



GRAVEN HILL

APARTMENTS

— SOMERVILLE HOUSE —



6 - One Bedroom

Introducing Somerville House, a boutique collection of six contemporary one-bedroom apartments.

Designed to maximise space and comfort, these stylish apartments offer the perfect blend of modern living in the heart of a vibrant green community. Centrally located within Graven Hill, Somerville House provides easy access to the Oxfordshire countryside while remaining well-connected to Oxford, London and beyond.

Built with sustainability in mind, Somerville House benefits from energy efficient design and features, as well as excellent connectivity. These apartments are an exciting addition to Graven Hill's already thriving community.





• APARTMENT SPECIFICATIONS •

SECURITY & INTERNAL FINISHES

- Video intercom entry system
- Contemporary pre-finished laminated white grey internal doors throughout
- Satin finish ironmongery throughout
- White painted finishes to all ceilings, skirting boards and architrave

KITCHEN

- Fitted kitchen with laminate worktops and glass splash backs
- Choice of handleless cabinets or cabinets with handles
- Built-in Bosch induction hob, extractor and Bosch electric oven
- Bosch Integrated fridge/freezer, Beko washer/dryer and Bosch dishwasher
- Low energy LED downlights
- Plug socket with integrated USB ports

BATHROOMS

- Full height tiling around bath and shower
- Half height tiling around WC and basin and built-in mirror
- Ladder style heated towel rail
- Bathroom vanity unit

BEDROOMS

- Built in wardrobe with sliding doors
- Pendant light fittings to bedrooms
- Plug sockets with integrated USB ports

FLOORING

- Fitted carpets to bedrooms
- Kardean® knight tile vinyl in hallways, living areas, kitchen and bathroom

ADDITIONAL DETAILS

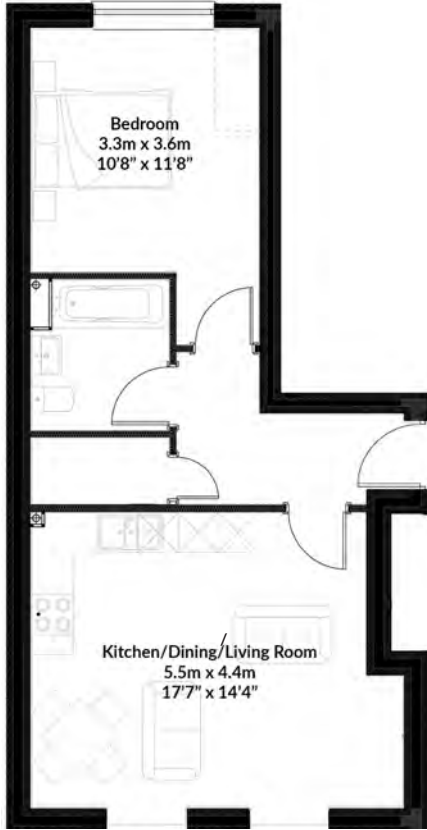
- Warranty provided by Advantage
- Underfloor heating
- Mitsubishi Mitsubishi P-WM050VHA-ST15S (613571-UK) 5 kw Air Source Heat Pump
- Vent Axia Mechanical Ventilation Heat Recovery System

All computer generated images (CGIs) are indicative only. In the event of a specified manufacturer's product becoming unavailable, a product equal to or better may be substituted by the developer. Please speak to a member of our Sales team for further details.



