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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 02<sup>nd</sup> April 2025**



**KENNEDY ROAD, BICESTER, OX26**

**Avocado Property**

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# Introduction

## Our Comments



### **Seller's comments...**

We were originally drawn to the house because it felt like a home instantly. The living space and garden was a significant pull to watch our children play and grow up.

We have invested a huge amount of money and time to modernise our home with a brand new kitchen/ diner which has proved to be a very social area. We have also completely updated the bathrooms and en-suite. We decided to transform the integrated garage into a 4th bedroom.

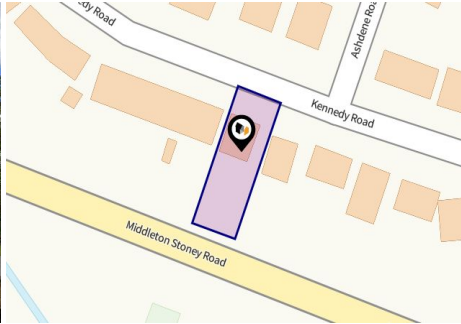
We also levelled the front garden to allow for additional parking.

It's a fantastic home in great location that is close enough to the town and facilities with a feel of being very private

### **Agent's comments...**

Rarely available, this beautifully renovated family home on coveted Kennedy Road boasts a large plot, unique design, and spacious driveway. Inside, find a bright living room flowing into a stunning kitchen extension with island, log burner, and skylights. A converted garage provides a downstairs bedroom, plus there's a utility room and cloakroom. Upstairs are two double bedrooms (one en suite), a single bedroom, and two recently updated bathrooms. The exceptionally private, large garden offers significant potential for expansion (subject to planning permission).

# Property Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,313 ft <sup>2</sup> / 122 m <sup>2</sup>		
Plot Area:	0.17 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,464		
Title Number:	ON226201		

## Local Area

Local Authority:

Conservation Area:

Flood Risk:

Rivers & Seas

Surface Water

Oxfordshire

No

Very low


Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)


15

mb/s




37

mb/s




1000

mb/s




Mobile Coverage:


(based on calls indoors)




O<sub>2</sub>



EE





3





O<sub>2</sub>


Satellite/Fibre TV Availability:














