

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**8 Friend Way, Graven Hill, Oxfordshire. OX25 2AY**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**8 Friend Way, Graven Hill, Oxfordshire. OX25 2AY**



**A Modern Three Bedroom Detached House on the Graven Hill Estate. Energy Efficient with an Air Source Heat Pump and underfloor heating, so bills are low all year round. Parking for two cars with an electric car charger. Still under new build warranty until 2031**

**FREEHOLD**

**£ 415,000**

- Built in 2021 – still under new build warranty
- EPC B with Air Source Heat Pump for low running costs
- Underfloor heating to Ground Floor
- Bright Kitchen-Diner with bi-folds onto Courtyard Patio Garden
- Spacious Living Room and Downstairs Cloakroom WC
- Three Bedrooms and Modern Family Bathroom
- Two side-by-Side Parking Spaces with EV charger
- Cat 6 wired internet to all rooms – ideal for working from home
- Close to local green spaces, Bicester Village Station (London/Oxford), and amenities

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### Introduction:

Built in 2021 and still under new build warranty, this modern three-bed detached combines stylish design with low-maintenance living. The home benefits from underfloor heating, an EPC B rating and an efficient air source heat pump, keeping running costs low. A bright kitchen-diner with bifold doors opens onto a private courtyard patio garden — perfect for relaxing or entertaining without the upkeep of a large plot. Just a short walk away are open green spaces and play areas, giving children room to run and families space to enjoy the outdoors close to home. Two side-by-side parking spaces with EV charger add everyday convenience, while Cat 6 wired internet to every room makes this an ideal choice for modern family life or working from home. All within easy reach of Bicester station for fast connections to London and Oxford.

### Ground Floor:

Outside courtesy light, car charging point, part-glazed security front door to:

#### **LIVING ROOM: 16'2 x 14'2 narrowing to 10'11 to side of stairs**

Front aspect PVC window, plain plaster ceiling, staircase, luxury vinyl flooring, multi-media point, understairs cupboard enclosing broadband/ethernet hub (*Ethernet Cat 6 to Bedrooms 1, 2 3 and Living Room*), RCD/MCB electricity consumer unit (*metal*).

#### **CLOAKROOM: 7'0 x 3'8**

Side aspect PVC window, plain plaster ceiling, extractor fan, luxury vinyl flooring, dual flush close coupled WC, wash hand basin with cupboard under.

#### **KITCHEN DINER: 14'2 x 12'0**

Rear aspect coated aluminium glazed door and bi-fold, plain plaster ceiling, downlighting, luxury vinyl flooring, space for table and chairs. Range of base and eye level units, 50:50 fridge freezer (*840mm fridge and 840mm freezer – 4 drawer*), tall unit with stainless steel and glass fan oven/grill, drawers under, 800mm corner base unit with 400mm door, integrated washer dryer, 800mm undersink base unit, 1½ bowl stainless steel sink, integrated 450mm slimline dishwasher, 600mm cutlery and pan drawers, 4-ring ceramic hob, ceramic splashback, stainless steel extractor hood, 500mm base unit.

### First Floor:

#### **LANDING:**

Plain plaster ceiling, access to loft space, airing cupboard enclosing “Stelflow” pressurised tank.

#### **BATHROOM: 7'2 x 6'10**

Side aspect PVC window, plain plaster ceiling, downlighting, extractor fan, heated towel rail, luxury vinyl flooring, panel enclosed bath with mixer tap, thermostatic shower, sliding head support, screen, wash hand basin with cupboard under, shaver socket (*hidden behind mirror*), dual flush close coupled WC.

#### **BEDROOM ONE: 11'6 extending to 14'2 to include wardrobe x 8'6**

Rear aspect PVC window, radiator, wall-to-wall built-in wardrobes, plain plaster ceiling, downlighting, Cat 6 Ethernet point, TV coax point.