APARTMENT ONE • H-001
1-BEDROOM • £255,000

GROSS INTERNAL AREA (GIA)	50m²			APARTMENT POSITION	<div>Ground Floor</div> 
	538.2 sq ft				
DIMENSIONS	Kitchen/Dining/ Living Room:	5.5m x 4.4m	17'7" x 14'4"		
	Bedroom:	3.3m x 3.6m	10'8" x 11'8"		
	Bathroom:	2.1m x 2.2m	6'9" x 7'2"		

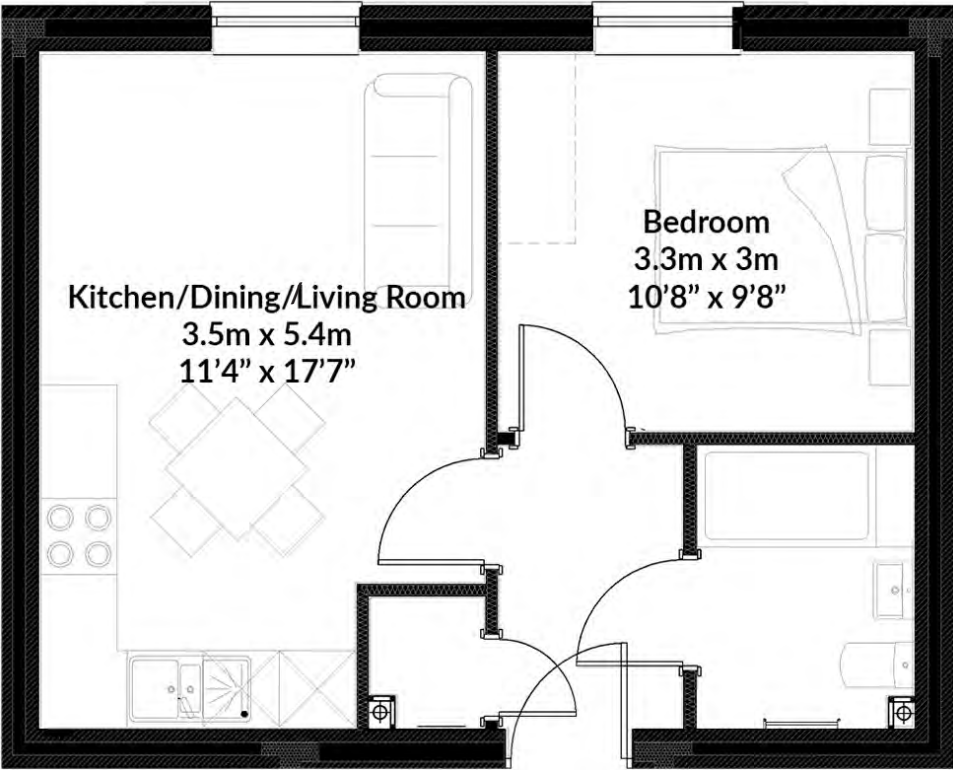


This floorplan has been produced for illustrative purposes only. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales team. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



APARTMENT TWO • H-002
1-BEDROOM • £225,000

GROSS INTERNAL AREA (GIA)	37m ²			APARTMENT POSITION	<div>Ground Floor</div> 
	398.5 sq ft				
DIMENSIONS	Kitchen/Dining/ Living Room:	3.5m x 5.4m	11'4" x 17'7"		
	Bedroom:	3.3m x 3m	10'8" x 9'8"		
	Bathroom:	1.7m x 2.2m	5'6" x 7'2"		



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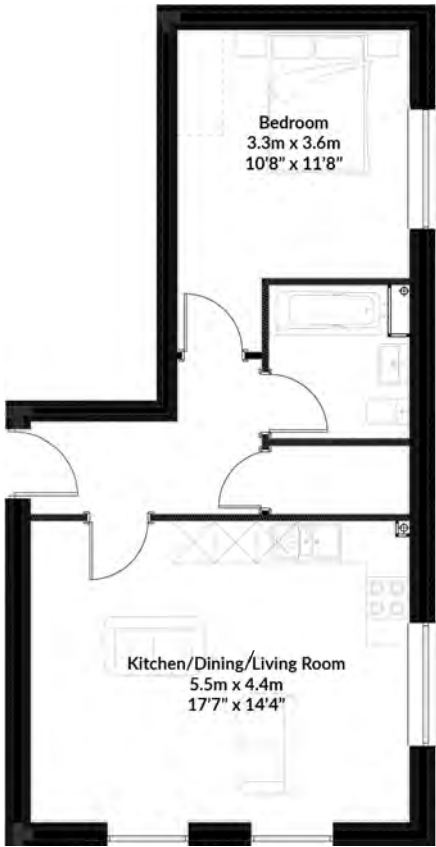
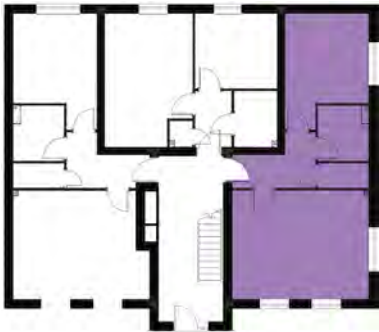
APARTMENT THREE • H-003
1-BEDROOM • £255,000

