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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 02nd July 2024



HAWKSMEAD, BICESTER, OX26

Avocado Property

07894820821

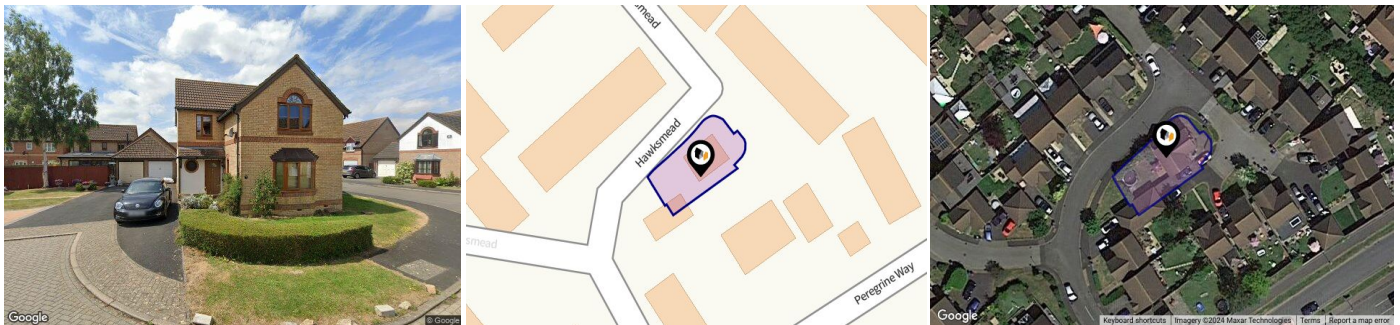
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.08 acres		
Year Built :	1996		
Council Tax :	Band D		
Annual Estimate:	£2,351		
Title Number:	ON190783		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	172 mb/s	1000 mb/s

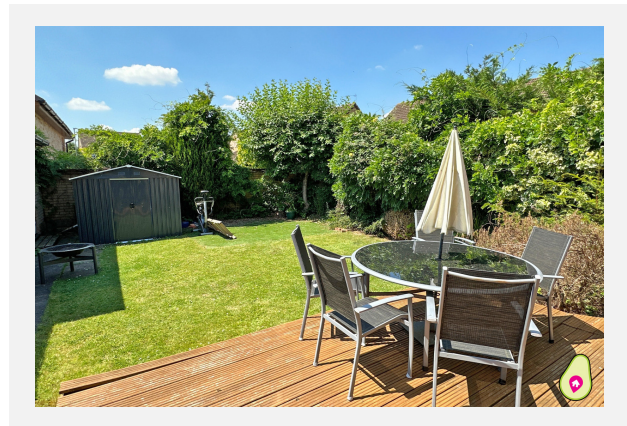
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



