



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th December 2025



**FARINGDON ROAD, KINGSTON BAGPUIZE, ABINGDON,
OX13**

Thomas Merrifield

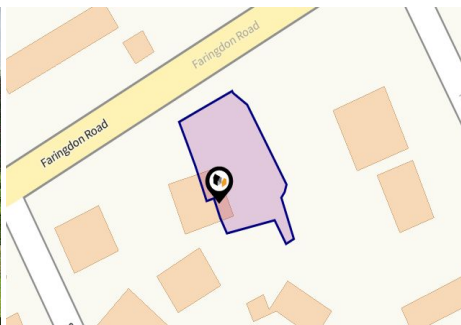
51 Stert St, Abingdon OX14 3JF

01235 538000

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<http://www.thomasmerrifield.co.uk/>





Property




Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,937 ft ² / 180 m ²
Plot Area:	0.15 acres
Year Built :	Before 1900
Council Tax :	Band G
Annual Estimate:	£4,095
Title Number:	ON91609

Tenure: Freehold

Local Area

Local Authority:	Oxfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Faringdon Road, Kingston Bagpuize, Abingdon, OX13*

Reference - P05/V1063/LB

Decision: Decided

Date: 21st July 2005

Description:

External alterations and new access to basement.

Reference - P11/V1116/LB

Decision: Decided

Date: 18th May 2011

Description:

Proposed internal works and alterations including 6 new windows to rear single storey extension.

Reference - P12/V1630/DIS

Decision: Decided

Date: 24th July 2012

Description:

Discharge of condition 2 of planning application P11/V1116/LB

Faringdon Road, Kingston Bagpuize, OX13

Energy rating

E

Valid until 18.05.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

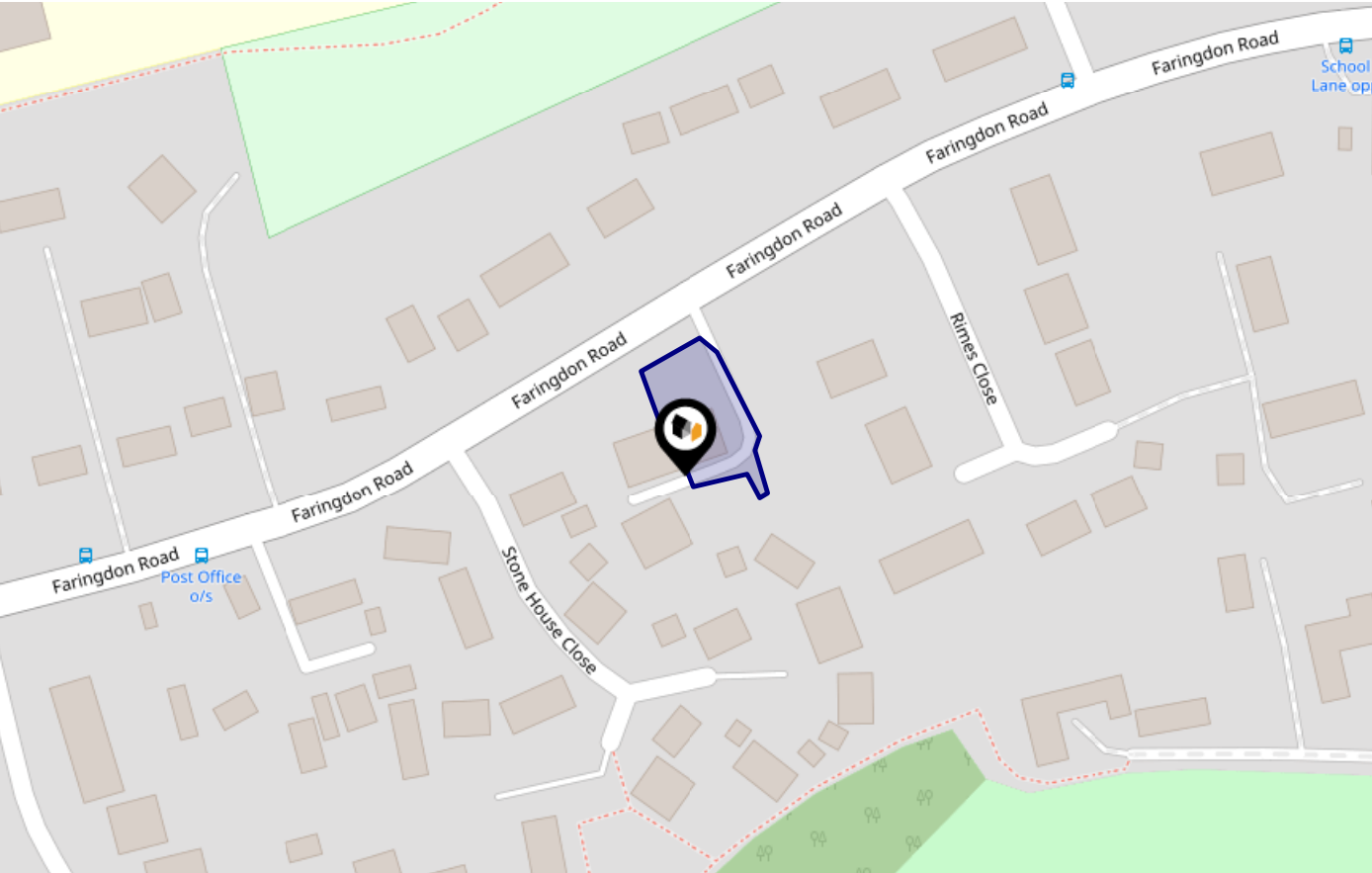
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	180 m ²