GROSS INTERNAL AREA (GIA)	50m²		
	538.2 sq ft		
DIMENSIONS	Kitchen/Dining/ Living Room:	5.5m x 4.4m	17'7" x 14'4"
	Bedroom:	3.3m x 3.6m	10'8" x 11'8"
	Bathroom:	2.1m x 2.2m	6'9" x 7'2"

APARTMENT POSITION

Contemporary 1-bedroom apartment.

Ground Floor



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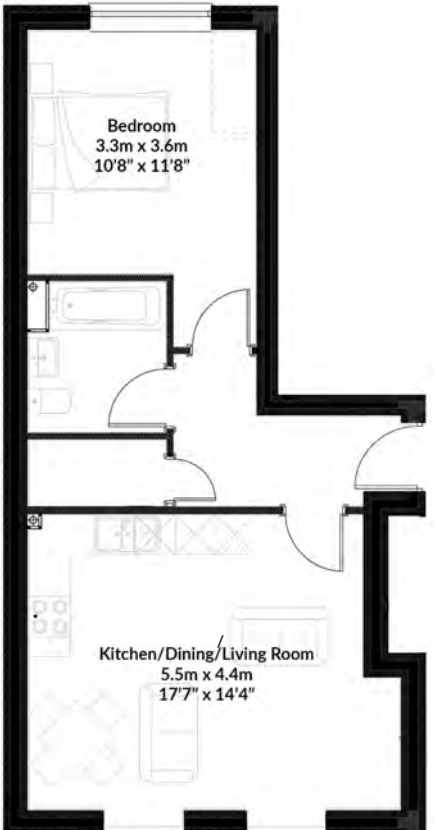
APARTMENT FOUR • H-101
1-BEDROOM • £255,000

GROSS INTERNAL AREA (GIA)	50m²		
	538.2 sq ft		
DIMENSIONS	Kitchen/Dining/ Living Room:	5.5m x 4.4m	17'7" x 14'4"
	Bedroom:	3.3m x 3.6m	10'8" x 11'8"
	Bathroom:	2.1m x 2.2m	6'9" x 7'2"

APARTMENT POSITION

Chic 1-bedroom apartment with spacious open-plan living.

