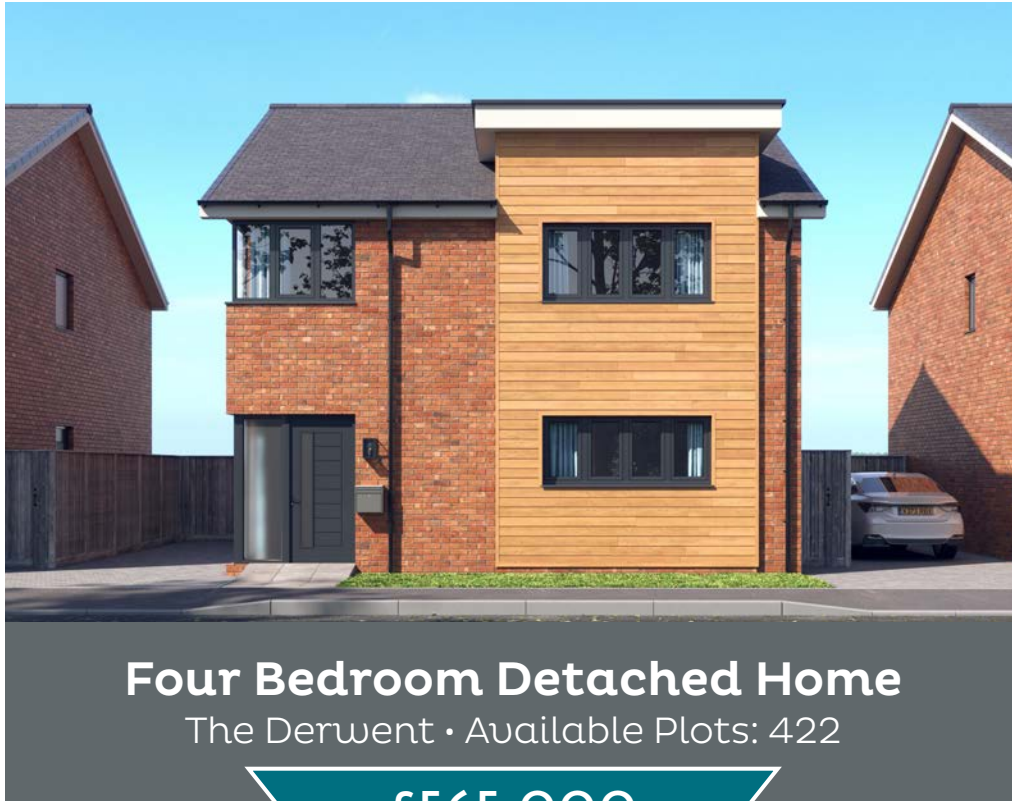


The Derwent • Plot 422



Four Bedroom Detached Home

The Derwent • Available Plots: 422

£565,000

- Contemporary 4-bedroom detached home
- Choice of internal layouts and finishes
- Quiet countryside location with excellent transport links
- High-quality kitchen fixtures and fittings as standard with; integrated oven, hob, extractor fan, fridge/freezer, dishwasher and combined washer/dryer
- Vent Axia Mechanical Ventilation Heat Recovery (MVHR) system
- Mitsubishi air source heat pump
- Downstairs W.C
- Optional utility room or study
- Jack and Jill ensuite to master and second bedrooms
- Family bathroom
- Parking for 2 cars
- Turfed garden with paved patio area
- 10-year structural warranty

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



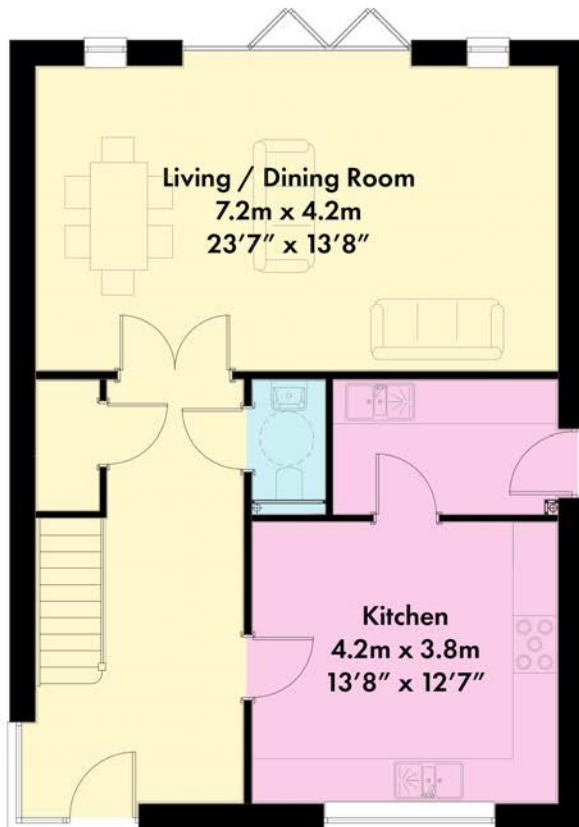
To find out more about these unique homes and to make a reservation call 01869 390 009 or email sales@gravenhill.co.uk

