

Connells

Cherry Walk
Ambrosden Bicester

Cherry Walk
Ambrosden Bicester OX25 2BZ

for sale
£600,000







Property Description

A beautifully presented, newly built four-bedroom detached self-build home, situated within the highly desirable Graven Hill development.

Thoughtfully designed and finished to a high standard, this impressive home offers spacious and versatile accommodation arranged over three floors. The welcoming ground floor benefits from underfloor heating throughout and features a superb open-plan kitchen, dining and living area, creating an ideal space for both everyday family living and entertaining.

Four high glazed doors provide direct access to the rear garden, allowing plenty of natural light to flow through the space.

The first floor offers three well-proportioned bedrooms and a contemporary family bathroom. Occupying the entire top floor is the impressive principal bedroom suite, complete with a dedicated dressing area, en-suite shower room and access to a private balcony, providing a unique and appealing feature to the property.

Externally, the property further benefits from off-street parking.

An individual and thoughtfully designed home in a sought-after location, offering modern living across three floors. Early viewing is highly recommended to fully appreciate the space, presentation and accommodation on offer.

Vendors Comment

The property already benefits from a 10-year structural warranty issued by Build Zone. In addition, I would like to offer buyers an extra 12-month warranty provided directly by the builder.

Graven Hill

Graven Hill is a new development on the edge of Bicester, consisting of both self and custom build homes. Within walking distance of Bicester Village train station, it is ideally located for commuters and junctions 9 of the M40 are easily accessible.

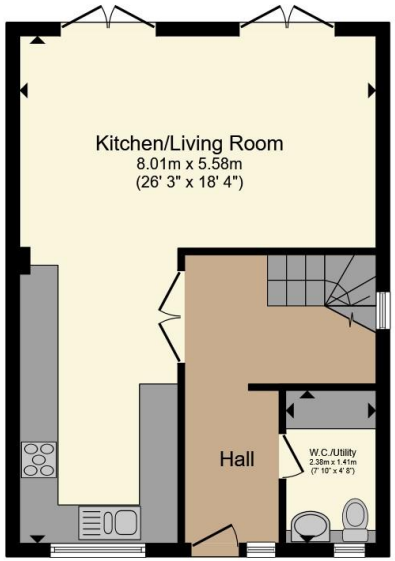
Within the graven hill development you will find local amenities including a primary school, a nursery and a popular coffee shop. Bicester Town Centre, Bicester Village Designer Outlet, Bicester Shopping Park and David Lloyds Health Club can all be found nearby.

Agents Note

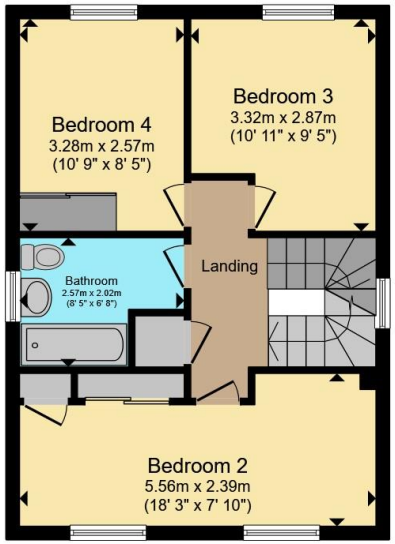
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



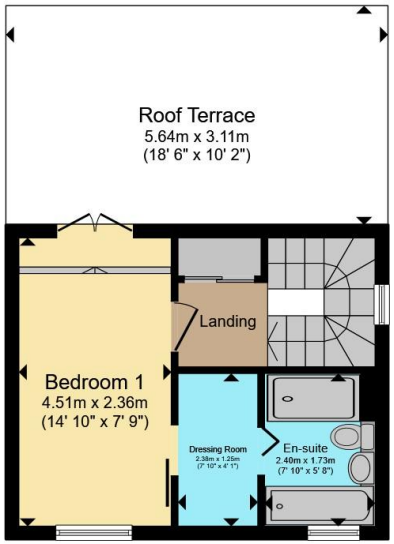




Ground Floor



First Floor



Second Floor





Total floor area 113.2 m² (1,219 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01869 244761
E bicester@connells.co.uk

5 Market Square
BICESTER OX26 6AA

check out more properties at connells.co.uk

EPC Rating: B

Council Tax Band: D

Tenure: Freehold

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.