GRAVEN HILL
IMAGINE.CREATE.BUILD.LIVE.

The perfect place to create your dream home

The Newton • Plot 576



Four Bedroom Detached Home

The Newton • Available Plots: 576 & 579

£610,000

- Spacious 4-bedroom detached home
- Quiet countryside location with excellent transport links
- Vent Axia Mechanical Ventilation Heat Recovery (MVHR) system
- Mitsubishi air source heat pump
- Underfloor heating to ground floor
- Electric vehicle charging unit
- Separate utility room
- High-quality kitchen fixtures and fittings as standard with; double oven, induction hob, extractor fan, integrated fridge/freezer, dishwasher and washing machine
- Downstairs W.C
- Ensuite shower room to Bedroom 1
- Family bathroom with separate shower
- 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.

NEW HOMES QUALITY CODE
ADVANTAGE
CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk
ctsi APPROVED CODE TradingStandards.uk
Protection for new-build home buyers

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

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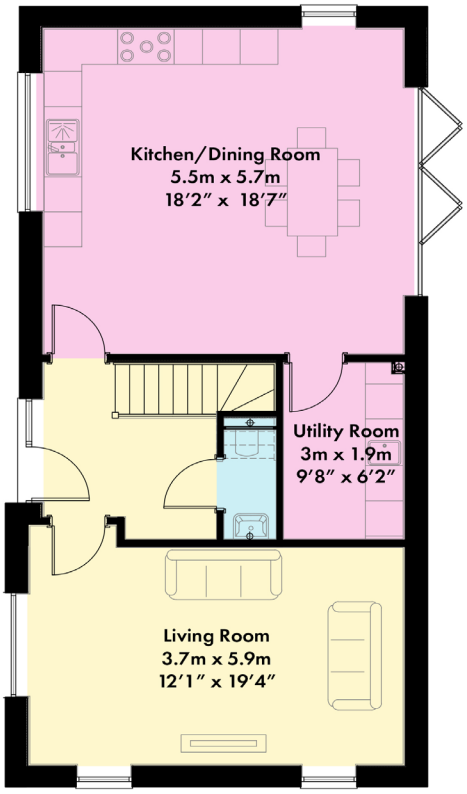
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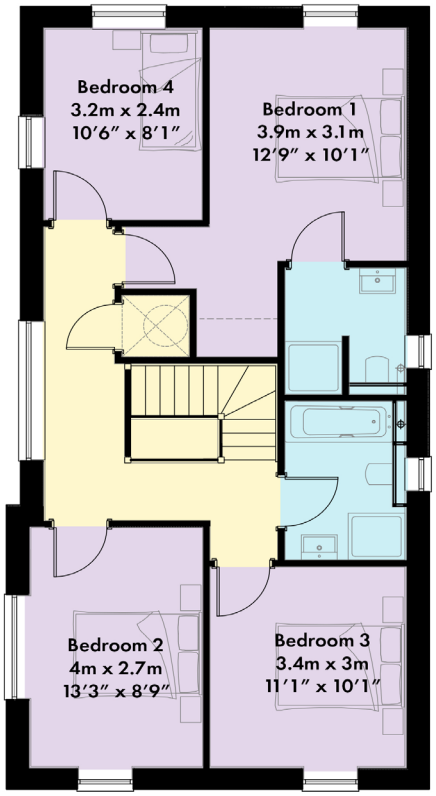
4 Bedroom Detached Home

Approx gross internal area 1591 sq ft / 147.8 sqm

PLOT 576



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.