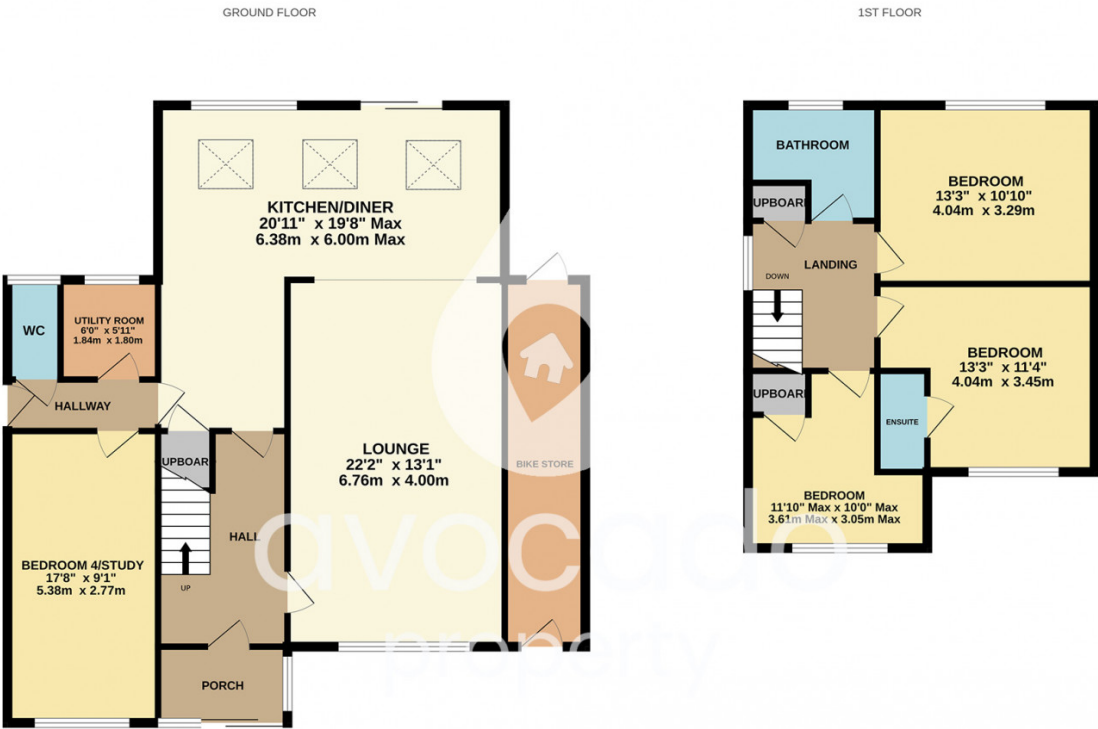
# Gallery Photos





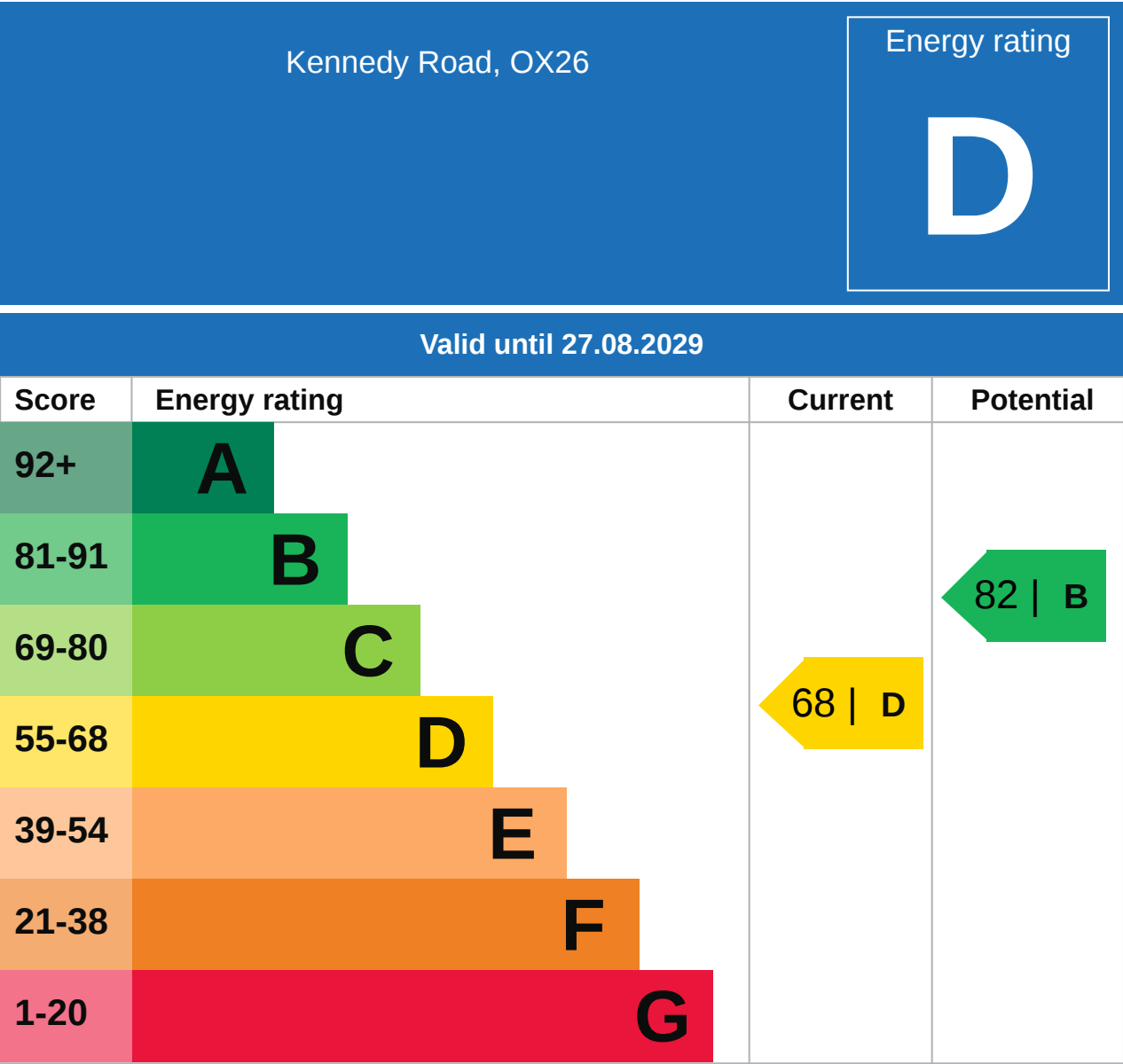


## KENNEDY ROAD, BICESTER, OX26



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.  
Made with Metropix ©2025

# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