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

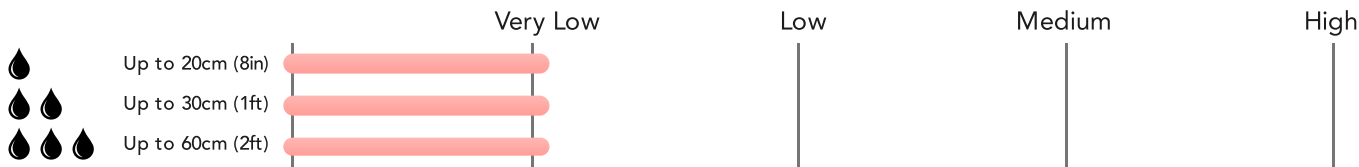


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

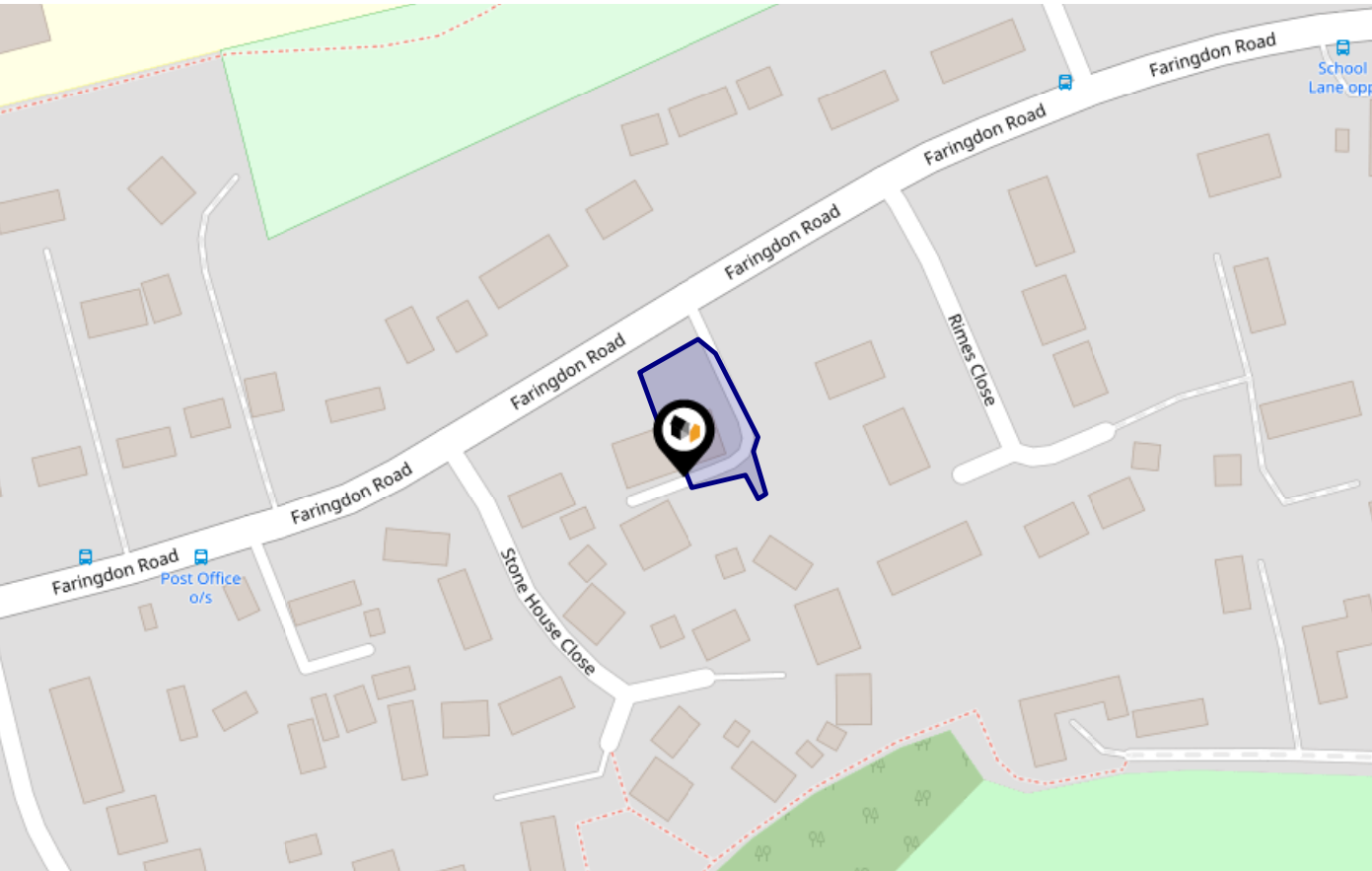


Flood Risk

Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