First Floor



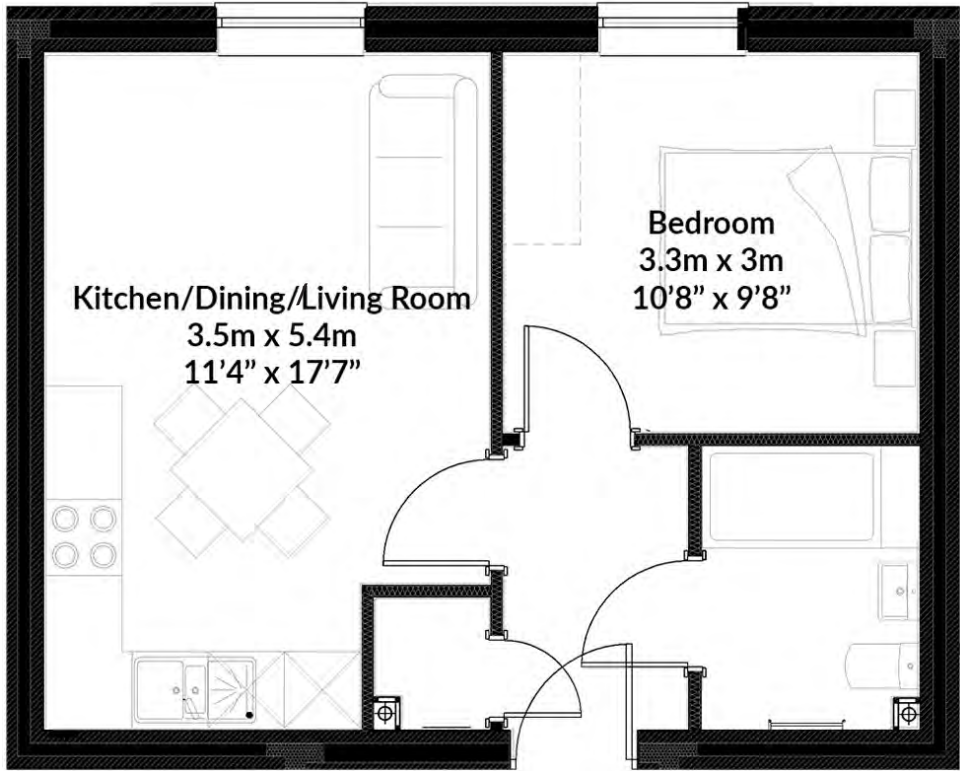
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APARTMENT FIVE • H-102
1-BEDROOM • £225,000

Sleek one-bedroom home designed with modern living in mind.

GROSS INTERNAL AREA (GIA)	37m ²			APARTMENT POSITION	<div>First Floor</div> 
	398.5 sq ft				
DIMENSIONS	Kitchen/Dining/ Living Room:	3.5m x 5.4m	11'4" x 17'7"		
	Bedroom:	3.3m x 3m	10'8" x 9'8"		
	Bathroom:	1.7m x 2.2m	5'6" x 7'2"		

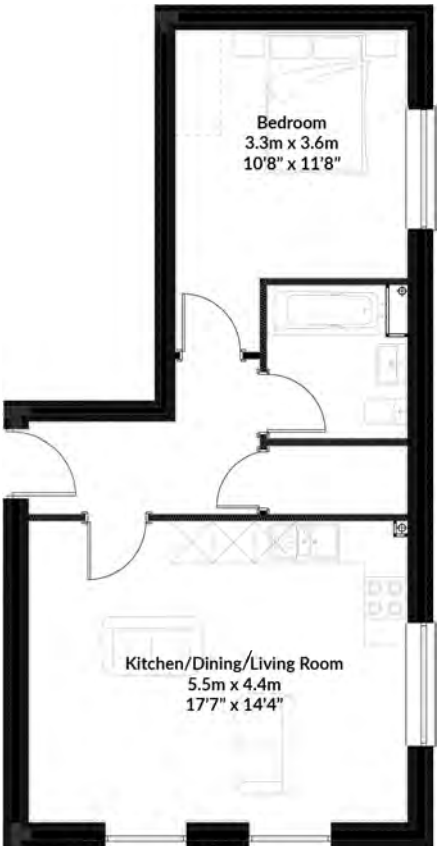


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APARTMENT SIX • H-103
1-BEDROOM • £255,000

Prime investment opportunity — modern, spacious and perfect for the rental market.

GROSS INTERNAL AREA (GIA)	50m²			APARTMENT POSITION	<div>First Floor</div> 
	538.2 sq ft				
DIMENSIONS	Kitchen/Dining/ Living Room:	5.5m x 4.4m	17'7" x 14'4"		
	Bedroom:	3.3m x 3.6m	10'8" x 11'8"		
	Bathroom:	2.1m x 2.2m	6'9" x 7'2"		



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ABOUT GRAVEN HILL

Whatever home means to you, you can find it here. Located in Bicester, Oxfordshire, Graven Hill is a vibrant, fastgrowing community of self-build, custom, and new homes — offering something for everyone.

