

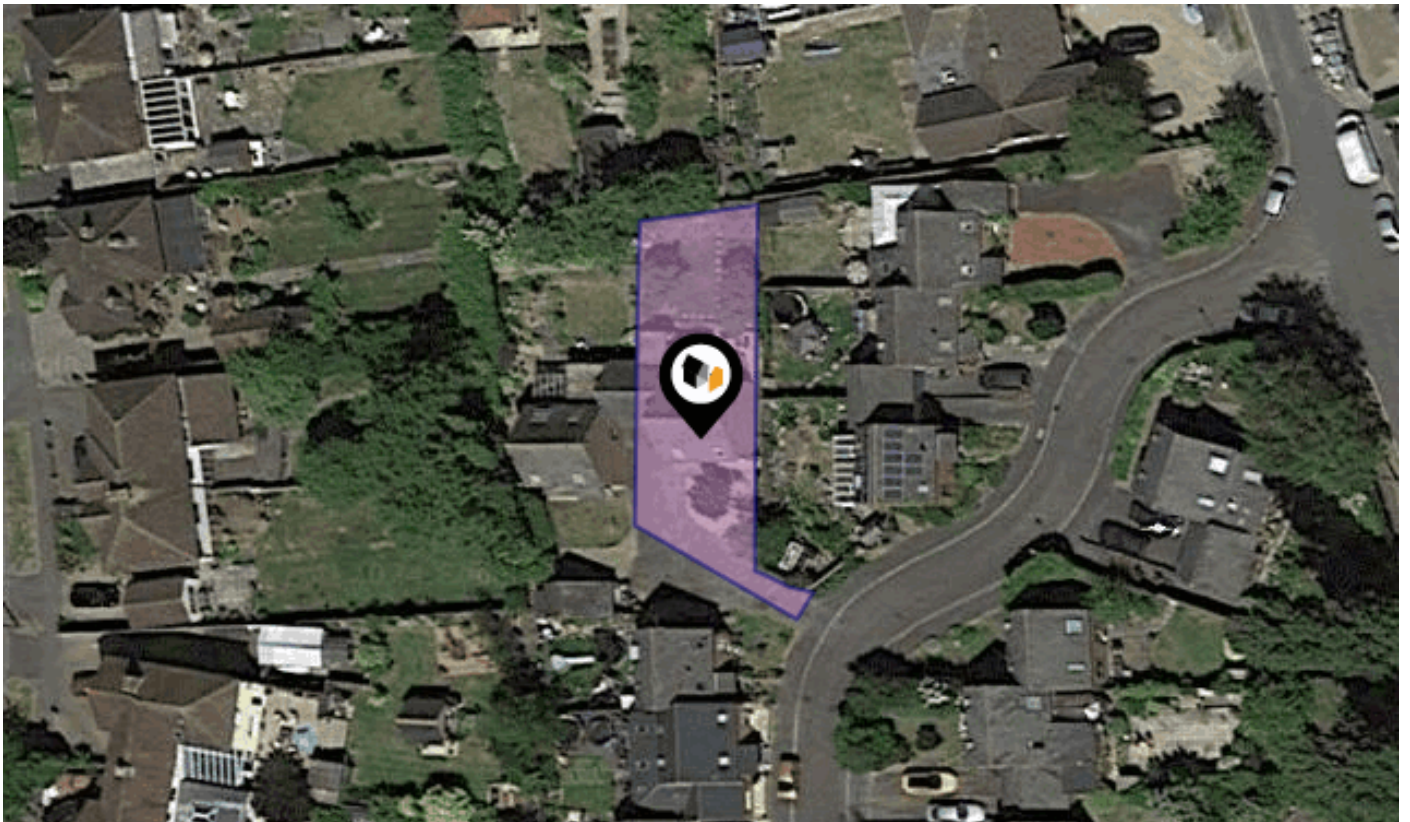


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd July 2024



BOSLEYS ORCHARD, DIDCOT, OX11

Avocado Property

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	871 ft ² / 81 m ²		
Plot Area:	0.08 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,357		
Title Number:	ON48766		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	56 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Energy rating