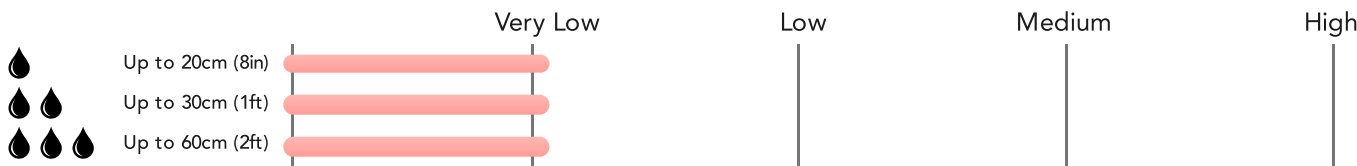


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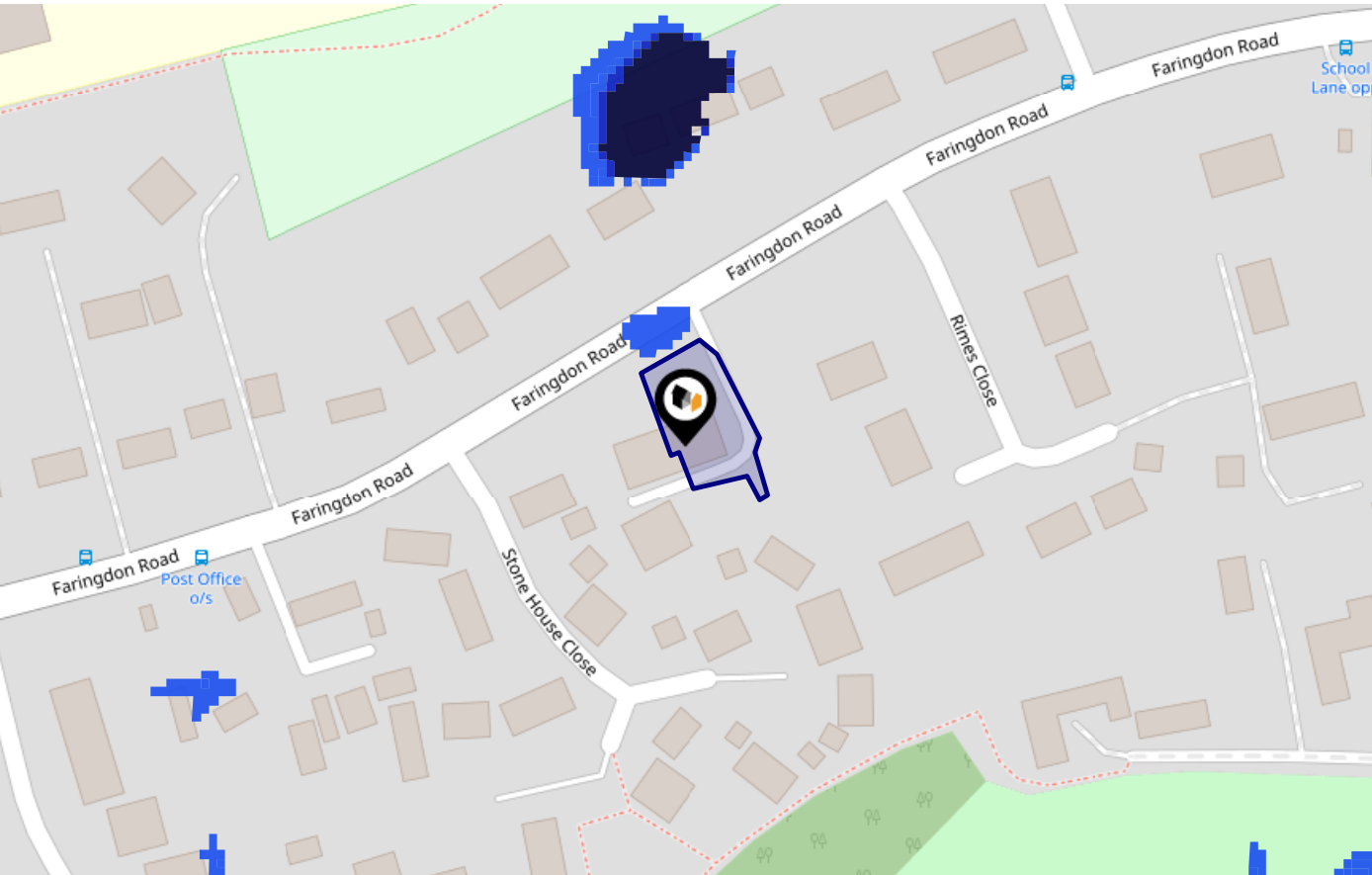
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Know any property instantly

Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

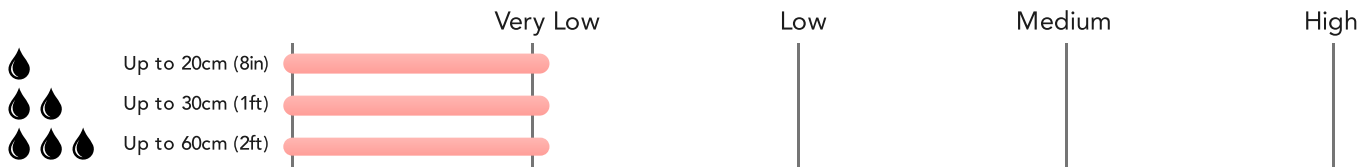


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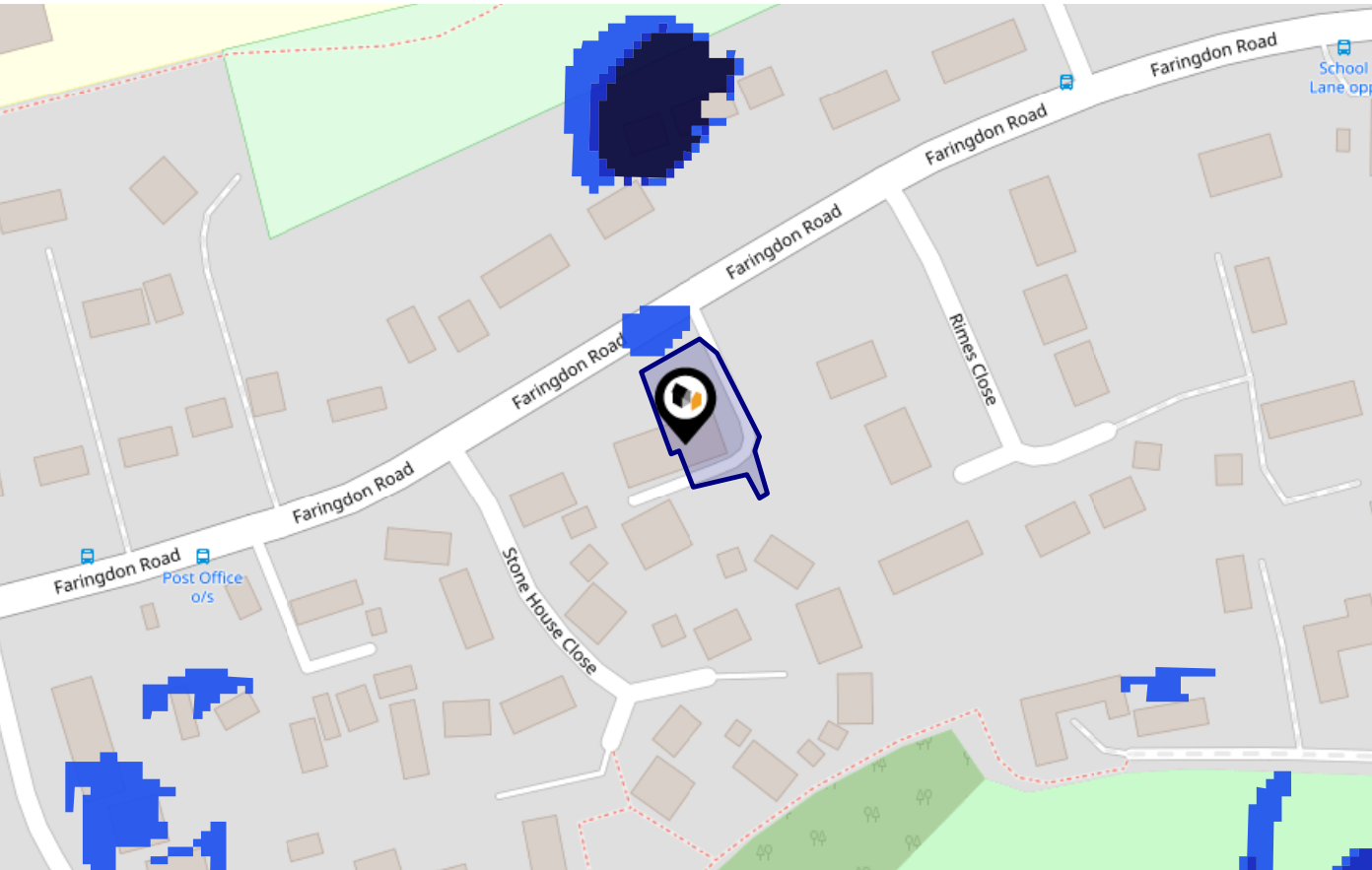