#### **BEDROOM TWO: 14'2 s 8'6 widening to 10'2 narrowing to 6'10**

Two front aspect PVC windows, plain plaster ceiling, radiator, Cat 6 Ethernet point, TV coax point.

#### **BEDROOM THREE: 7'6 x 7'2**

Side aspect PVC window, plain plaster ceiling, radiator, Cat 6 Ethernet point, TV coax point.

### Outside:

#### **FRONT GARDEN: refer to photograph**

Parking for two cars side-by-side on Cotswold stone.

#### **REAR GARDEN: refer to photographs**

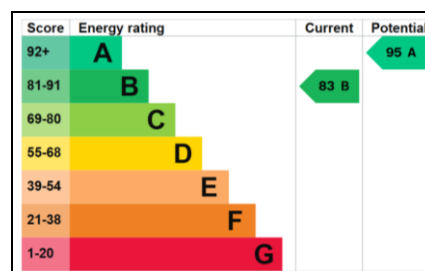
Cotswold stone patio, outside tap, external electric socket, RCD unit for air source heat pump, RCD unit for car charger.

### Key Facts for Buyers:

EPC: Rating of B (83).

Council Tax: Band D

Approx. £2,464 per annum





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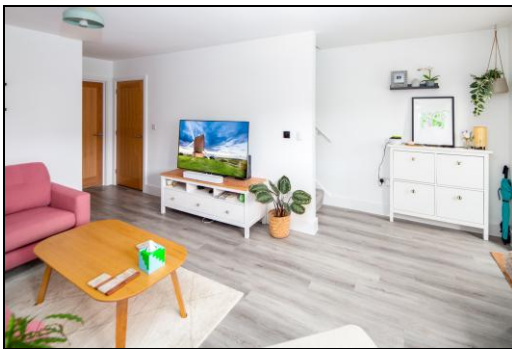
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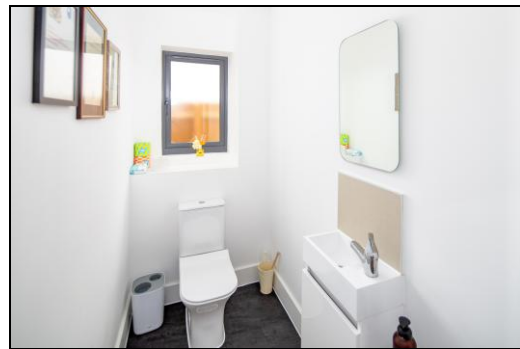
Living Room



Living Room



Living Room



Cloakroom



Kitchen Diner

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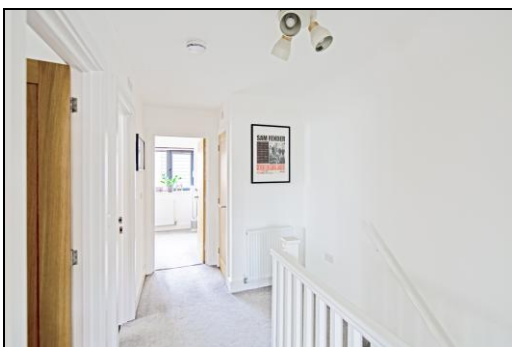
Kitchen Diner