C

Valid until 16.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

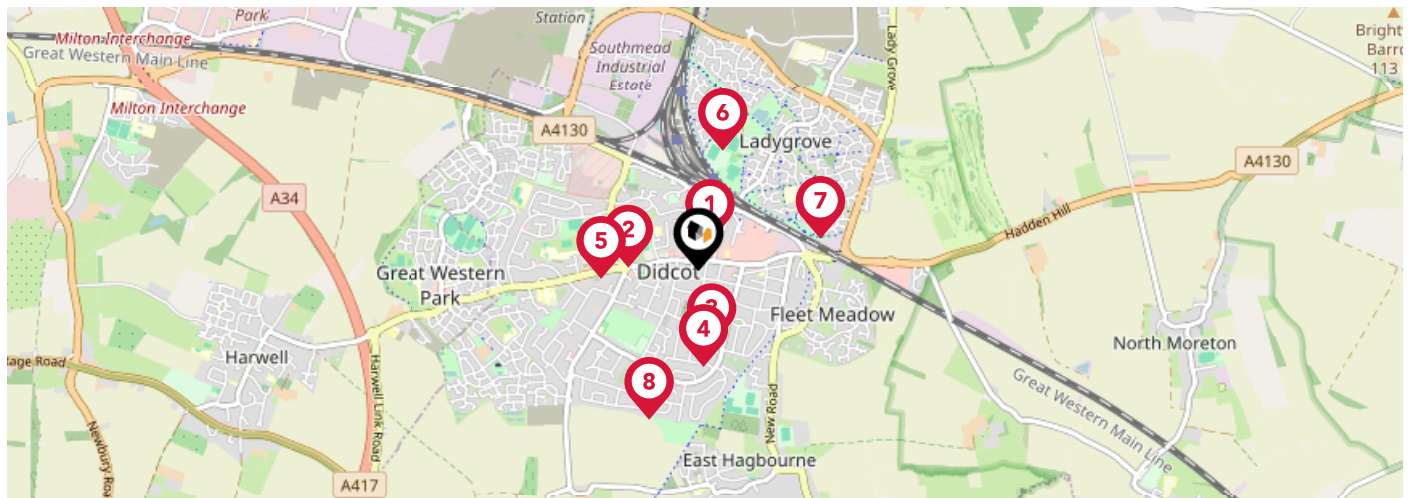
EPC - Additional Data



Additional EPC Data

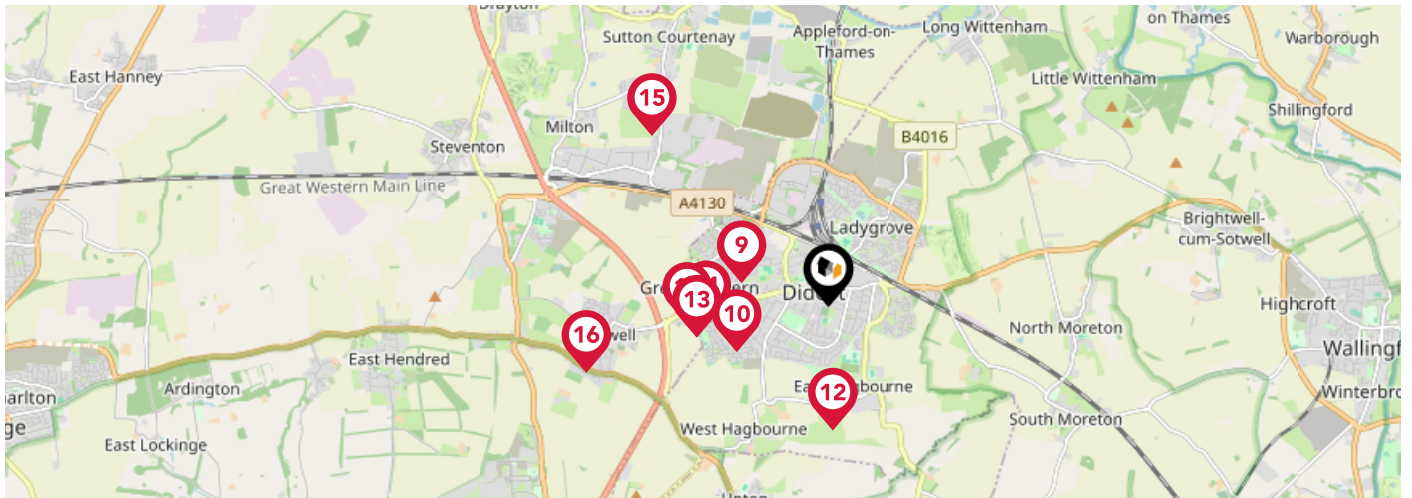
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Good
Roof:	Pitched insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	81 m ²

