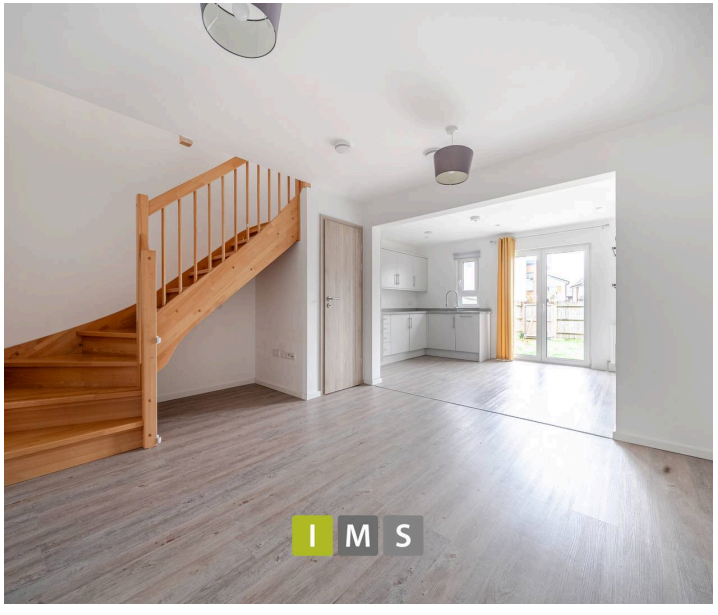
8 Hull Lane, Ambrosden

Bicester

Fixed Price **£360,000**



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Ambrosden, Bicester

IMS are pleased to present this beautifully presented two bedroom mid-terrace home, perfectly positioned within the prestigious Graven Hill development in Bicester. Designed with a focus on modern comfort and energy efficiency, this home seamlessly blends contemporary style with the tranquil feel of countryside living, all while being within easy reach of Bicester town centre, Bicester Village, and Bicester North Station for convenient commuting links.

The property welcomes you through a bright and practical entrance hall, complete with built in storage, a cloakroom, and a utility area, ideal for keeping everyday essentials neatly tucked away. At the heart of the home lies the impressive open plan kitchen, dining, and living area, thoughtfully designed for modern lifestyles. The kitchen features sleek cabinetry, durable work surfaces, and high quality integrated appliances, while French doors open out onto the rear garden, flooding the space with natural light and creating a perfect setting for entertaining or relaxing.

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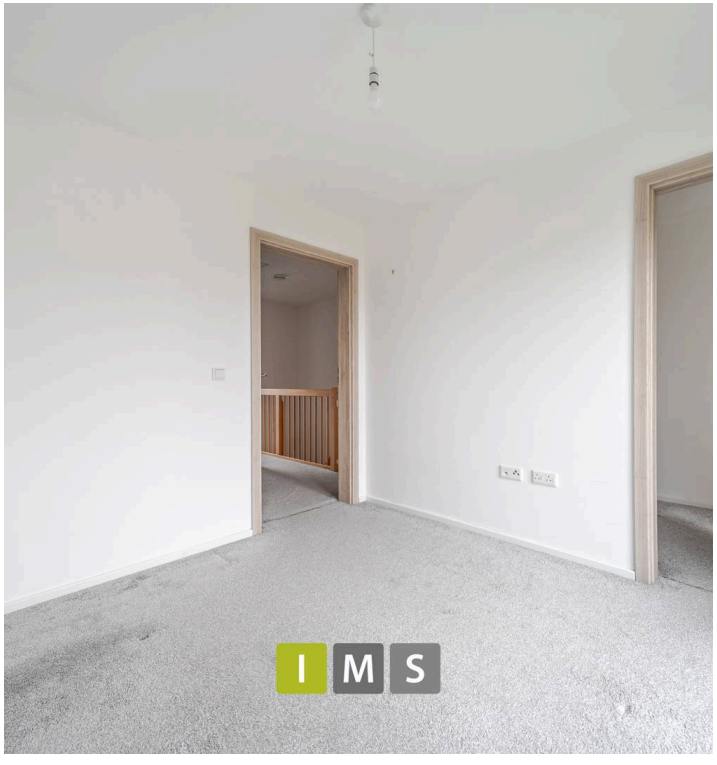
Upstairs, the primary bedroom is enhanced by a Juliette balcony that invites in plenty of natural light. The second double bedroom offers flexibility, perfect for use as a guest room, nursery, or dedicated home office. And includes a separate room that could serve as a dressing room, study, or additional storage space. The family bathroom is stylishly appointed with neutral tiling, a bath with overhead shower, vanity sink, WC, heated towel rail, and mirrored storage cabinet, creating a calm and contemporary space to unwind.

Energy efficiency and comfort are key features throughout, with a Mechanical Ventilation Heat Recovery (MVHR) system ensuring a steady flow of fresh, filtered air .While retaining warmth an excellent feature for year-round efficiency.



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Externally, the enclosed rear garden offers a private outdoor space laid mainly to lawn, complemented by a patio area, pathway, and rear access for added practicality. To the front, a driveway provides parking for two vehicles.