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4 Bedroom Detached Home

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Kitchen/Dining Room



Living Room



Bedroom 1



Family Bathroom

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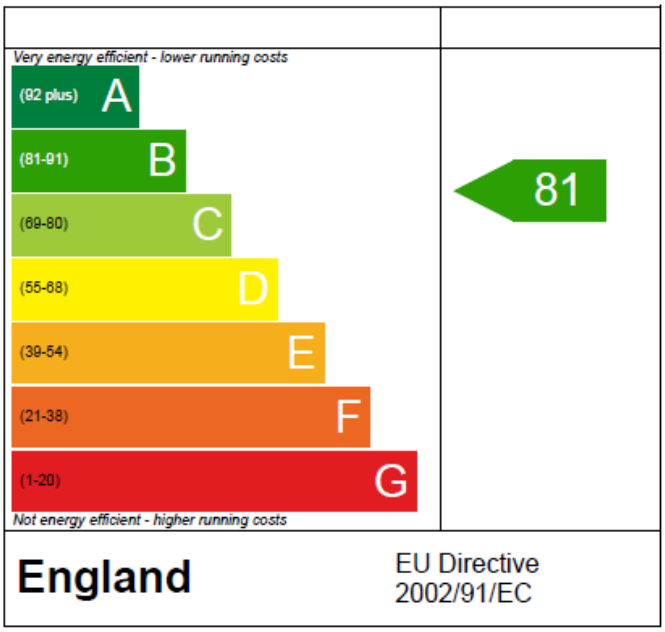
The Newton • Plot 576

- Tenure: Freehold
- Council Tax Band: TBC

Predicted Energy Assessment (PEA)

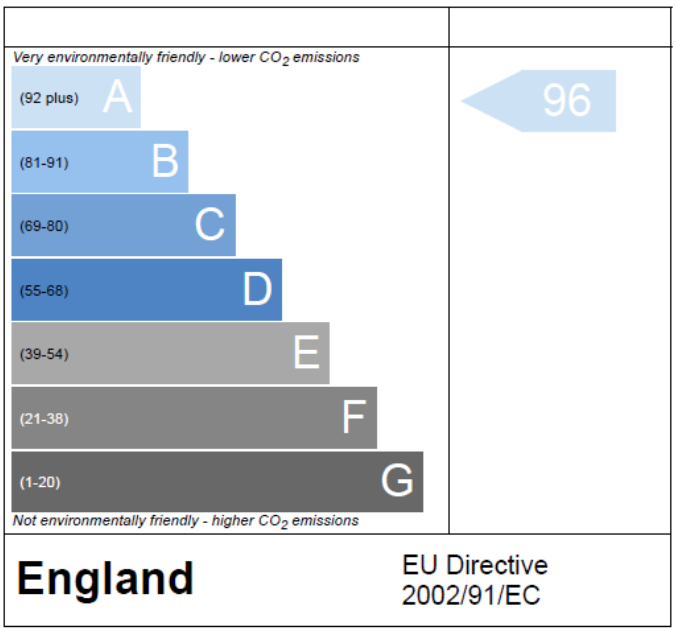
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO^2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO^2) emissions. The higher the rating the less impact it has on the environment

Our Commitment to Quality & Standards: Graven Hill Village Development Company Ltd is on the New Homes Quality Board register of registered developers. All homes are constructed to meet the latest Building Regulations, and will comply with, as a minimum standard, the latest NHBC Technical Standards or equivalent benchmark. Each property is built to achieve an EPC rating B under current energy efficiency standards. We are dedicated to providing an inclusive and supportive service, especially for customers in vulnerable circumstances. Our goal is to ensure that all our communications and services are accessible, transparent, and helpful throughout every step of the home-buying journey.

NHQB Homebuyer resources

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- Tenure: Freehold
- Council Tax Band: TBC

Information for Council Tax Bands

Council Tax bands for new properties at Graven Hill are not confirmed until after completion and occupation. Banding decisions are made solely by the Valuation Office Agency (VOA), and neither Graven Hill Village Development Company nor Cherwell District Council has any influence over this process.

For reference, the current Council Tax charges (2026/27) for properties in Ambrosden, as set by Cherwell District Council, are:

» Band A: £1,573.93
» Band B: £1,952.94
» Band C: £2,231.91
» Band D: £2,510.91
» Band E: £3,068.88
» Band F: £3,626.87
» Band G: £4,184,84
» Band H: £5021.82

The actual Council Tax band for each new home will only be confirmed by the VOA once the property is complete and occupied.