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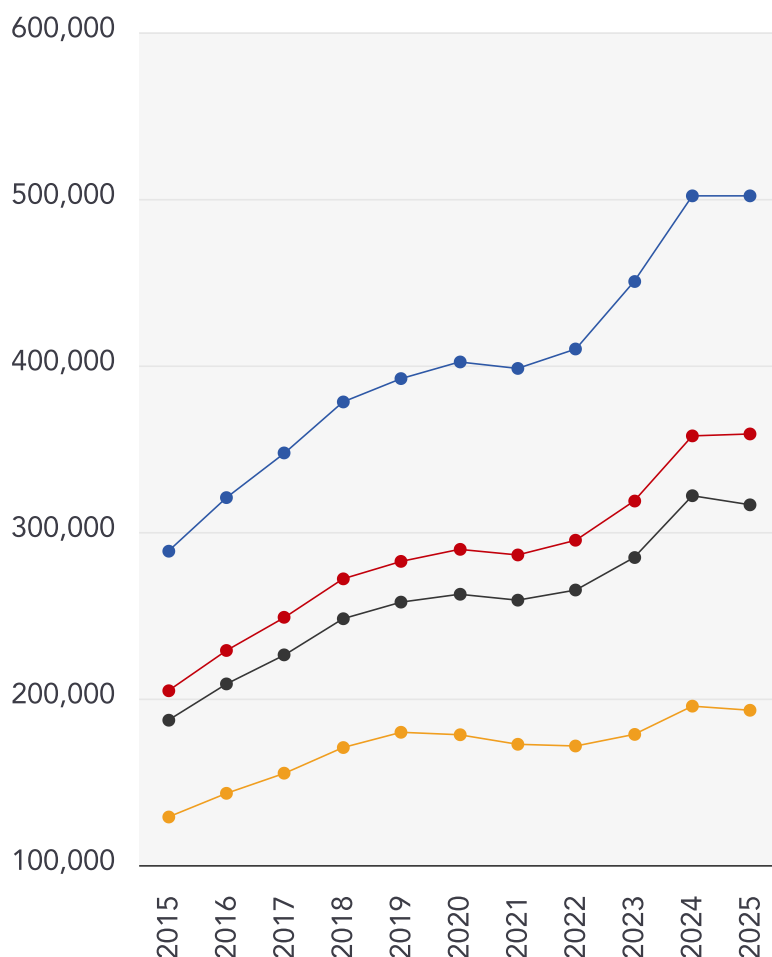
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 63% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	122 m <sup>2</sup>

