

ELLIOTT CRESCENT
GRAVEN HILL

BRECKON.CO.UK

7 Elliott Crescent, Graven Hill

Bicester, OX25 2DE

An outstanding one-off architect designed eco-friendly home built to an exacting standard, blending contemporary elegance with cutting edge technology set in an enviable position with uninterrupted countryside views.

This truly magnificent home offers over 3,000sq ft. of accommodation and provides a unique lifestyle opportunity to live within the idyllic community of Graven Hill surrounded by protected woodland and within walking distance to Bicester Village Train station.

A true work of art, the soaring ceilings, coupled with expansive windows and glass ceilings create an unparalleled sense of spaciousness, allowing natural light to flood the interior.

Special attention has been paid to make this EPC A rated home thermally efficient to lower energy demands and make it eco-friendly through an impressive range of technology.

From the moment you step foot inside, you will be captivated by the attention to detail and exquisite design that has gone into every aspect of this tranquil home.

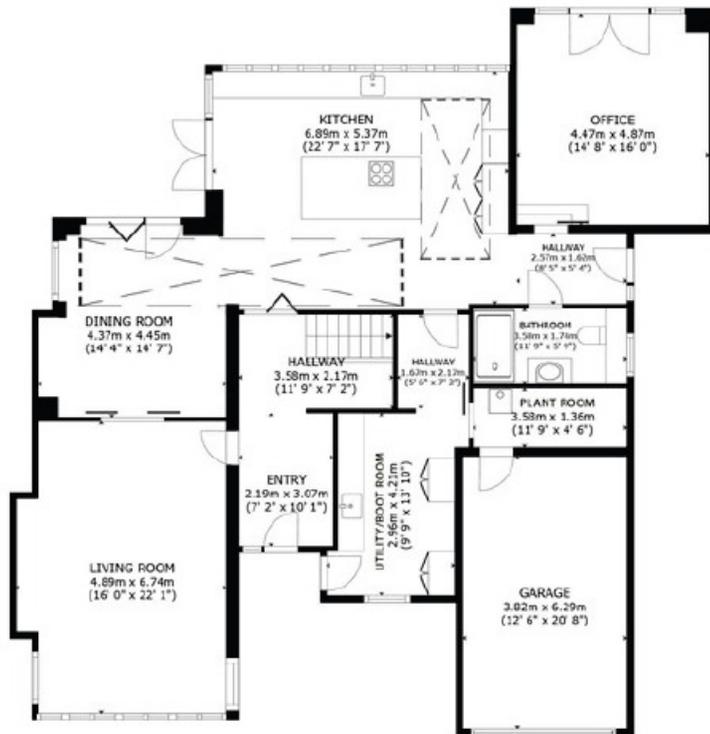
Guide Price: £975,000



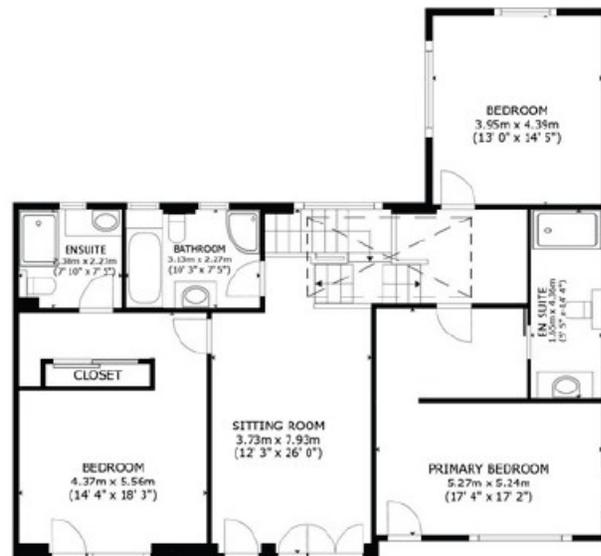
Landscaped rear garden







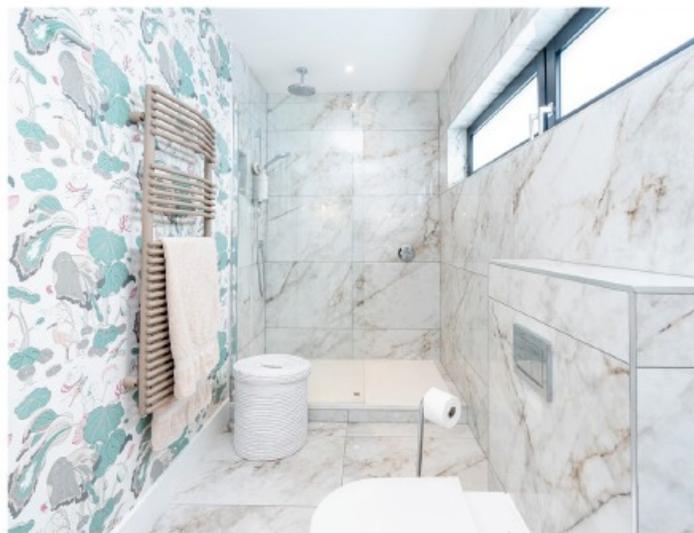
GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 FLOOR 1 161.6 m² (1,740 sq.ft.) FLOOR 2 122.6 m² (1,320 sq.ft.)
 EXCLUDED AREAS : GARAGE 24.0 m² (259 sq.ft.)
 TOTAL : 284.2 m² (3,059 sq.ft.)