Nowhere else will you find such a diverse mix of homes, surrounded by open green spaces, woodlands, allotments and a network of cycle and footpaths. Since the first plots were released in 2016, and custom homes became available in 2017, the design-led village has been growing rapidly.

Graven Hill already boasts a thriving village centre, featuring a cocktail bar, wine shop, coffee shop, and a state-of-the-art dental practice. The primary school welcomed its first pupils in September 2023, and further amenities are planned, including allotments and a community centre.



• LOCATION & AMENITIES •

Graven Hill is situated at the southern edge of Bicester in Oxfordshire, approximately 14 miles north-east of Oxford. The development is a short walk away from Bicester town centre, as well as the famous Bicester Village shopping outlet.

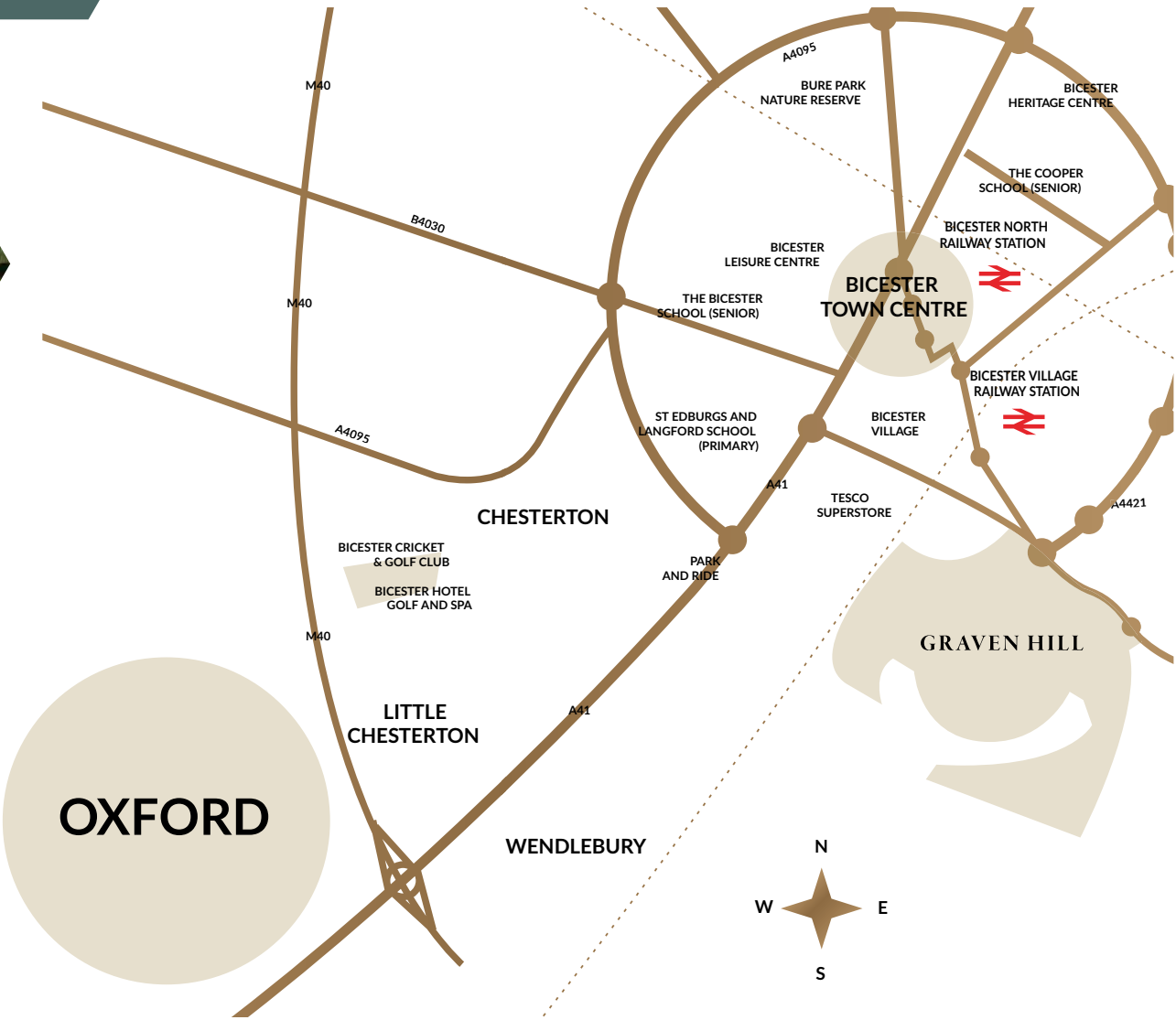
Designated as a new Garden Town, but with all the heritage facilities of a long-established market town, Bicester has so much to offer, including restaurants, bars and shops, and some great local spaces for walking. Graven Hill has easy access to the road and rail network and is well-connected in all directions.