# Market

## House Price Statistics



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



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

Flat

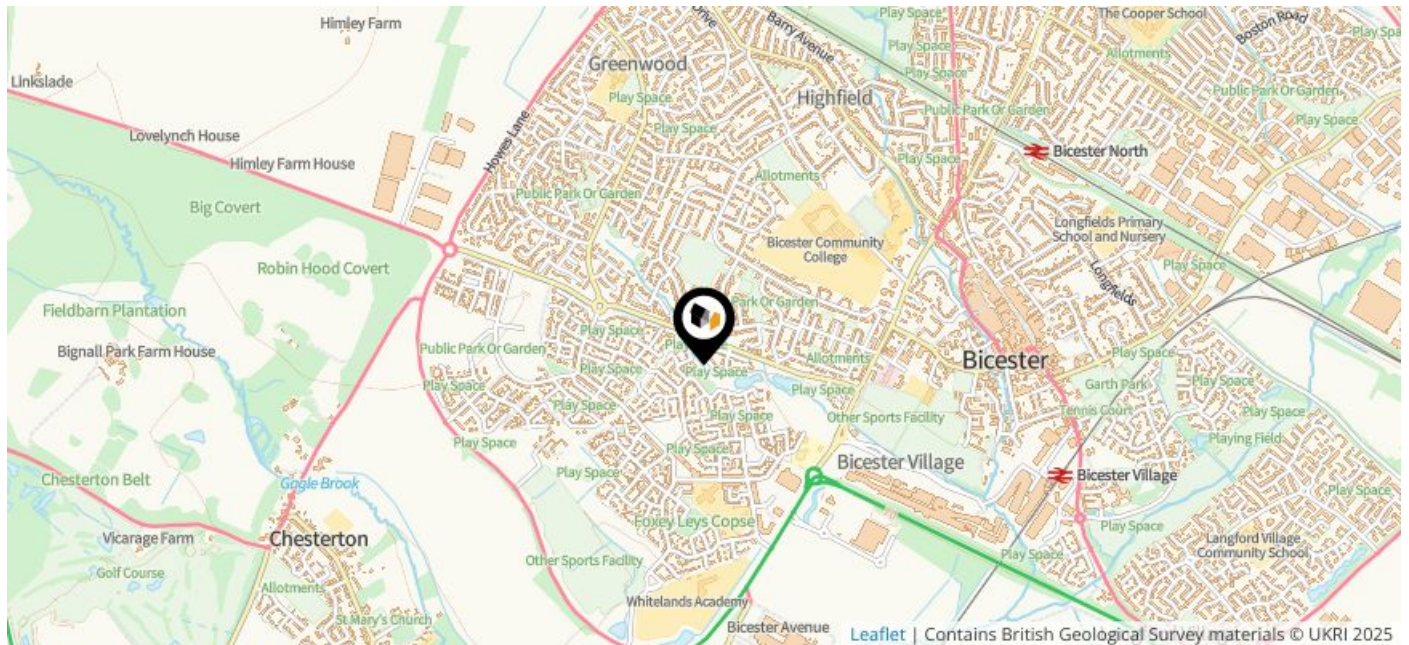
**+49.74%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

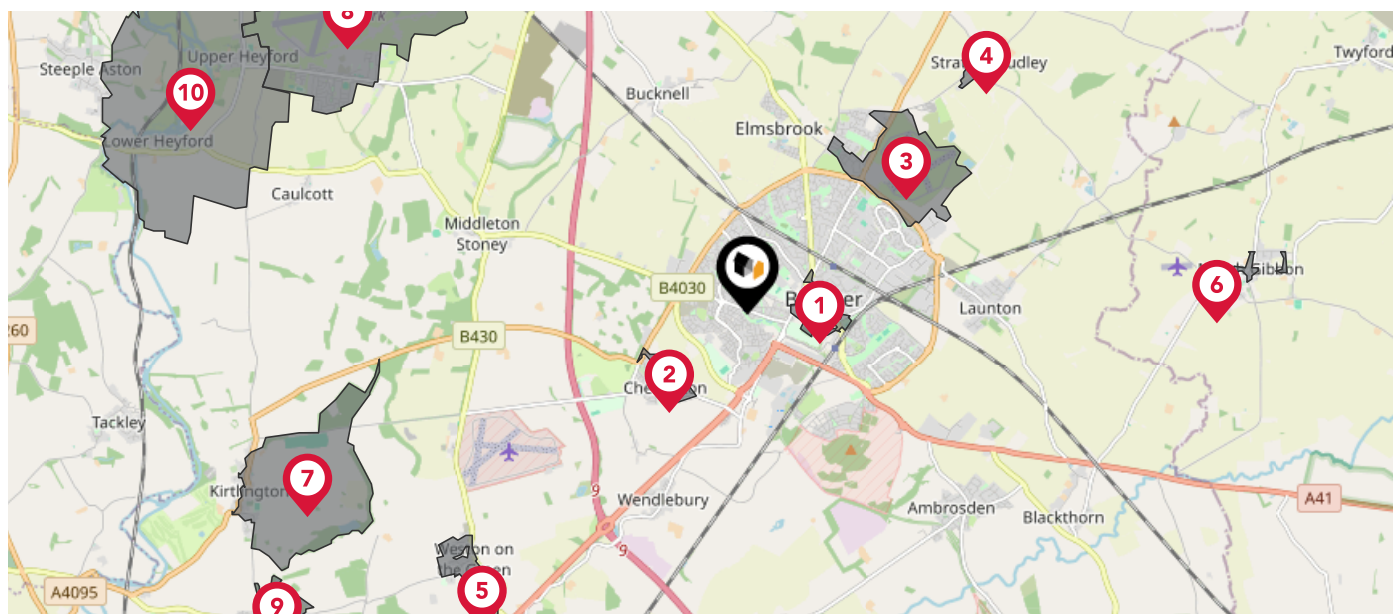
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