The Derwent • Option A

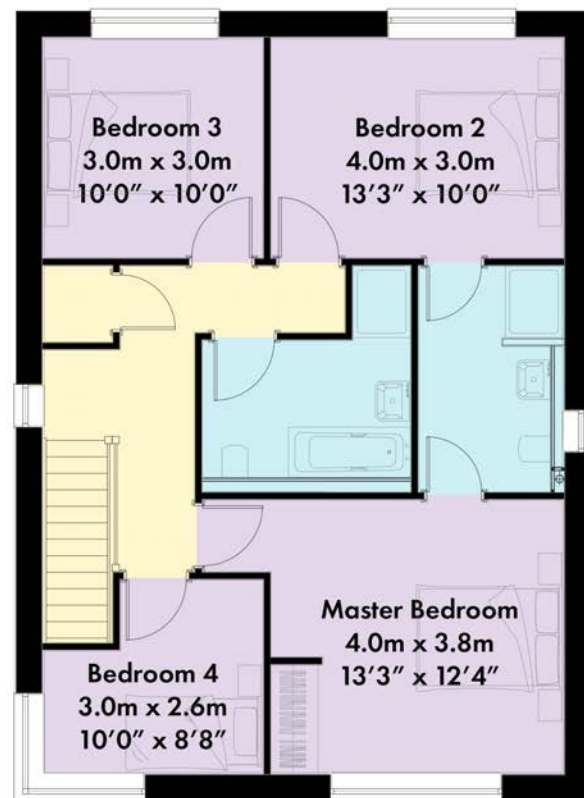
Four Bedroom Detached Home

Approx gross internal area 1610 sq ft / 149.6 sq m

PLOT 422



Ground Floor



First Floor

Please note: Kitchen layout is subject to final kitchen design. Computer generated images are for illustrative purposes and are designed to provide a visual guide of our new home designs. Actual surroundings may differ to the images.

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

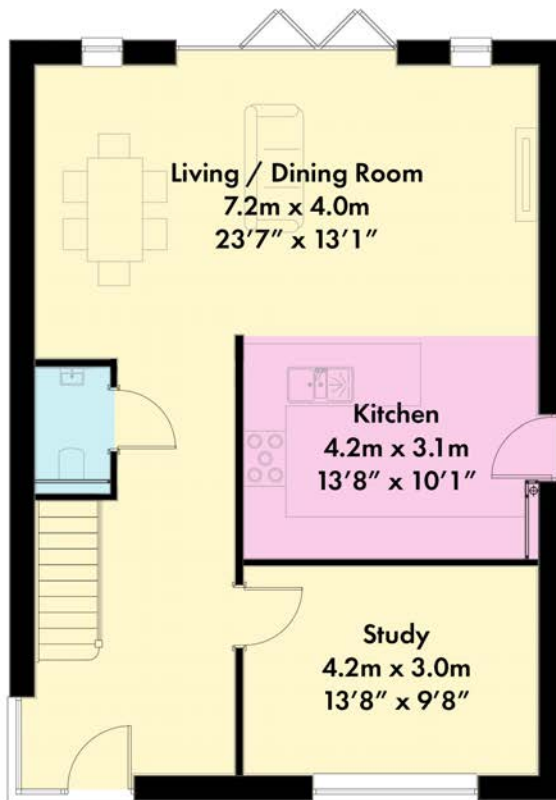
To find out more about these unique homes and to make
a reservation call 01869 390 009 or email sales@gravenhill.co.uk

The Derwent • Option B

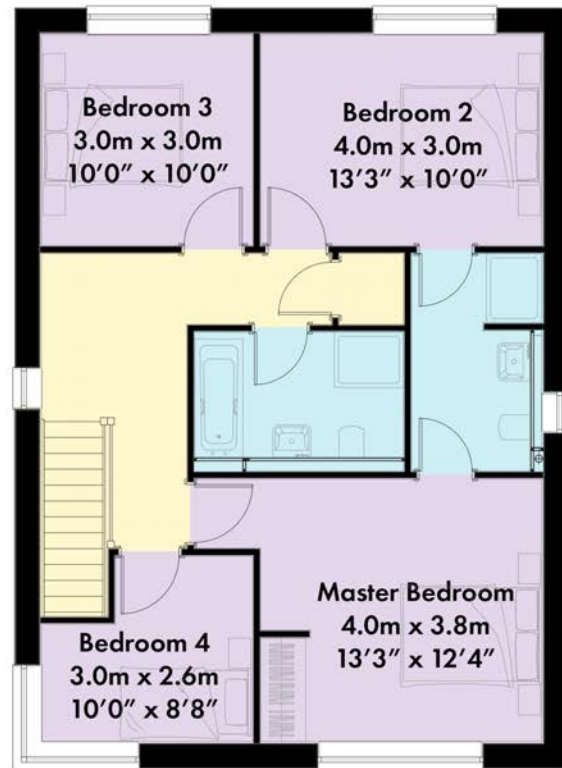
Four Bedroom Detached Home

Approx gross internal area 1610 sq ft / 149.6 sq m

PLOT 422



Ground Floor



First Floor

Please note: Kitchen layout is subject to final kitchen design. Computer generated images are for illustrative purposes and are designed to provide a visual guide of our new home designs. Actual surroundings may differ to the images.