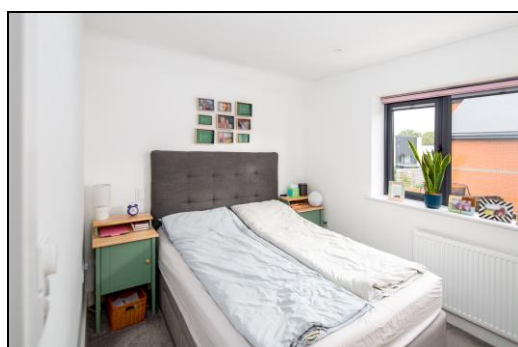
Kitchen Diner



View to Garden through Bifold/French Doors



Landing



Bedroom One



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Bedroom One



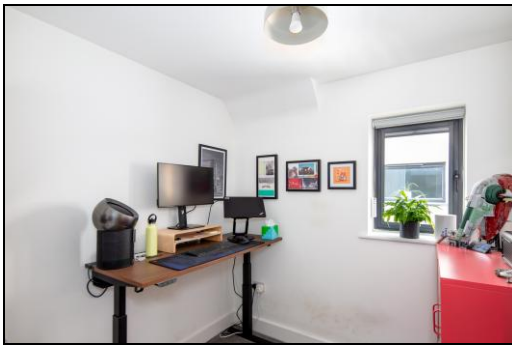
Bedroom One



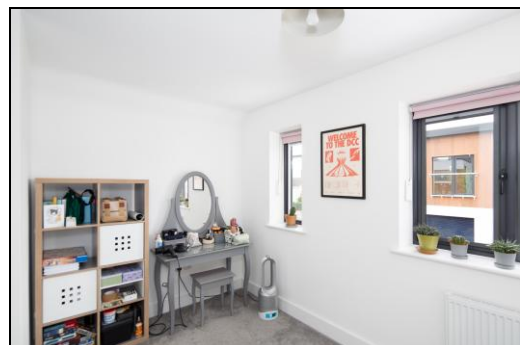
Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Two



Bathroom



Rear Garden

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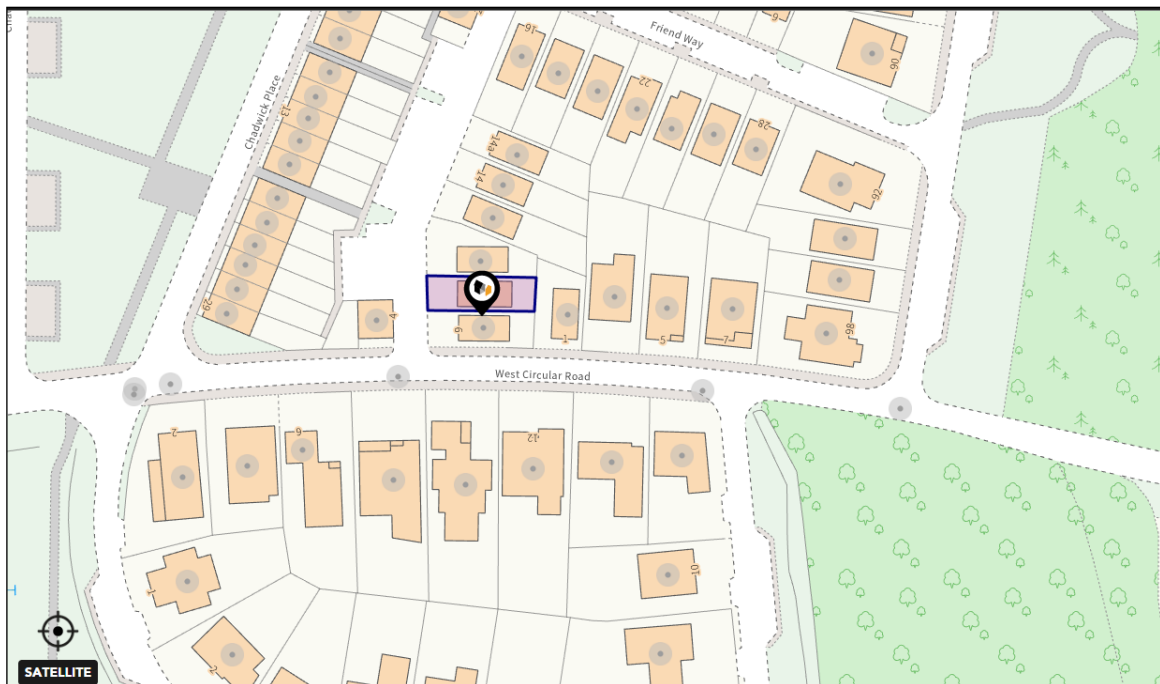
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Rear Garden



