The Radley • Plot 587

Four Bedroom Detached Home
The Radley • Available Plots: 587

£545,000

- 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 snug/study (Option A)

- High-quality kitchen fixtures and fittings as standard with; double oven, induction hob, extractor fan, integrated fridge/freezer, dishwasher and washer/dryer

- Downstairs W.C

- Ensuite shower room to Bedroom 1

- Family bathroom

- Turfed garden with paved patio area

- 10-year structural warranty

NEW HOMES QUALITY CODE

ADVANTAGE
STRUCTURAL DEFECTS INSURANCE

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

ctsi
APPROVED CODE
TradingStandards.uk
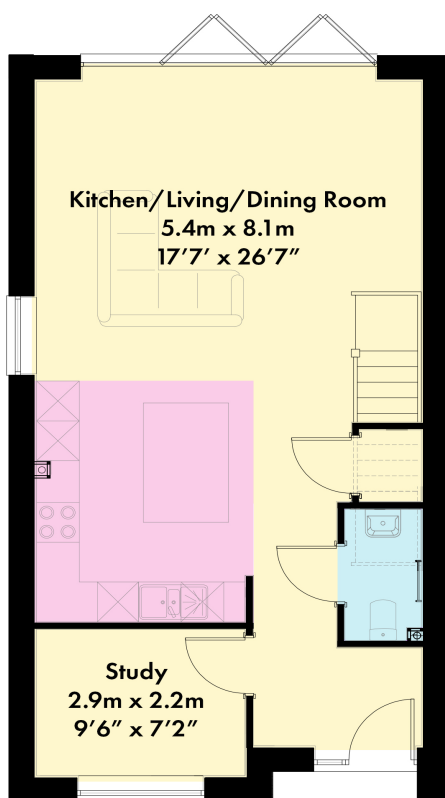Protection for new-build home buyers

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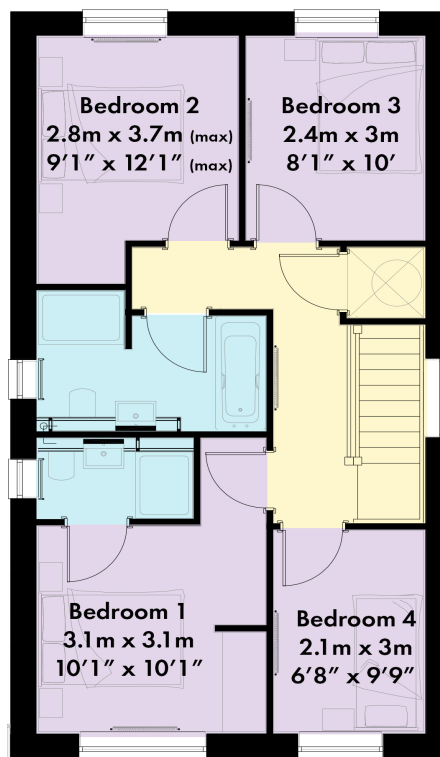
The Radley • Option A

4 Bedroom Detached Home
Approx gross internal area 1230 sq ft / 114.3 sqm

PLOT 587

Kitchen/Living/Dining Room
5.4m x 8.1m
17'7" x 26'7"

Study
2.9m x 2.2m
9'6" x 7'2"

Bedroom 2
2.8m x 3.7m (max)
9'1" x 12'1" (max)

Bedroom 3
2.4m x 3m
8'1" x 10'

Bedroom 1
3.1m x 3.1m
10'1" x 10'1"

Bedroom 4
2.1m x 3m
6'8" x 9'9"