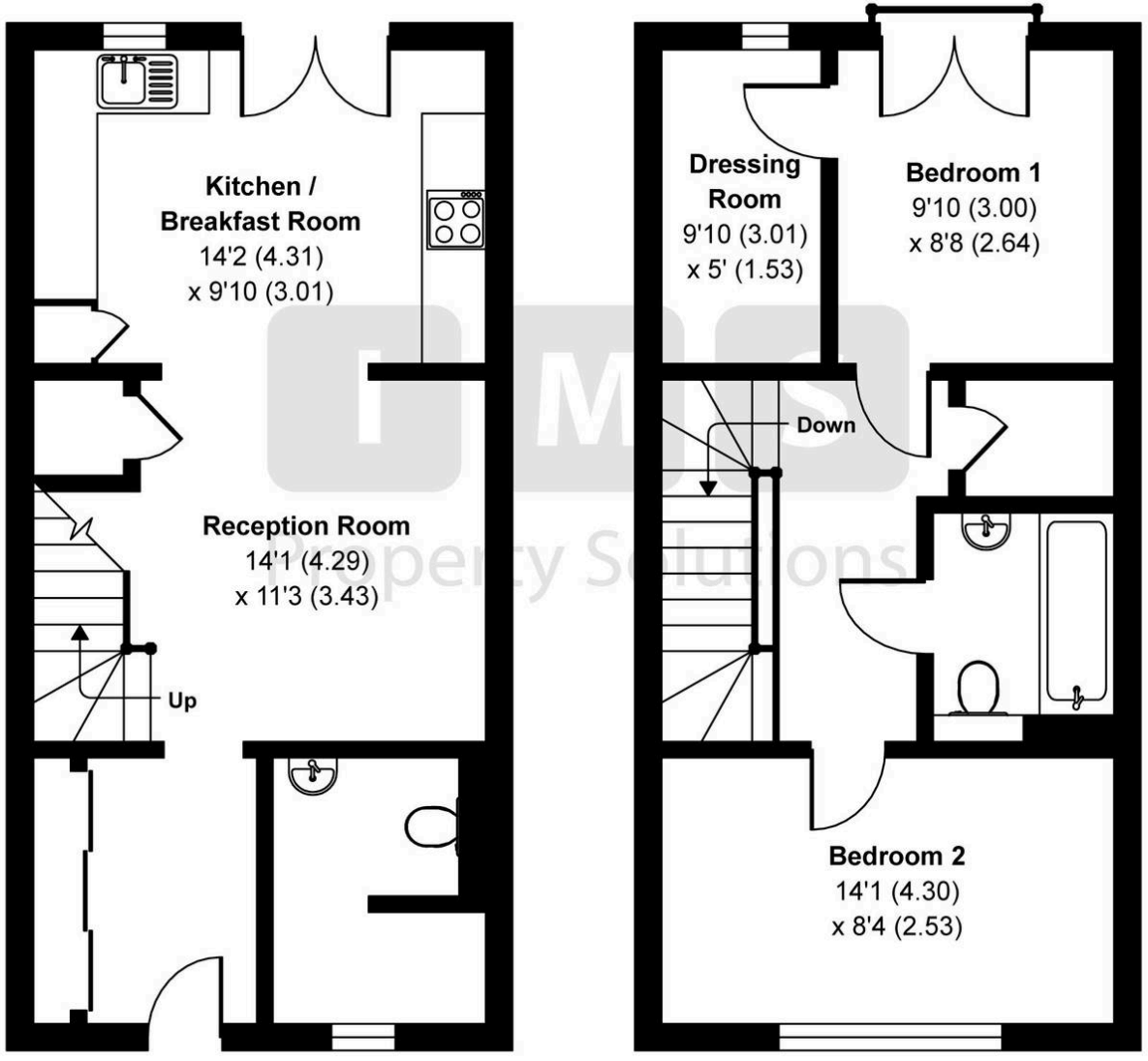
This attractive and thoughtfully designed home represents an exceptional opportunity for first-time buyers, professionals, or small families seeking a stylish, low-maintenance, and energy-efficient property in one of Bicester's most desirable and well-connected developments.

Key Information:
Price:£360,000
Tenure: Freehold
EPC Grade: B
Council tax band: C
Central heating: Gas
Parking: driveway parking for 2 cars
Service Charge per annum: Approx. £230.25
Management company: Living City
Fibre Optic broadband: estimated speed 100mbps. For list of designated providers please ask Agent
Mobile signal: see https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/
Flood risk: Rivers and sea no risk, surface water very low risk.
Planning: ongoing building at Graven Hill, see https://planningregister.cherwell.gov.uk/

Hull Lane, Ambrosden, Bicester, OX25

Approximate Area = 864 sq ft / 80.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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IMS Property Group

I M S Property Group, 18 Kings End - OX26 2AA

01869 248339

sales@imspropertygroup.co.uk

imspropertygroup.co.uk