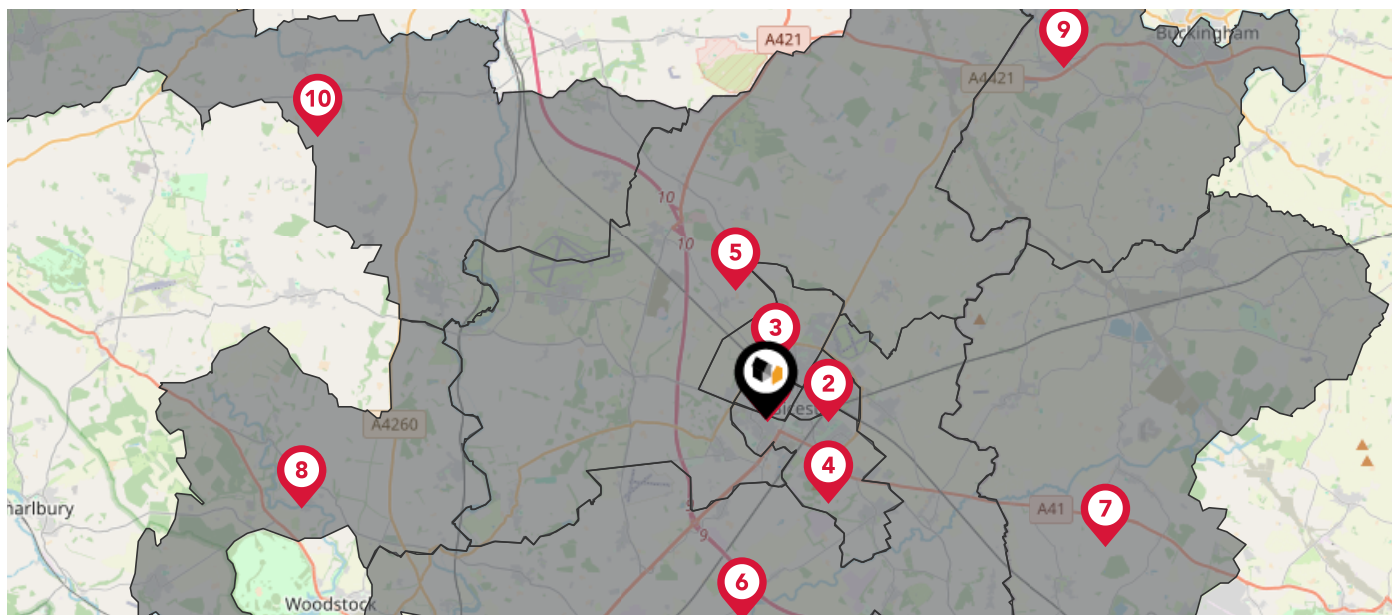
- |    |                     |
|----|---------------------|
| 1  | Bicester            |
| 2  | Chesterton          |
| 3  | RAF Bicester        |
| 4  | Stratton Audley     |
| 5  | Weston on the Green |
| 6  | Marsh Gibbon        |
| 7  | Kirtlington         |
| 8  | RAF Upper Heyford   |
| 9  | Bletchington        |
| 10 | Rousham             |