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.
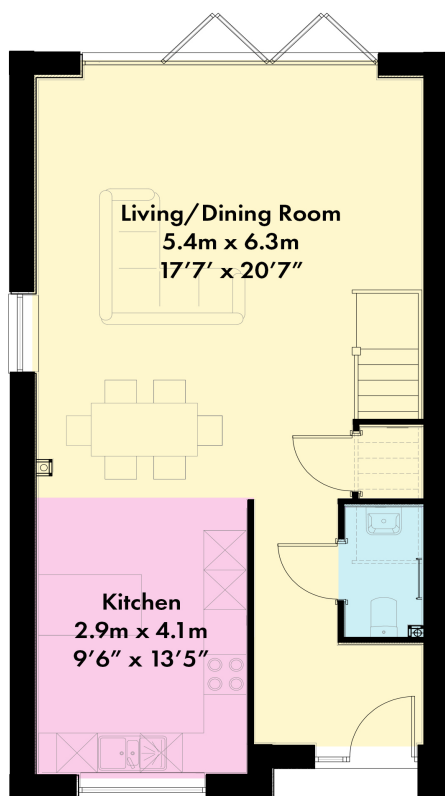
The Radley • Option B

4 Bedroom Detached Home

Approx gross internal area 1230 sq ft / 114.3 sqm

PLOT 587

Living/Dining Room
5.4m x 6.3m
17'7' x 20'7"

Kitchen
2.9m x 4.1m
9'6" x 13'5"

Bedroom 2
2.8m x 3.7m (max)
9'1" x 12'1" (max)

Bedroom 3
2.4m x 3m
8'1" x 10'

Bedroom 1
3.1m x 3.1m
10'1" x 10'1"

Bedroom 4
2.1m x 3m
6'8" x 9'9"

Ground Floor

First Floor

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GRAVEN HILL
IMAGINE.CREATE.BUILD.LIVE.

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4 Bedroom Detached Home
Approx gross internal area 1230 sq ft / 114.3 sqm

PLOT 587

Kitchen/Dining Room

Living Room

Bedroom 1

Family Bathroom

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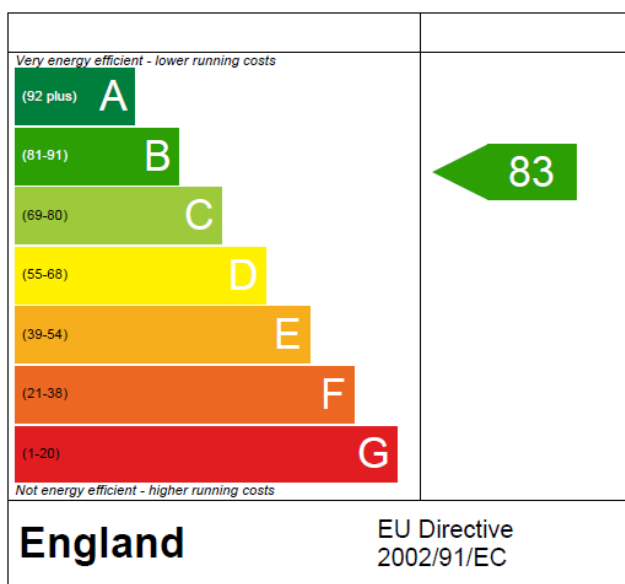
The Radley • Plot 587

- Tenure: Freehold
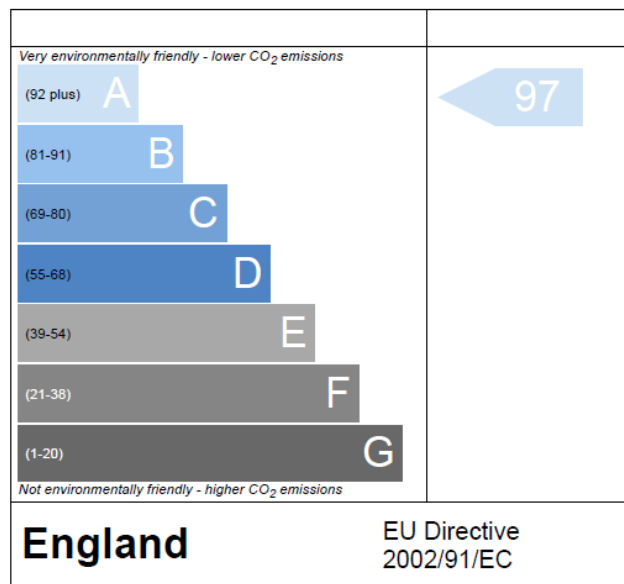- Council Tax Band: TBC

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 (CO_2) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

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Not energy efficient - higher running costs

England   EU Directive 2002/91/EC

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

Very environmentally friendly - lower CO_2 emissions

(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

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Not environmentally friendly - higher CO_2 emissions

**England**   EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon ioxide (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.

