

## The Birch



### Three Bedroom Detached Home

The Birch • Available Plots: 324

**£460,000**

- Contemporary 3-bedroom detached home
- Available with a choice of internal finishes
- High-specification finish including; high-quality kitchen fixtures and fittings as standard with; integrated electric oven, hob, extractor fan, fridge/freezer, dishwasher and combined washer/dryer
- Turfed garden with paved patio area
- Open plan living/dining area
- Downstairs W.C.
- Family bathroom
- Master bedroom with ensuite
- Fast fibre-optic broadband (subject to supplier's connection)
- Parking for 2 cars
- Spacious entrance hallway
- 10-year warranty

Please note: Computer generated images are for illustrative purposes and are designed to provide a visual guide of our new home designs.

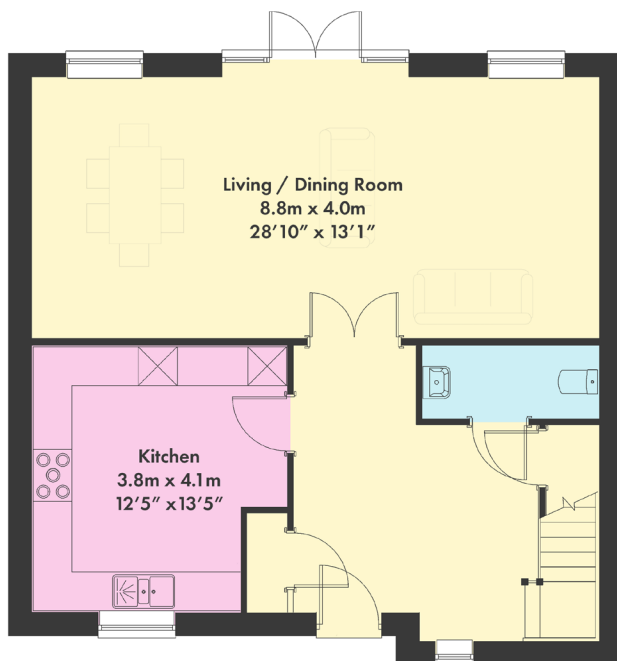
To find out more about these unique homes and to make a reservation call 01869 390 009 or email [sales@gravenhill.co.uk](mailto:sales@gravenhill.co.uk)

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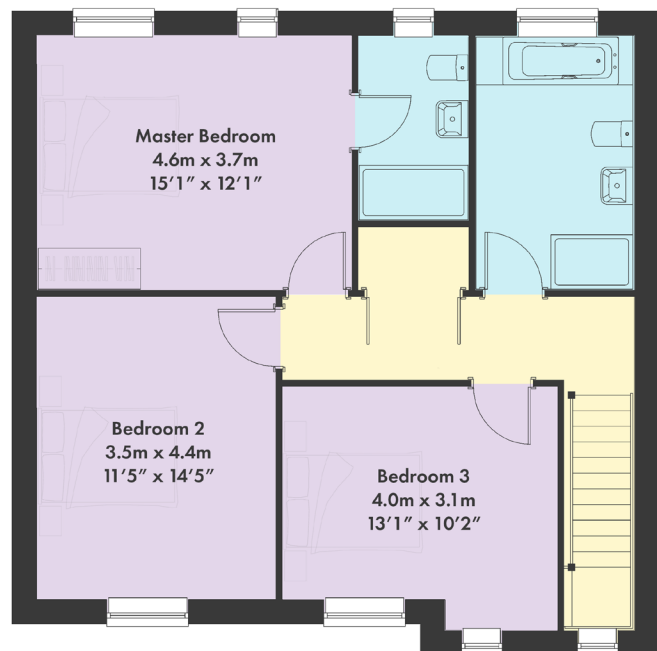
### Three Bedroom Detached Home

Approx gross internal area 1591 sq ft / 147 sq m

**PLOT 324**



Ground Floor



First Floor

Please note: All dimensions and areas shown are approximate and are subject to detail design, building regulation approval, planning permission and all statutory permissions.

**New-build homes built with quality as standard,  
by people you can trust.**

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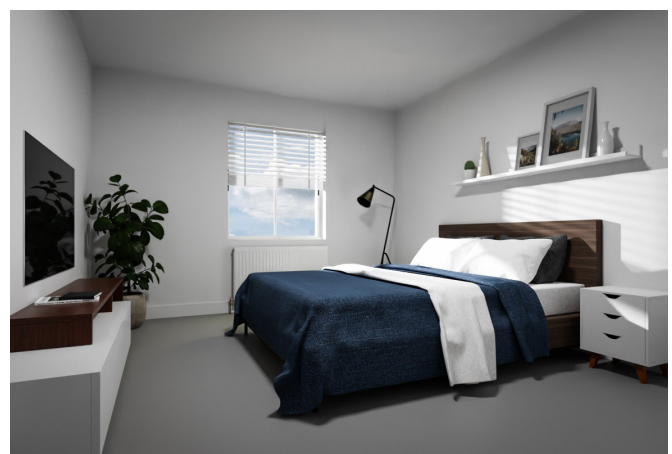
Living Room