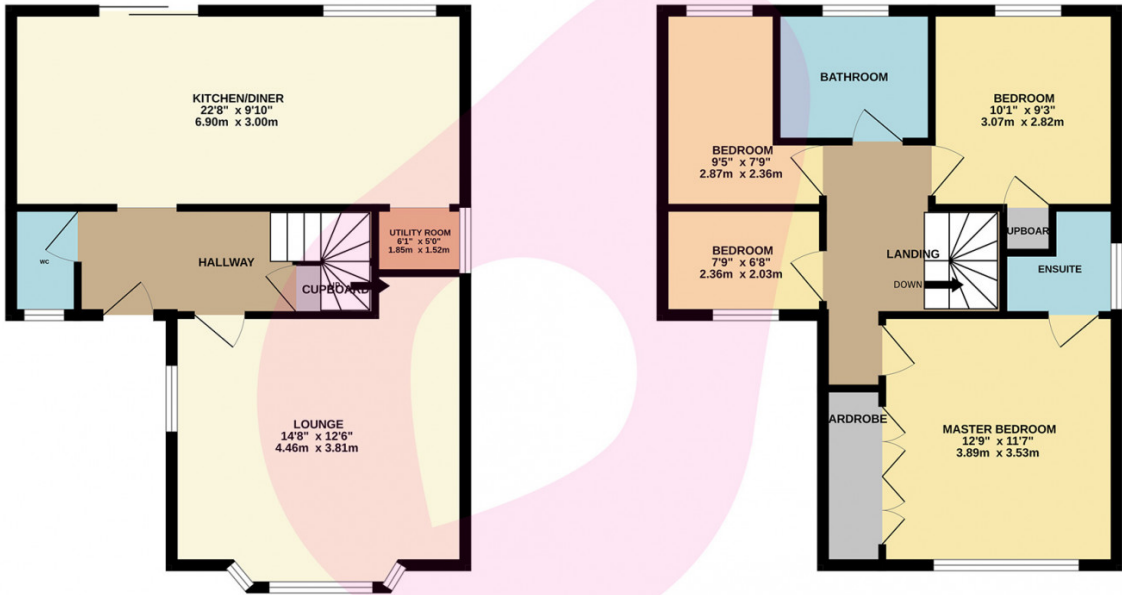
Gallery Photos



HAWKSMEAD, BICESTER, OX26

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property EPC - Certificate



Energy rating

C

Valid until 29.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

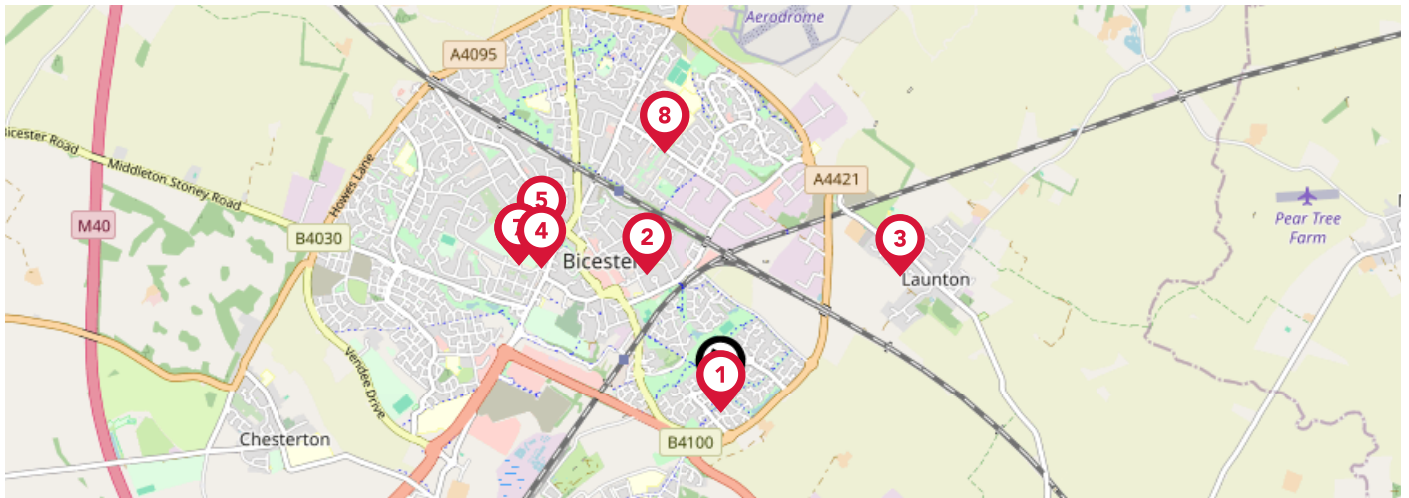
EPC - Additional Data



Additional EPC Data

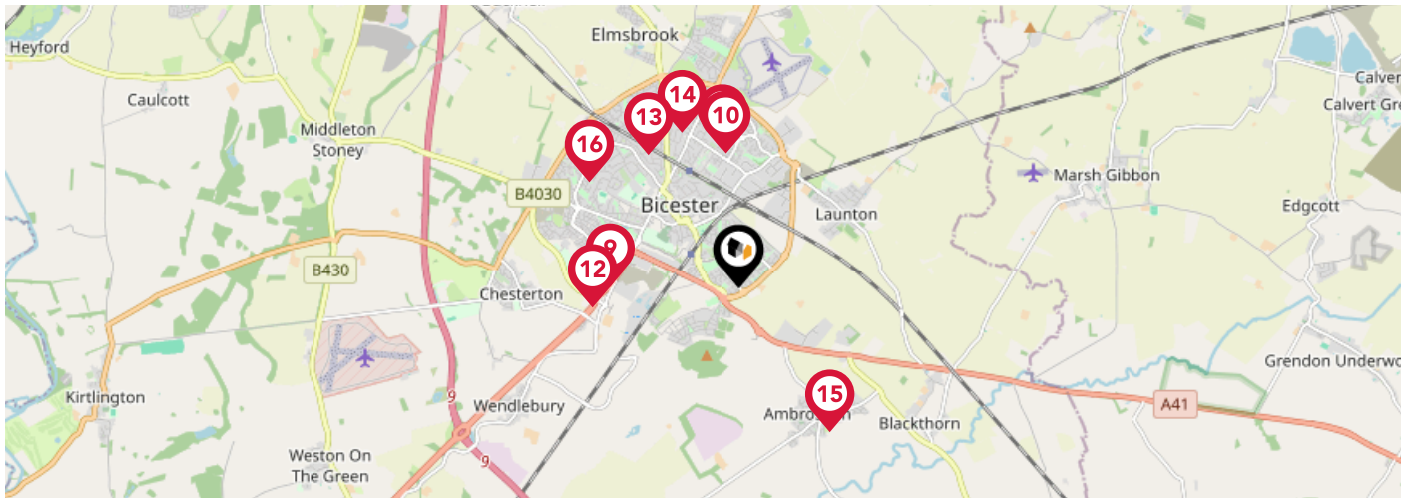
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Good
Roof:	Pitched 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	80 m ²