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

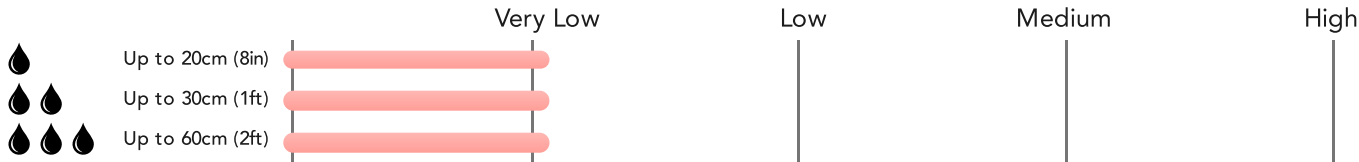


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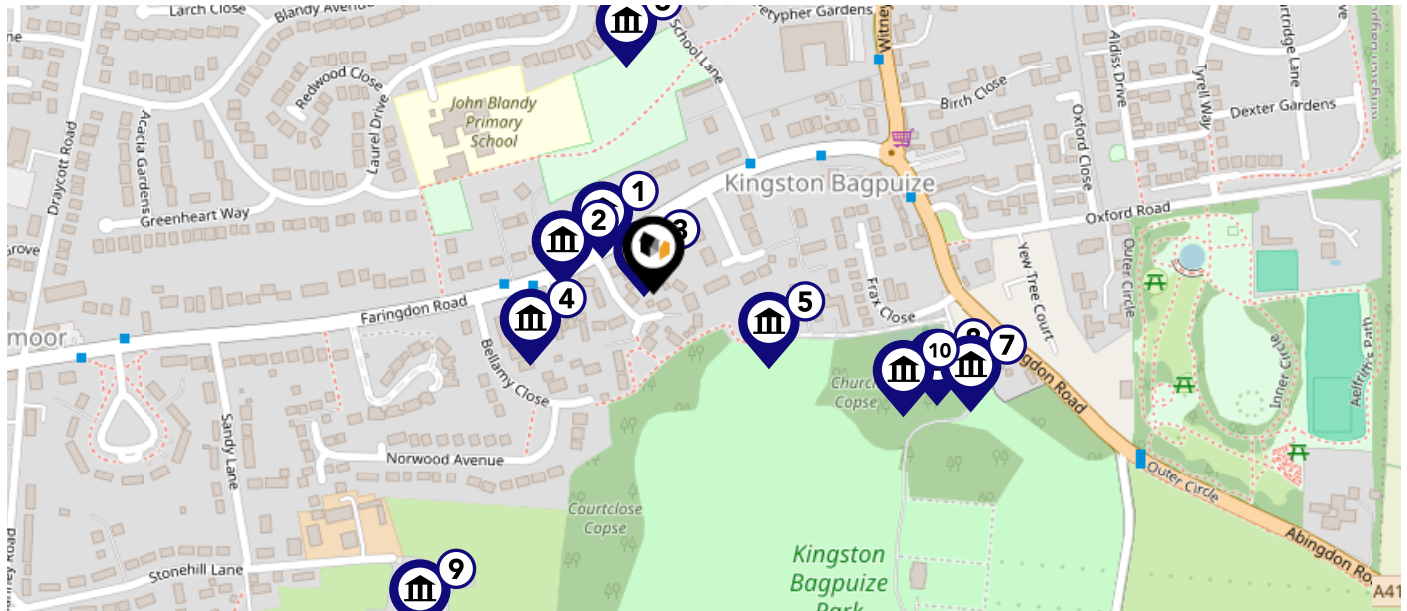












