

## Custom Build New Homes



### Four Bedroom Detached Home

Available Plots: 258

**£460,000**

- Passivhaus-certified - highly energy-efficient design and build
- Up to 90% reduction in heating costs
- Comfortable living environment - no drafts or overheating!
- Pick from our range of finishes which include 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
- Bright, sun-lit home with triple-glazed windows
- Mechanical ventilation and heat recovery system
- Fast fibre-optic broadband (speed subject to suppliers connection)
- 10-year Premier Guarantee Warranty
- Help to Buy available
- High-quality home that is easy to manage and maintain
- Parking for 2 cars

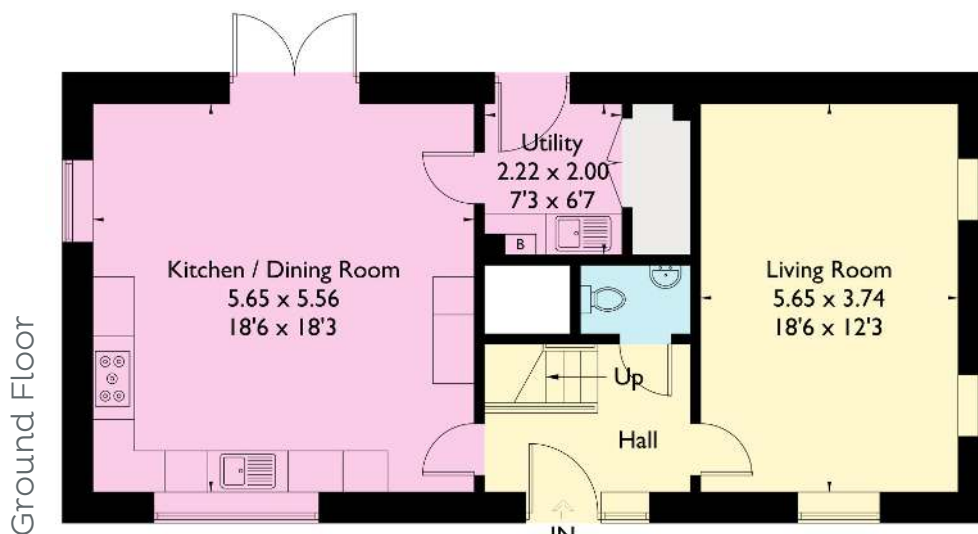
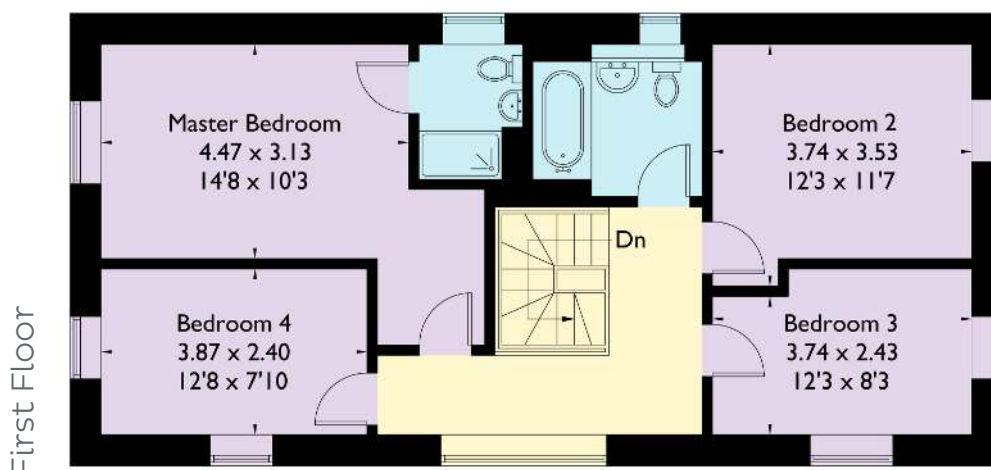
To find out more about these unique homes and to make a reservation call 01869 396070 or email [sales@gravenhill.co.uk](mailto:sales@gravenhill.co.uk)

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### Four Bedroom Detached Home

Approx gross internal area 1521 sq ft / 141.3 sq m

**PLOT 258**



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

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The perfect place to create  
your dream home

## Make your new build home on this unique development in the thriving market town of Bicester



### EDUCATION

As Bicester grows so will its population, including the younger and future generations. Tens of thousands of jobs are being created to meet the needs of the adults but before they reach the age of employment, youngsters will need an education. With the needs of growing families in mind, there are more than 20 schools located in the Bicester area, each with its own vibrant and dynamic style.