Home Builders Federation

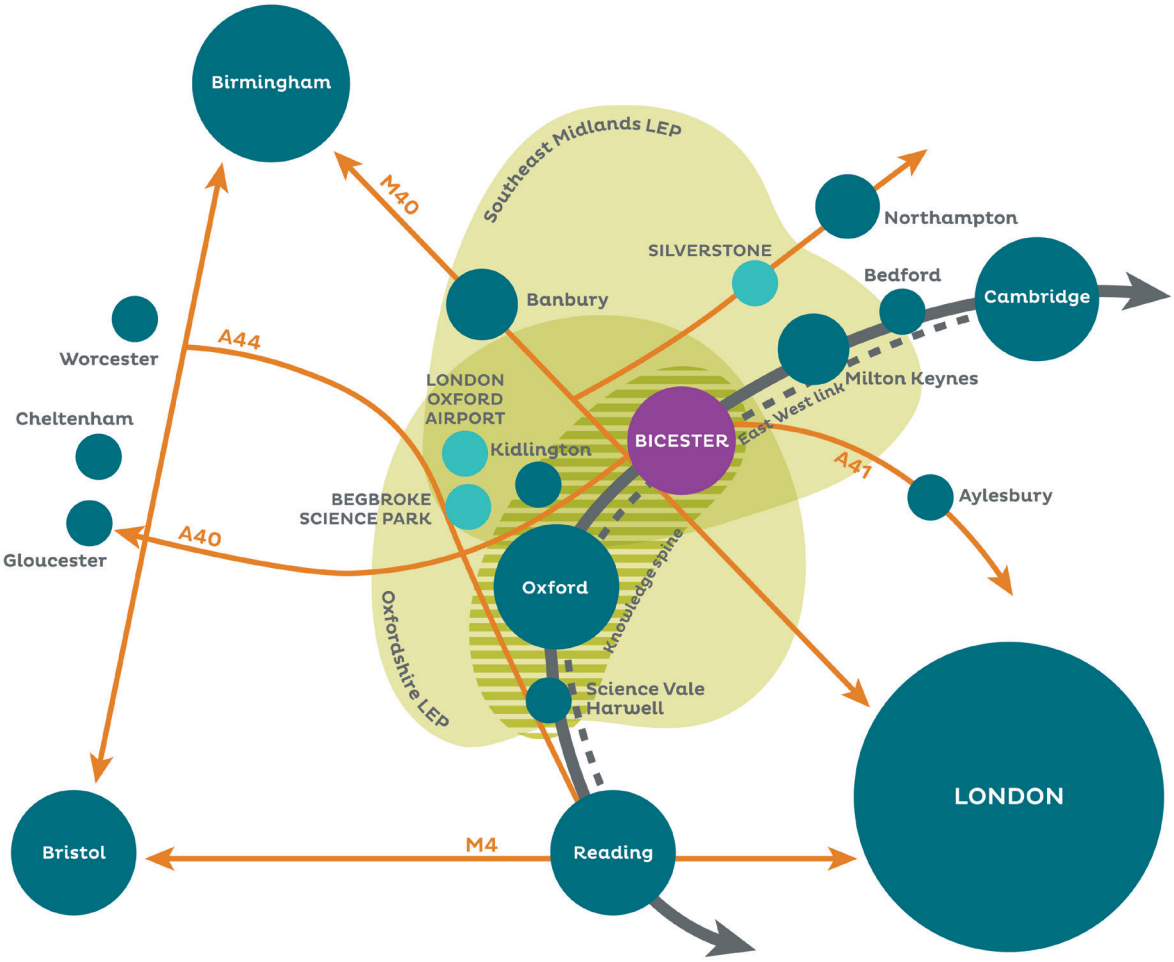
Graven Hill Village Development Company Ltd participates in the HBF Customer Satisfaction Survey. As a small housebuilder, we do not build a sufficient volume of new homes to qualify for an official HBF Star Rating under the scheme's statistical qualification criteria.

However, based on valid customer responses received through the HBF Customer Satisfaction Survey during the 2024/25 survey period, our customer recommendation score was equivalent to a 5-Star performance level for the key survey question: "Would you recommend your builder to a friend?"

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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.

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

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