Maps

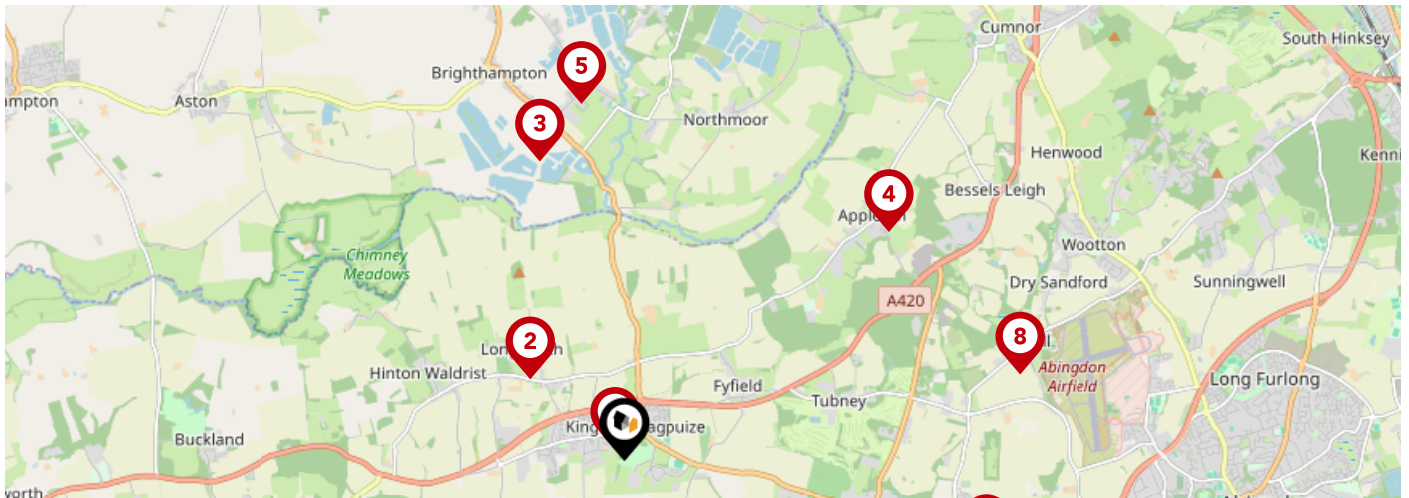
Listed Buildings

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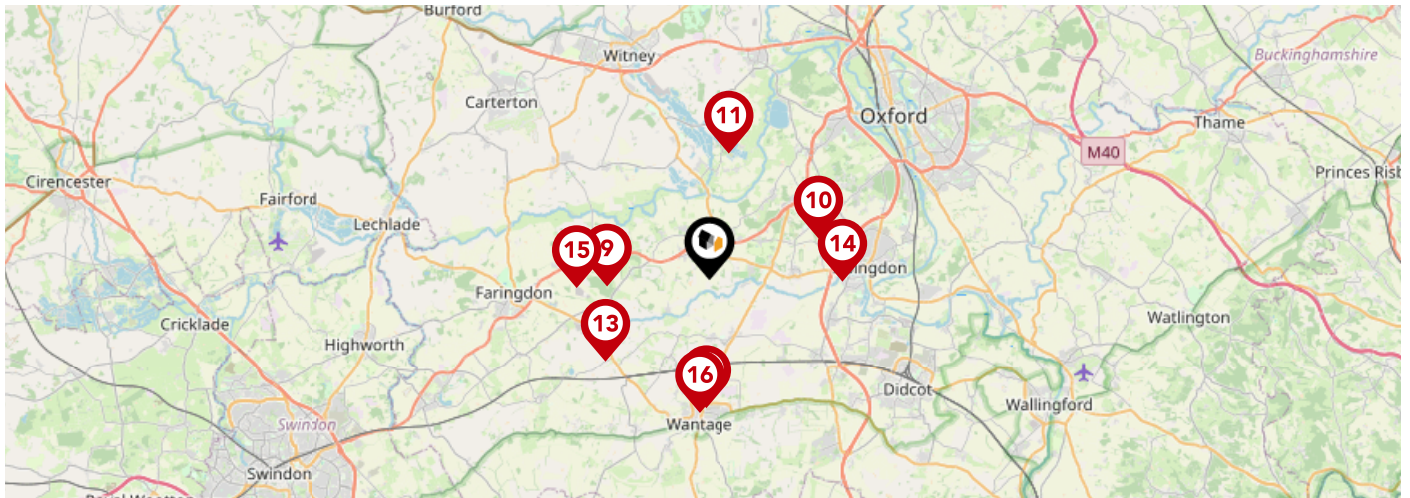
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1198832 - The Forge	Grade II	0.0 miles
	1048378 - Greystone Cottage	Grade II	0.0 miles
	1198884 - The Stone House	Grade II	0.0 miles
	1048377 - Four Gates Cottage	Grade II	0.1 miles
	1198755 - Rime's House	Grade II	0.1 miles
	1199060 - Martins	Grade II	0.1 miles
	1048375 - Gates, Gatepiers, Screens And Attached Lodge Approximately 230 Metres North North West Of Kingston House, Kingstone Bagpuize Park	Grade II	0.2 miles
	1283686 - Gatepiers And Gate Approximately 20 Metres East Of Church Of St John The Baptist	Grade II	0.2 miles
	1368536 - Southmoor Farmhouse	Grade II	0.2 miles
	1048376 - Headstone Approximately 1 Metres South Of Nave Of Church Of St John The Baptist	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
1	John Blandy Primary School Ofsted Rating: Good Pupils: 275 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Longworth Primary School Ofsted Rating: Outstanding Pupils: 73 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mulberry Bush School Ofsted Rating: Outstanding Pupils: 21 Distance:2.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Appleton Church of England (A) Primary School Ofsted Rating: Good Pupils: 184 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Standlake Church of England Primary School Ofsted Rating: Good Pupils: 139 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St James Church of England Primary School, Hanney Ofsted Rating: Good Pupils: 207 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Marcham Church of England (Voluntary Controlled) Primary School Ofsted Rating: Good Pupils: 190 Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cothill House Ofsted Rating: Not Rated Pupils: 159 Distance:3.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