Area Schools



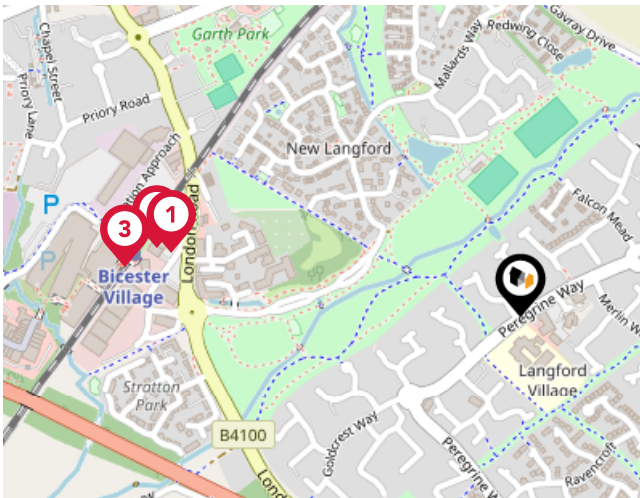
	Nursery	Primary	Secondary	College	Private
<p>1 Langford Village Community Primary School Ofsted Rating: Good Pupils: 438 Distance:0.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Longfields Primary and Nursery School Ofsted Rating: Good Pupils: 387 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Launton Church of England Primary School Ofsted Rating: Good Pupils: 135 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Mary's Catholic Primary School, Bicester Ofsted Rating: Good Pupils: 223 Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Brookside Primary School Ofsted Rating: Good Pupils: 315 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Bicester Technology Studio Ofsted Rating: Requires improvement Pupils: 106 Distance:1.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 The Bicester School Ofsted Rating: Good Pupils: 1113 Distance:1.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 The Cooper School Ofsted Rating: Good Pupils: 1291 Distance:1.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



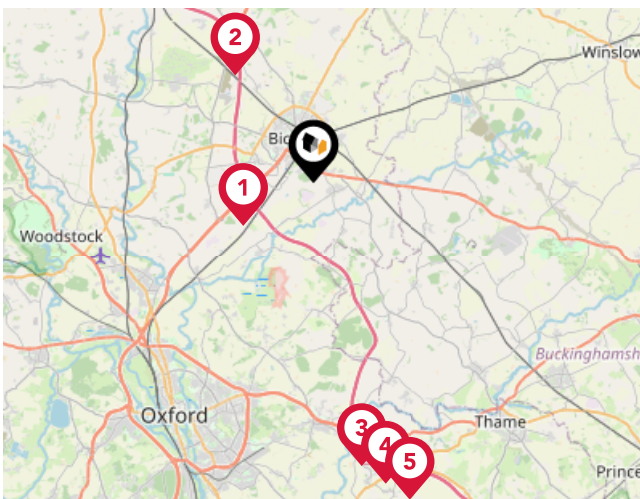
		Nursery	Primary	Secondary	College	Private
9	St Edburg's Church of England (VA) School Ofsted Rating: Good Pupils: 391 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Glory Farm Primary School Ofsted Rating: Good Pupils: 401 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Bardwell School Ofsted Rating: Good Pupils: 84 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Whitelands Academy Ofsted Rating: Not Rated Pupils:0 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Bure Park Primary School Ofsted Rating: Good Pupils: 461 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Southwold Primary School Ofsted Rating: Good Pupils: 279 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Five Acres Primary School Ofsted Rating: Good Pupils: 360 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	King's Meadow Primary School Ofsted Rating: Good Pupils: 426 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



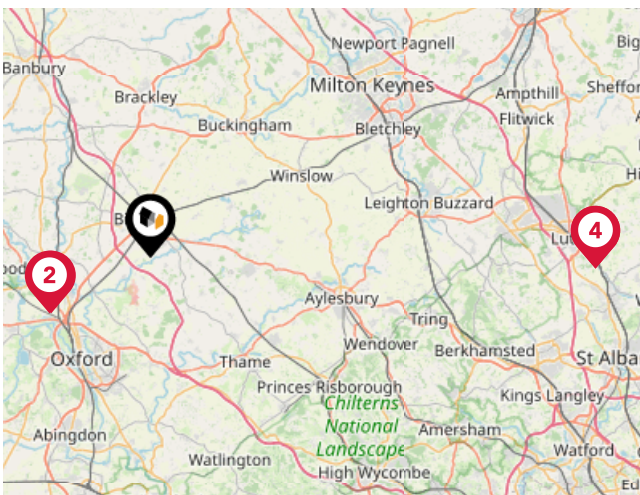
National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	0.41 miles
2	Bicester Village Rail Station	0.42 miles
3	Bicester Village Rail Station	0.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	3 miles
2	M40 J10	4.84 miles
3	M40 J8A	10.54 miles
4	M40 J8	11.37 miles
5	M40 J7	12.15 miles