An unbeatable location with excellent transport links.
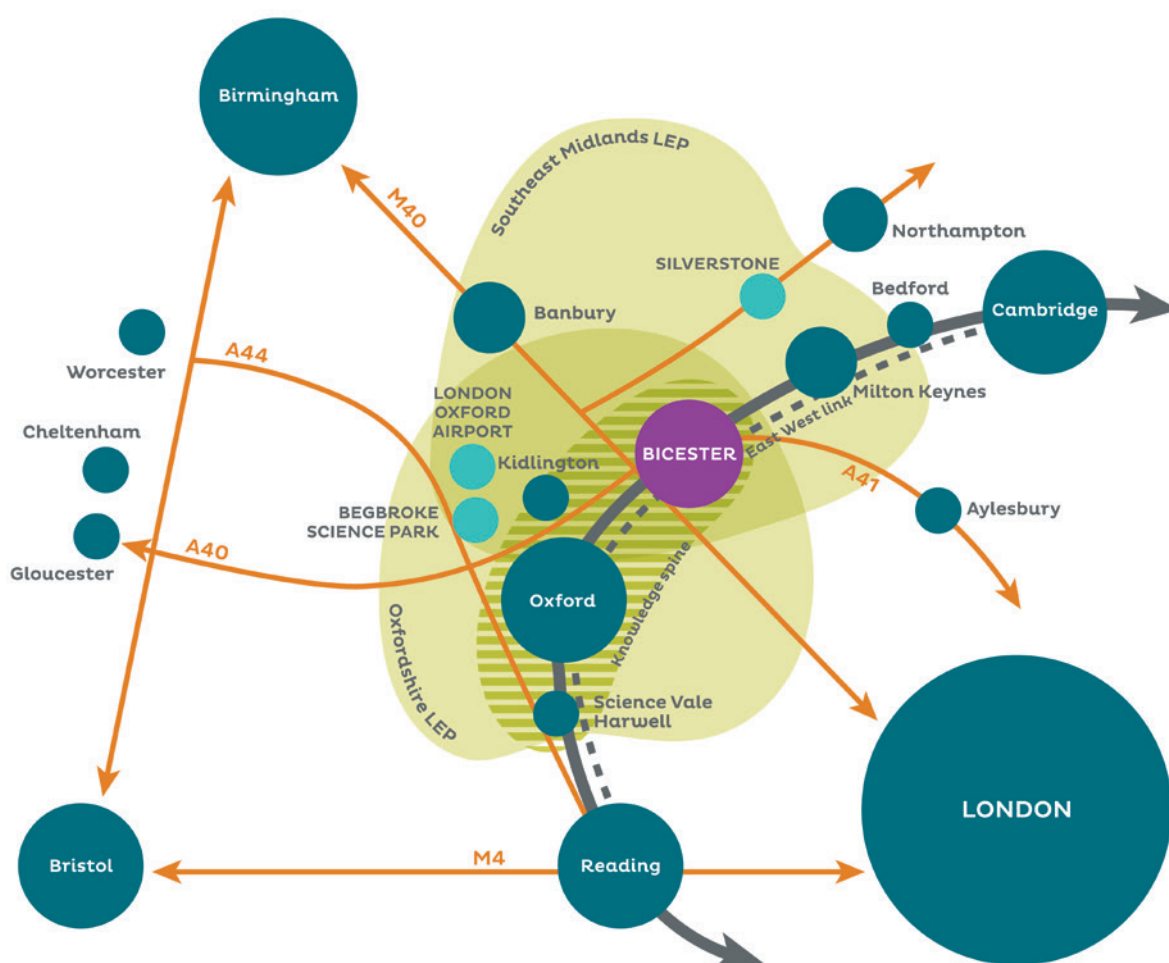
CONNECTIVITY/TRANSPORT

- 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