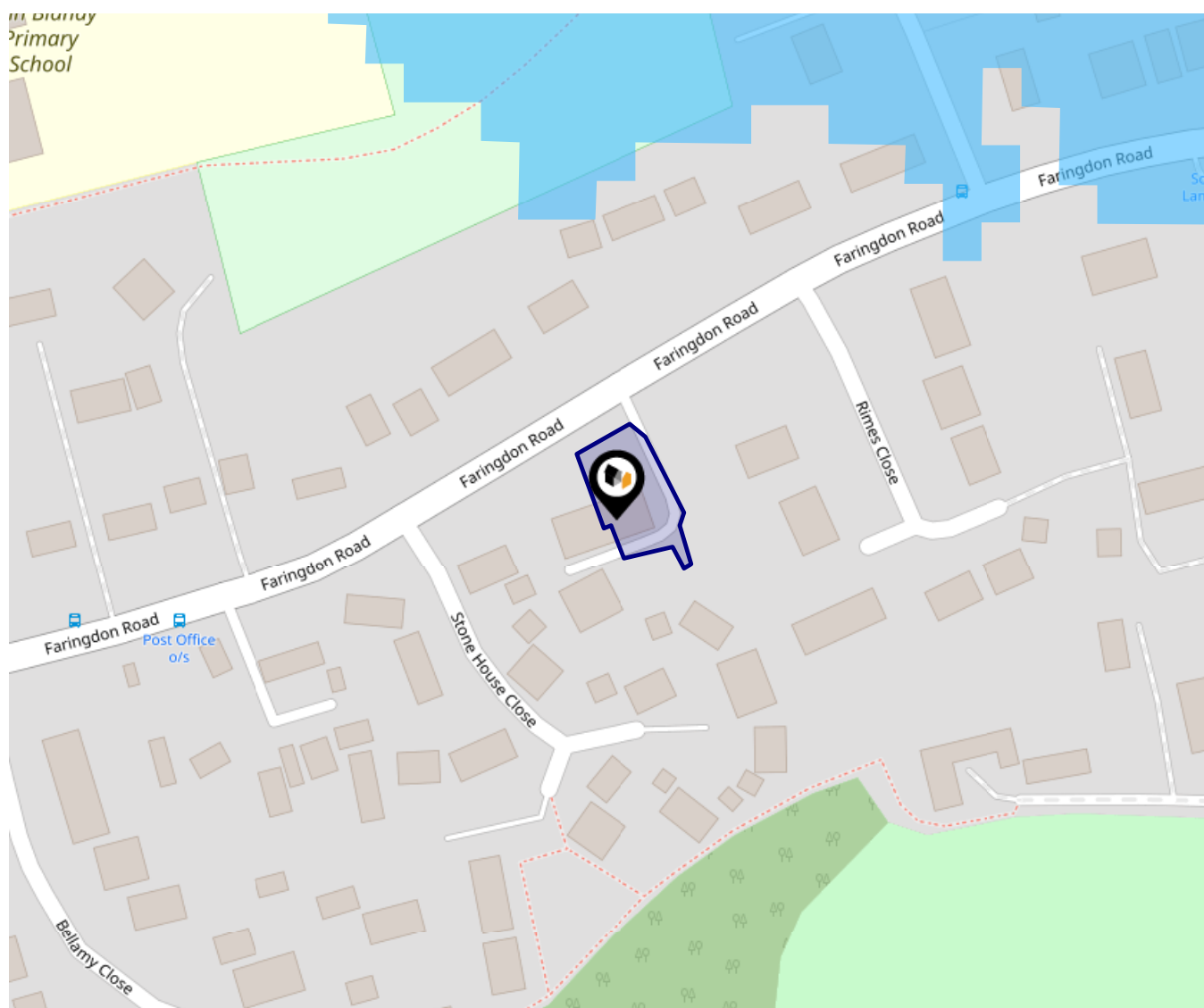


		Nursery	Primary	Secondary	College	Private
	Buckland Church of England Primary School Ofsted Rating: Outstanding Pupils: 115 Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dry Sandford Primary School Ofsted Rating: Good Pupils: 89 Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanton Harcourt CofE Primary School Ofsted Rating: Good Pupils: 104 Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grove Church of England School Ofsted Rating: Good Pupils: 192 Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanford In the Vale CofE Primary School Ofsted Rating: Good Pupils: 197 Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Manor Preparatory School Ofsted Rating: Not Rated Pupils: 381 Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Hugh's School Ofsted Rating: Not Rated Pupils: 338 Distance:4.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Millbrook Primary School Ofsted Rating: Good Pupils: 482 Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Road Noise

