditioning Units in three rooms and underfloor heating to the ground floor. Door leading into a light & spacious open plan kitchen/dining room offering a perfect blend of design and functionality with a range of integrated appliances including fridge-freezer, electric oven with extractor hood above, dishwasher and washer dryer, downstairs cloakroom, living room with Bi-Folding doors leading onto an enclosed private rear garden being mainly laid to lawn with a patio area. On the first floor there is a spacious landing area with an attractive feature window providing natural light, bedrooms two and three, beautifully finished family bathroom with shower over bath. On the top floor is the main master bedroom with en-suite shower room. Outside there is a driveway for one car with established garden to the side, gated side access leads to the private rear garden.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings been tested. Room sizes should not be relied upon for furnishing purposes; they are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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