Graven Hill will play a big part in meeting the education demand and will include a new primary school and a pre-school nursery.

### FACILITIES

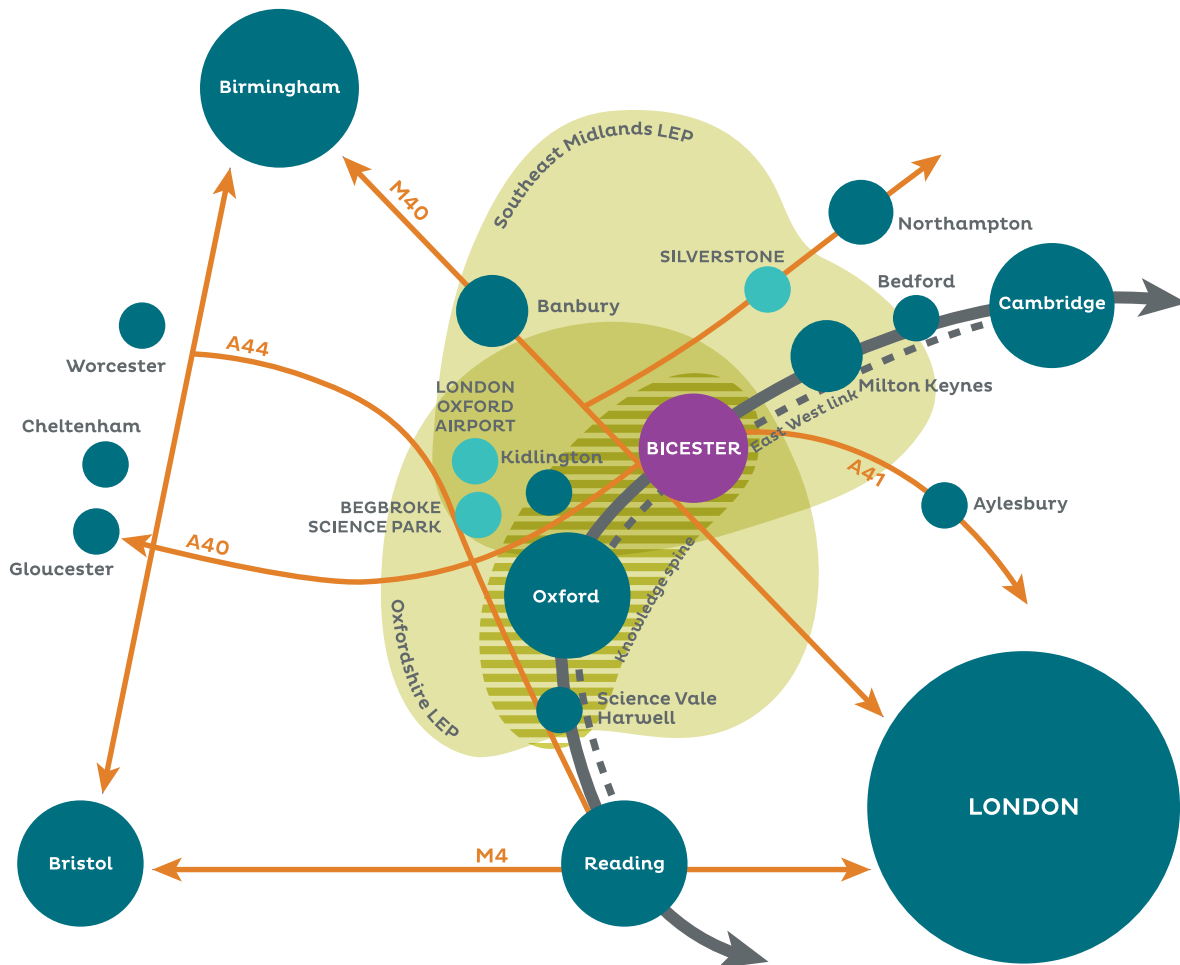
Homes and jobs are vital to Bicester's growth but so are opportunities for people to relax when the working day is over and whether it is shopping, sports or socialising, it is important Bicester is a place where residents can work, rest and play.

For years, the world famous Bicester Village has attracted millions of shoppers with its designer shops but the regeneration of Pioneer Square has made the town centre a shopping destination in its own right. Visitors can browse the shops, watch films at the multiplex cinema or enjoy a meal and drink at various pubs and restaurants.

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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.
- 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
- Train**
- Oxford Parkway - 8 mins
  - Oxford - 15 mins
  - London Marylebone - 47 mins
  - Birmingham - 1 hr 6 mins