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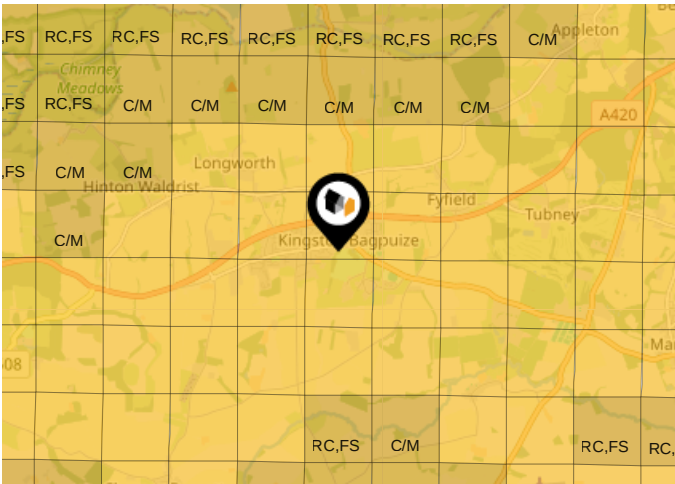
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

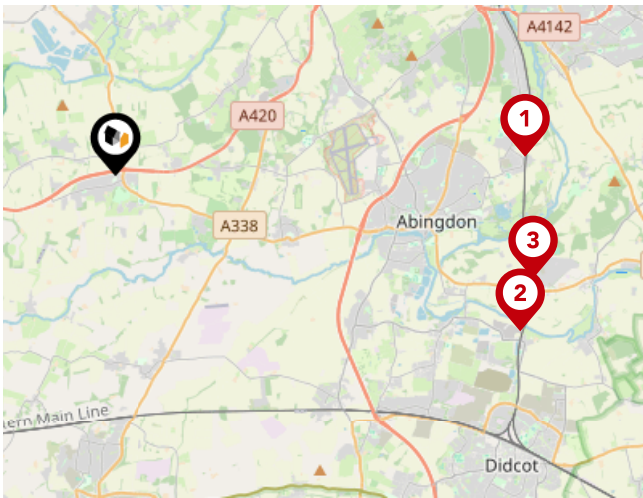


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

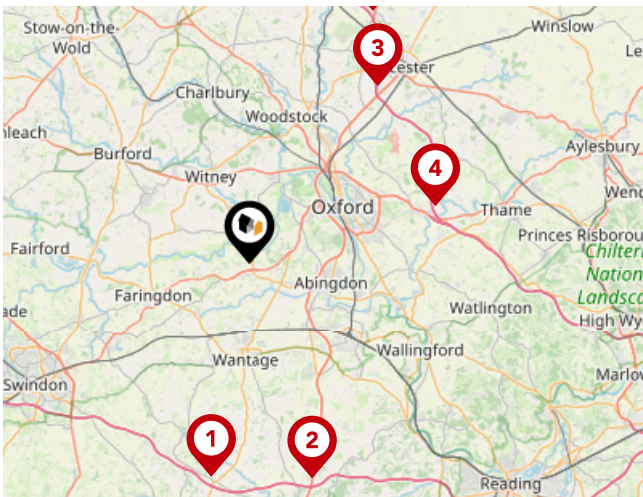
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Radley Rail Station	7.54 miles
2	Appleford Rail Station	7.97 miles
3	Culham Rail Station	7.91 miles

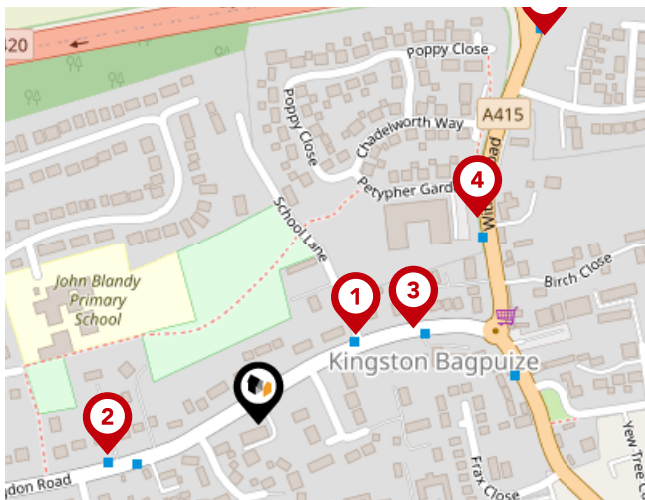


Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J14	16.04 miles
2	M4 J13	16.44 miles
3	M40 J9	15.98 miles
4	M40 J8A	14.28 miles
5	M40 J10	20.57 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	School Lane	0.08 miles
2	Post Office	0.09 miles
3	School Lane	0.11 miles
4	Petypher Gardens	0.17 miles
5	Petypher Gardens	0.28 miles

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Data Quality

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