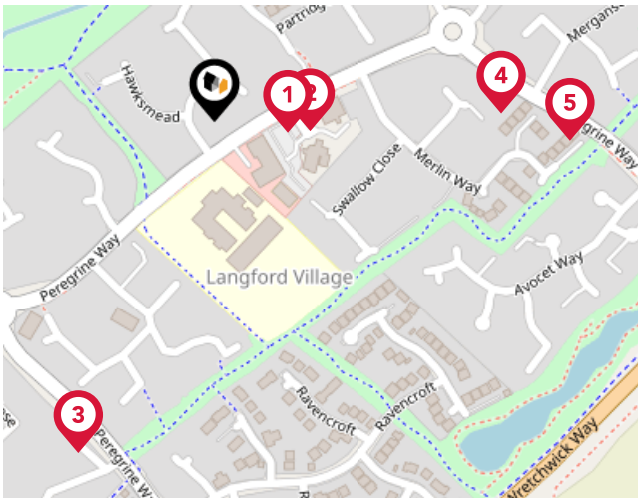


Airports/Helipads

Pin	Name	Distance
1	London Oxford Airport	8.4 miles
2	London Oxford Airport	8.46 miles
3	London Luton Airport	32.53 miles
4	London Luton Airport	32.59 miles

Area

Transport (Local)



Bus Stops/Stations

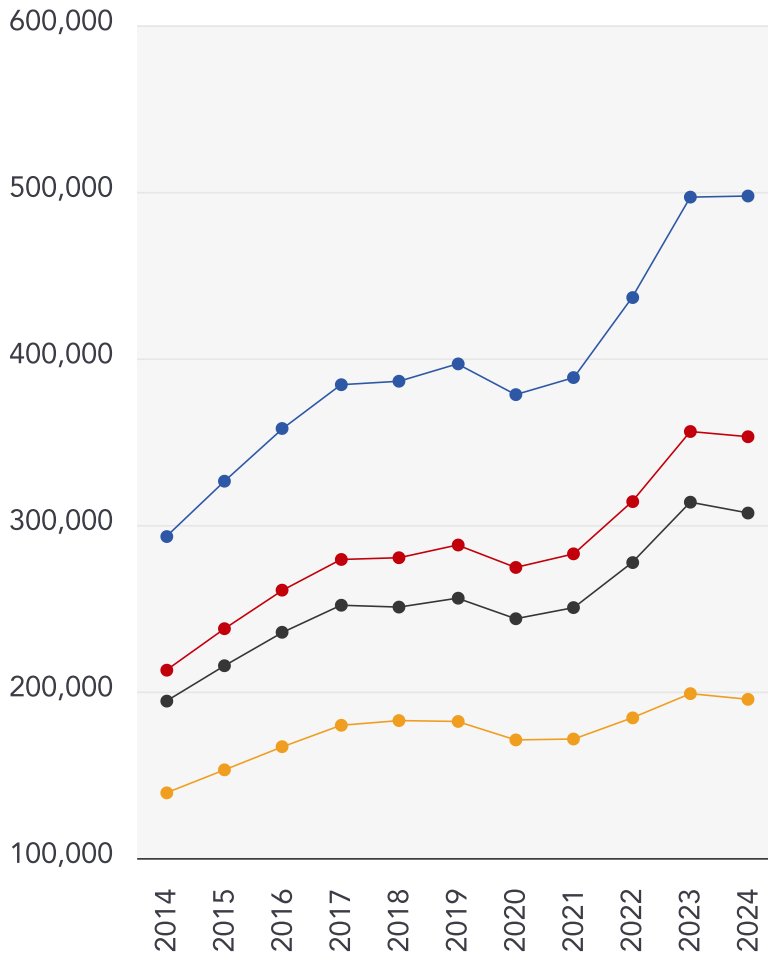
Pin	Name	Distance
1	Langford Medical Practice	0.04 miles
2	Langford Medical Practice	0.05 miles
3	Ravencroft	0.21 miles
4	Peregrine Way	0.16 miles
5	Peregrine Way	0.2 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in OX26



Detached

+69.78%

Semi-Detached

+65.88%

Terraced

+58.14%

Flat

+40.36%

Avocado Property

About Us



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Valuation Office
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