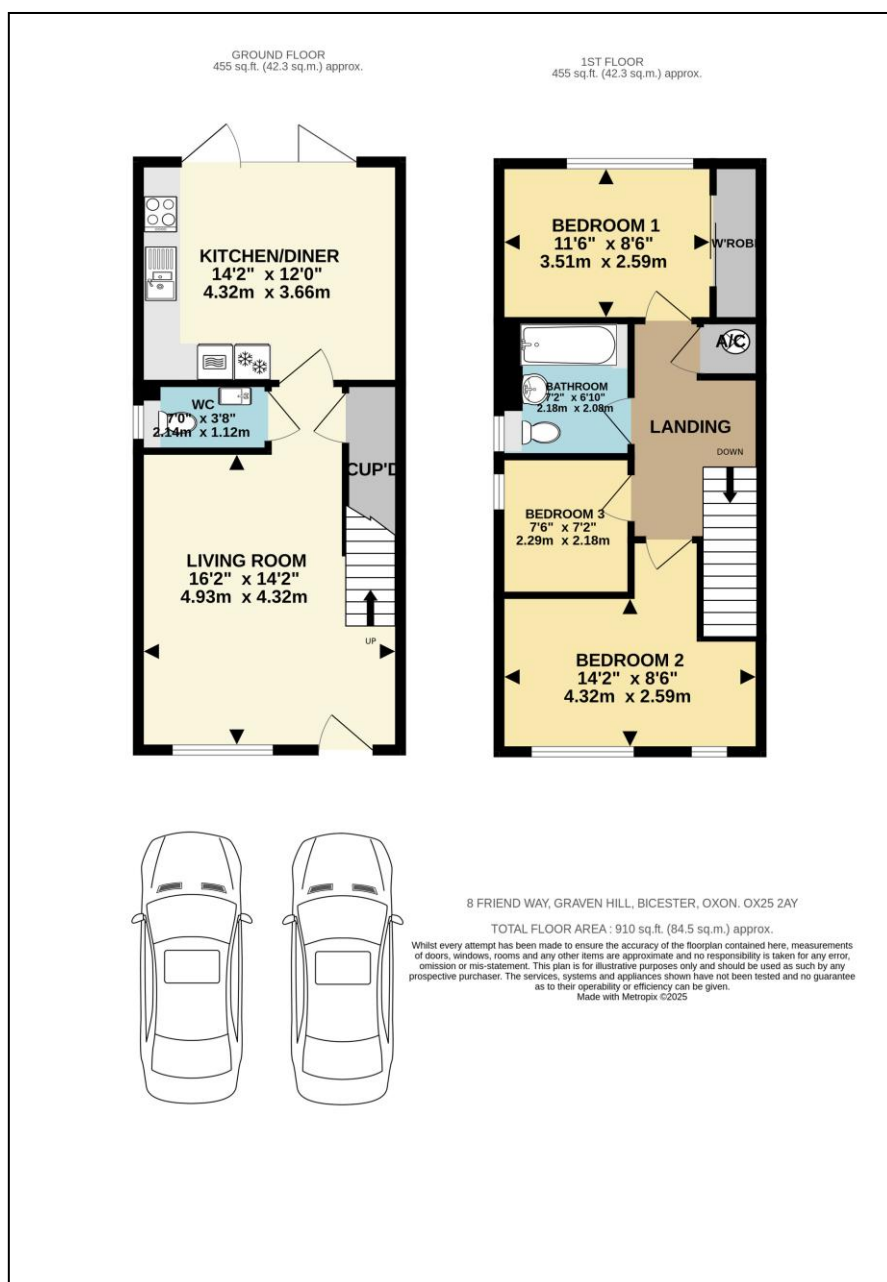
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