CEVIC BUIL MEASUREMENTS ARE APPROXIMATE. APPLICABLE MAY VARY



Council Tax:
Band G

Parking
Large Single Garage
& Off Road Parking
Space

Local Authority
Cherwell District
Council

7 Elliott Crescent
Ambrosden
BICESTER
OX25 2DE

Energy rating

A

Valid until

6 March 2032

Certificate number

0138-3014-1307-0062-1200

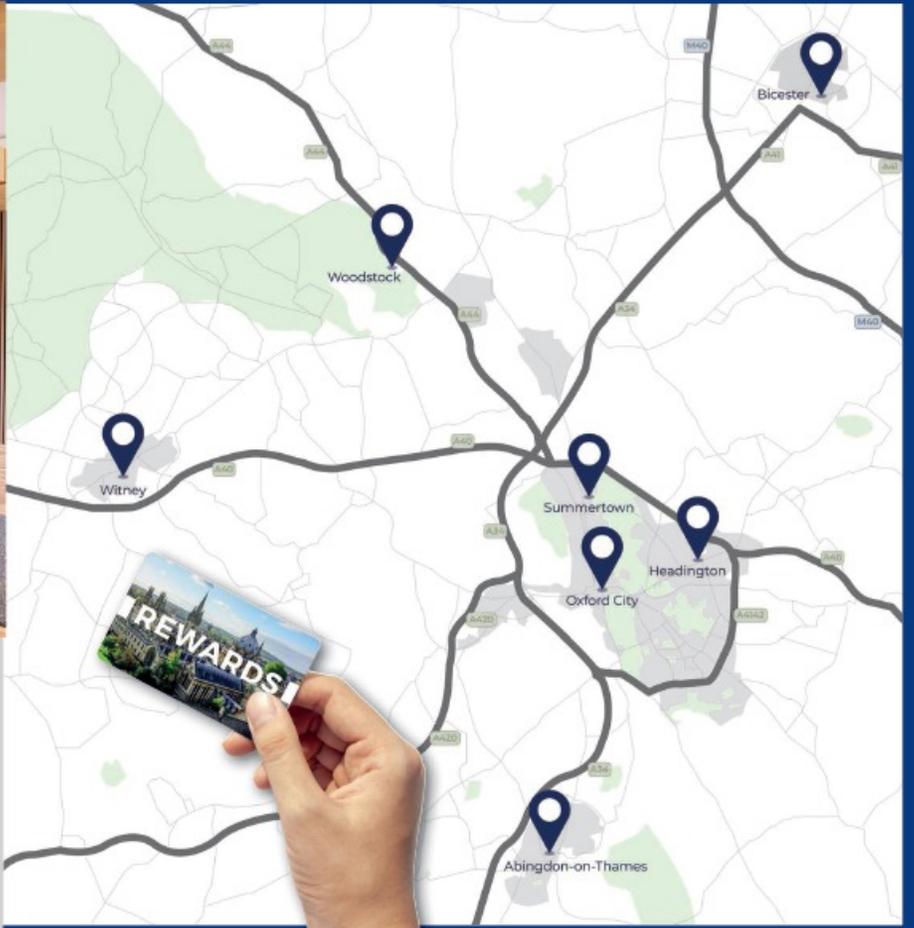
IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

“Location Comments”

Graven Hill is wonderful new community located at the southern edge of Bicester, just 13 miles northeast of Oxford made up of self-build and custom build homes surrounded by open space including beautiful, protected woodland.

A brilliant community infrastructure is emerging, including a new primary school, coffee shop, local shop, multiple play areas, fostering a sense of tranquilly and community. Bicester Village train station and Bicester town are both within walking distance. Both Junctions 9 and 10 of the M40 are easily accessible.





Our network of offices across Oxfordshire

Every office has access to *every buyer* registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

Bicester Sales & Lettings

30 Market Square
Bicester
Oxfordshire
OX26 6AG

t: 01869 242423
e: bicester@breckon.co.uk



FROM LEFT:
Ken Cunhao Lin, Maxine Reynolds,
Laura Conaty

**BRECKON
REWARDS**
Scan to find
out more!



**naea
propertymark**
PROTECTED

Summertown

t: 01865 310300 (sales)
t: 01865 201111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244735 (sales)
t: 01865 201111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750200 (sales)
t: 01865 763999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550550 (sales)
t: 01235 554040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811881 (sales)
t: 01993 810100 (letting)
e: woodstock@breckon.co.uk

Witney

t: 01993 776775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

New Homes

t: 01865 261222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 201111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310300
e: creative@breckon.co.uk

Breckon & Breckon
est. 1947