Area Schools



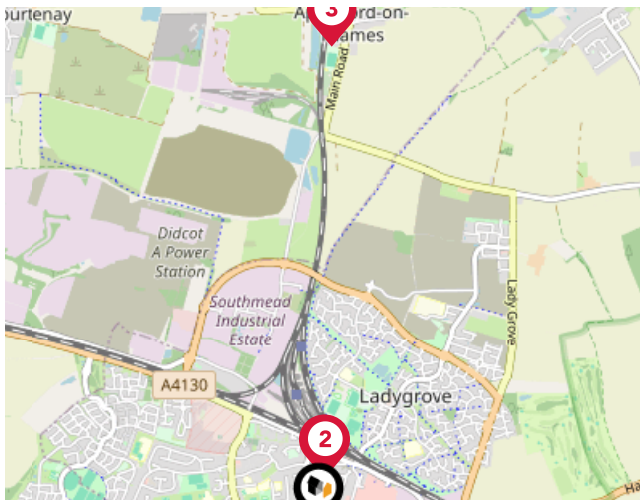
		Nursery	Primary	Secondary	College	Private
1	Lydalls Nursery School Ofsted Rating: Outstanding Pupils: 72 Distance:0.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Manor Primary School Ofsted Rating: Requires Improvement Pupils: 360 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Willowcroft Community School Ofsted Rating: Good Pupils: 447 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Birinus School Ofsted Rating: Good Pupils: 901 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Didcot Girls' School Ofsted Rating: Outstanding Pupils: 1494 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ladygrove Park Primary School Ofsted Rating: Outstanding Pupils: 430 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	All Saints Church of England (Aided) Primary School Ofsted Rating: Good Pupils: 422 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Northbourne Church of England Primary School Ofsted Rating: Good Pupils: 341 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



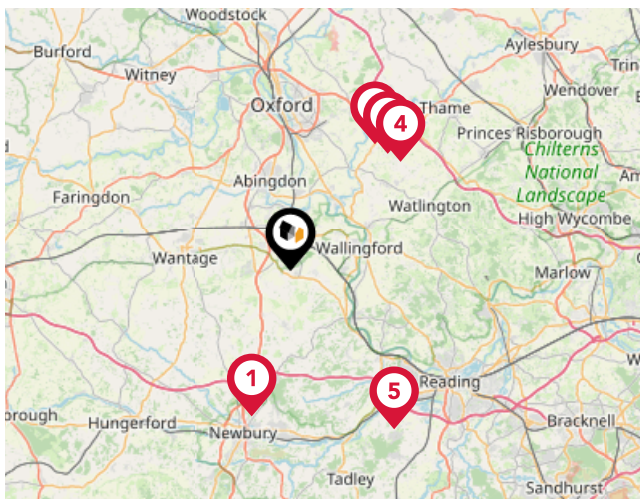
	Nursery	Primary	Secondary	College	Private
<p>9 Stephen Freeman Community Primary School</p> <p>Ofsted Rating: Good Pupils: 425 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Aureus Primary School</p> <p>Ofsted Rating: Not Rated Pupils: 205 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 GEMS Didcot Primary Academy</p> <p>Ofsted Rating: Outstanding Pupils: 335 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Hagbourne Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 206 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 UTC Oxfordshire</p> <p>Ofsted Rating: Good Pupils: 331 Distance:1.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Aureus School</p> <p>Ofsted Rating: Requires Improvement Pupils: 469 Distance:1.31</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Sutton Courtenay Church of England Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 182 Distance:2.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Harwell Primary School</p> <p>Ofsted Rating: Good Pupils: 201 Distance:2.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