• WELL CONNECTED •



Banbury	12 minutes
Oxford	16 minutes
High Wycombe	28 minutes
Leamington Spa	30 minutes
London	41 minutes
Birmingham	64 minutes

M40	10 minutes
Cotswolds	20 minutes
Oxford	31 minutes
Milton Keynes	40 minutes
London	75 minutes
Birmingham	75 minutes



We are less than a mile away from Bicester Village train station, which provides hassle-free travel to Oxford and London. We are also just 3 miles away from junction 9 of the M40 linking Bicester to the national motorway network.





ENVIRONMENT

Graven Hill has been designed with nature at its heart so while construction continues, we are also taking care of existing residents.

ENHANCING THE LANDSCAPE

At Graven Hill, the existing abundance of rich greenery is being protected, and new recreational parks are being made for the enjoyment of residents and visitors. In addition to the 188 hectare Graven Hill site, we're adding 22 hectares of grassland and 1.9 kilometres of hedgerows to create a healthy environment for wildlife and for everyone to enjoy.

SUSTAINABLE DEVELOPMENT

To create a great place for people to live, we want to protect and enhance the environment while working here. That's why we've created tree protection zones to stop damage to trees during the construction phase, and all timber on site is either PEFC or FSC-certified, meaning it has been sourced responsibly.

So far we have saved 68.2 tonnes of carbon by sourcing tarmac from a local plant. GHVDC's contractor recently used 'warm mix' tarmac on the A41, being laid at a lower temperature, this method reduced the carbon footprint. 3.04 tonnes of carbon has also been saved by recycling over 10,000 tonnes of aggregate on site. We've recycled over 1,700 tonnes of waste which is 90% of all waste created on site.



PROTECTING LOCAL WILDLIFE

There are more than 50 species of birds present at Graven Hill, including the highly-protected peregrine falcon, barn owl and red kite. You'll also be able to spot badgers, deer, grass snakes, great crested newts and bats in various woodland, field and wetland habitats around the site.

We believe that the open spaces at Graven Hill, and the wildlife that also call them home, are as important to the character of the site as the buildings themselves.



PRODUCT RANGE

Graven Hill gives people the opportunity to choose the house style that best fits in with their needs.

There are a range of housing options available to suit all requirements, including self-build plots, custom build homes, new homes, apartments and affordable homes.



SELF-BUILD

Buying a serviced self-build plot at Graven Hill is an easier way to design and build your dream home.



CUSTOM HOMES

A flexible living space that is tailored to suit your needs without you having to build it yourself.



NEW HOMES

A fantastic range of 2-5 bedroom homes in a thriving new community.



APARTMENTS

Stunning open-plan apartments offering the very best of green urban living.



AFFORDABLE HOMES

Shared ownership and affordable rent options helping to create sustainable, long-term communities.



**GET IN TOUCH TODAY AND START YOUR JOURNEY
TOWARDS A NEW HOME AT GRAVEN HILL.**

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