Kitchen



Master Bedroom

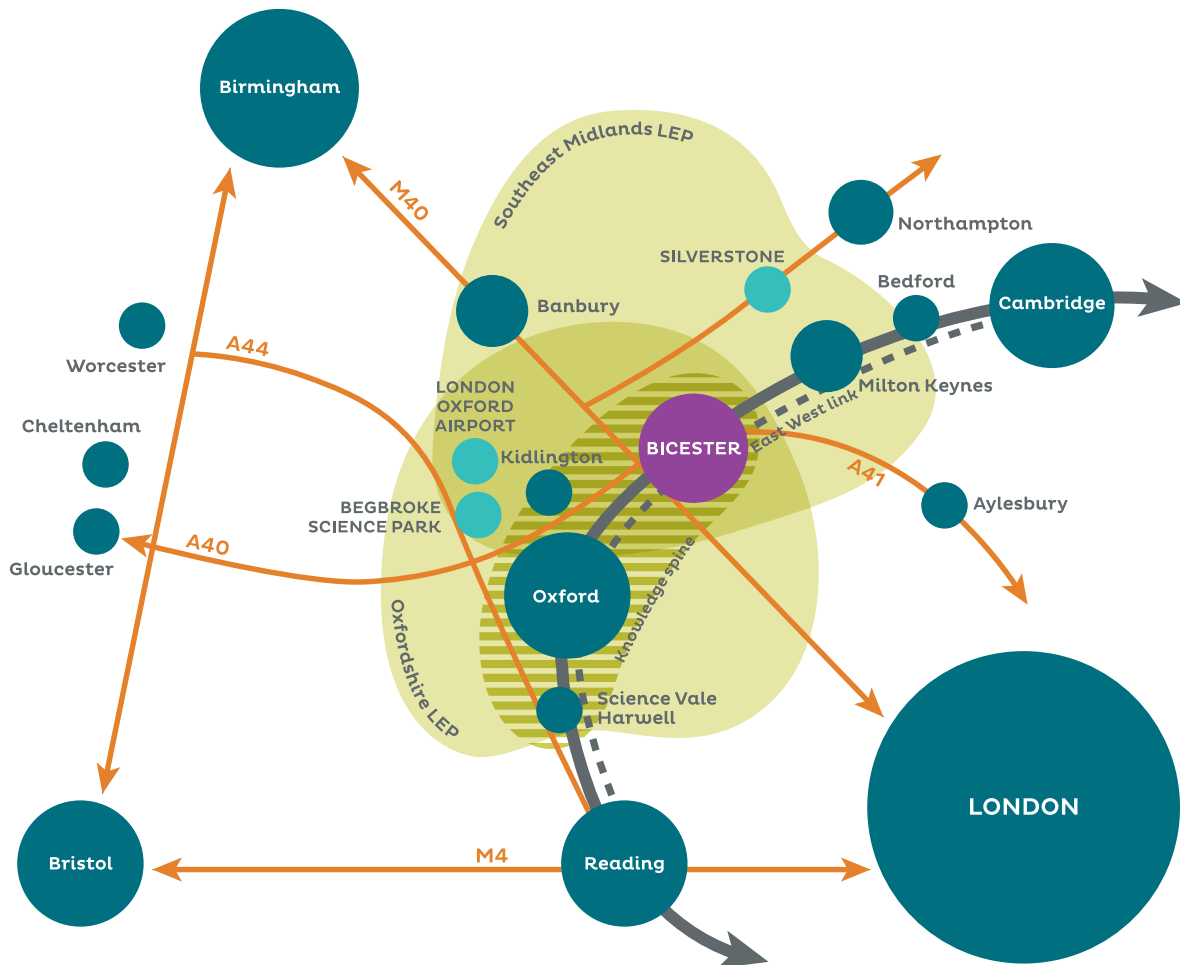


Second Bedroom

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An unbeatable location with excellent transport links.



**CONNECTIVITY/TRANSPORT**

- Local Park and Ride routes direct to Bicester and Oxford.
- Travel to London by train in under an hour.
- Travel to Oxford by train or bus.
- Improvement plans for roads to reduce town centre congestion and residential areas.

<b>Car</b>	<ul style="list-style-type: none"> <li>• Junction 9 M40 - 3.3 miles / 5 mins</li> <li>• Oxford - 15 miles / 25 mins</li> <li>• Birmingham - 1 hr 6 mins</li> </ul>
<b>Bus</b>	<ul style="list-style-type: none"> <li>• Bicester - 5 mins</li> <li>• Oxford - 40 mins</li> </ul>
<b>Train</b>	<ul style="list-style-type: none"> <li>• Oxford Parkway - 8 mins</li> <li>• Oxford - 15 mins</li> </ul>