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

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

The Derwent

Four Bedroom Detached Home

Approx gross internal area 1610 sq ft / 149.6 sq m

PLOT 422



Kitchen



Living Room



Master Bedroom

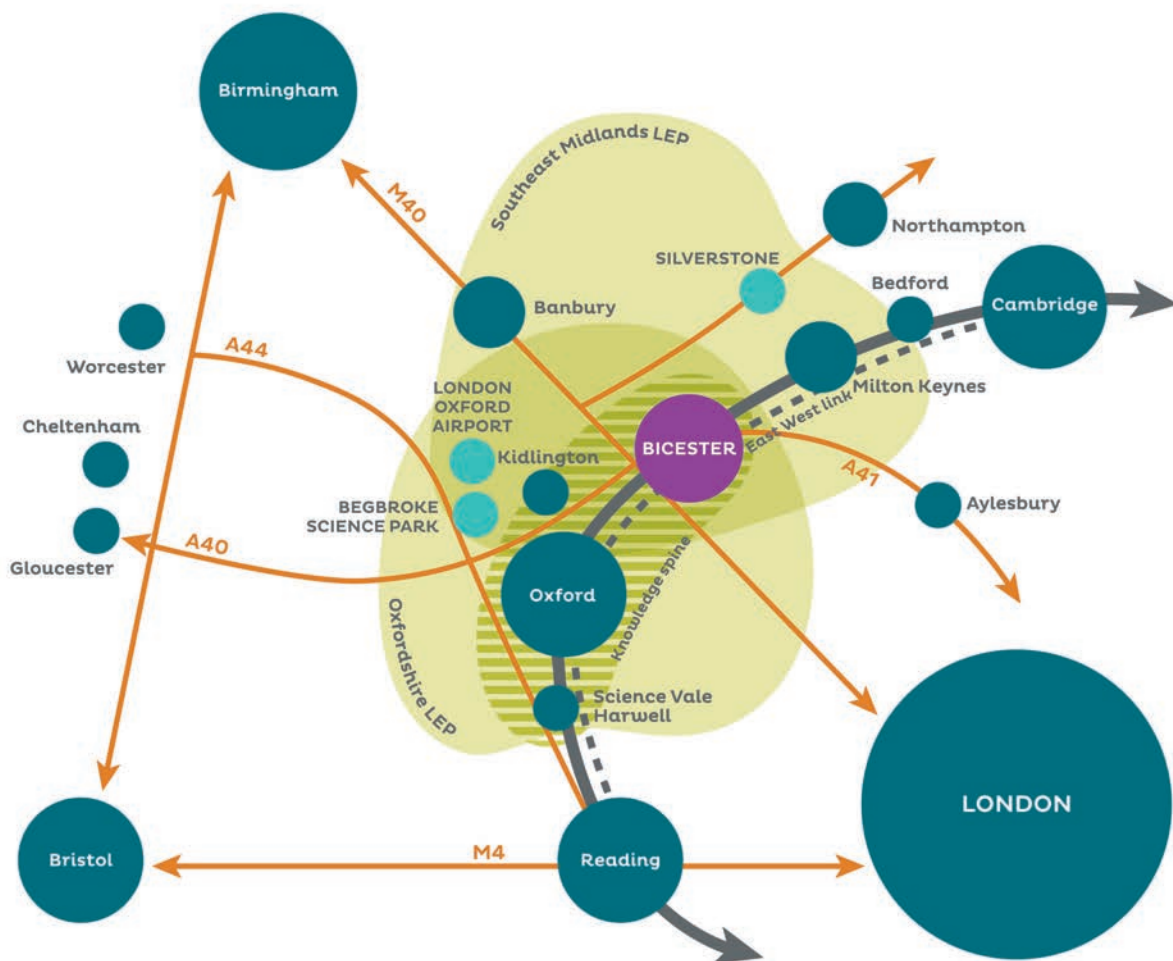


Family Bathroom

Please note: Kitchen layout is subject to final kitchen design. Computer generated images are for illustrative purposes and are designed to provide a visual guide of our new home designs. Actual surroundings may differ to the images.

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

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.

- Car**
- Junction 9 M40 - 3.3 miles / 5 mins
 - Oxford - 15 miles / 25 mins
 - Birmingham - 1 hr 6 mins
- Bus**
- Bicester - 5 mins
 - Oxford - 40 mins
- Train**
- Oxford Parkway - 8 mins
 - Oxford - 15 mins
 - London Marylebone - 47 mins
 - Birmingham - 1 hr 6 mins