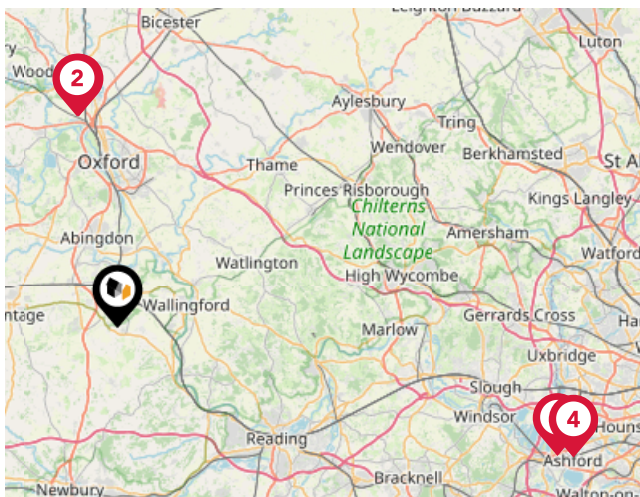
National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	0.22 miles
2	Didcot Parkway Rail Station	0.22 miles
3	Appleford Rail Station	2.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	11.11 miles
2	M40 J8A	11.18 miles
3	M40 J8	11.2 miles
4	M40 J7	11.38 miles
5	M4 J12	13.98 miles

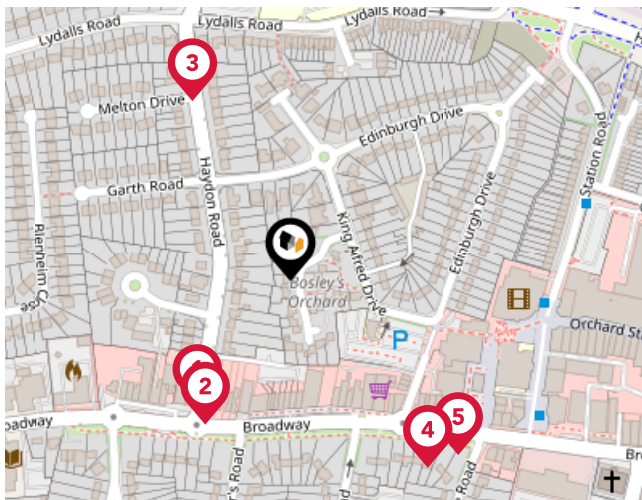


Airports/Helipads

Pin	Name	Distance
1	London Oxford Airport	15.76 miles
2	London Oxford Airport	15.84 miles
3	London Heathrow Airport Terminal 5	33.84 miles
4	London Heathrow Airport Terminal 3	34.98 miles

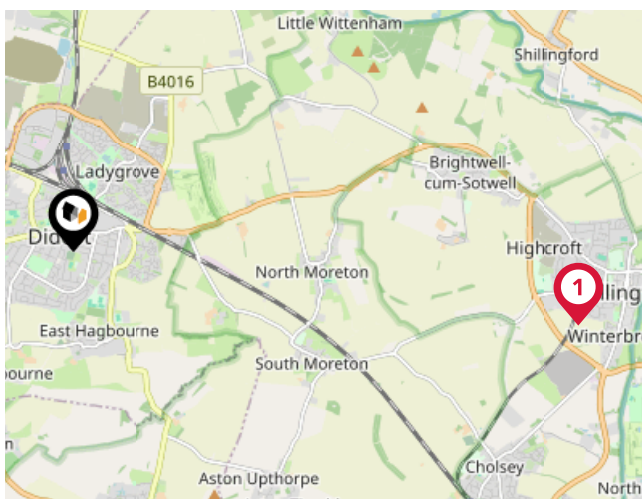
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Haydon Road	0.09 miles
2	Haydon Road	0.1 miles
3	Melton Drive	0.12 miles
4	Broadway	0.13 miles
5	Broadway	0.14 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	4.7 miles

Avocado Property

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Avocado Property

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Avocado Property

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