# Maps

## Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards



Bicester West Ward



Bicester East Ward



Bicester North & Caversfield Ward



Bicester South & Ambrosden Ward



Fringford & Heyfords Ward



Launton & Otmoor Ward



Grendon Underwood Ward



Stonesfield and Tackley Ward



Buckingham West Ward



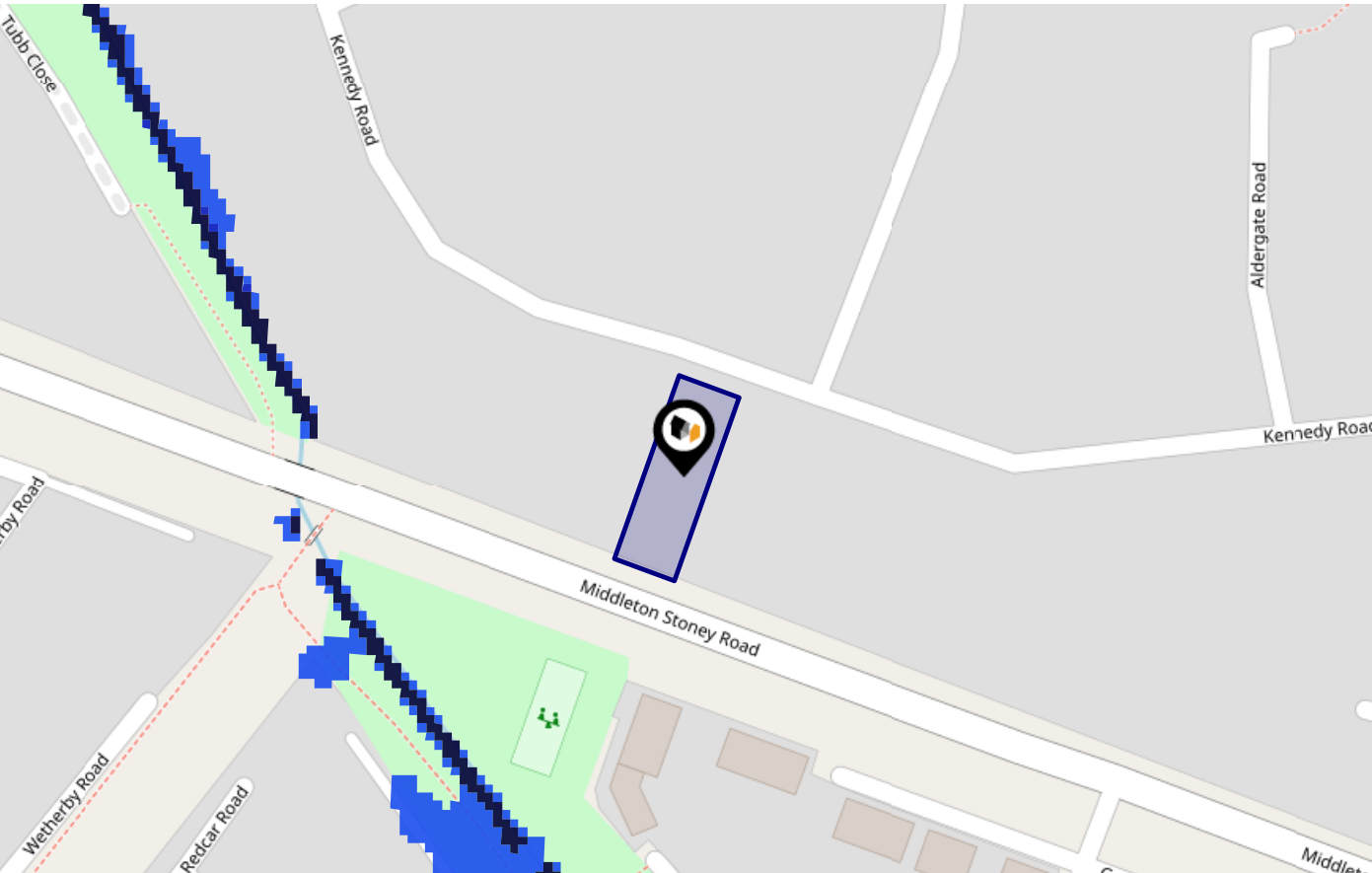
Deddington Ward

# Flood Risk

## Rivers & Seas - Flood Risk



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

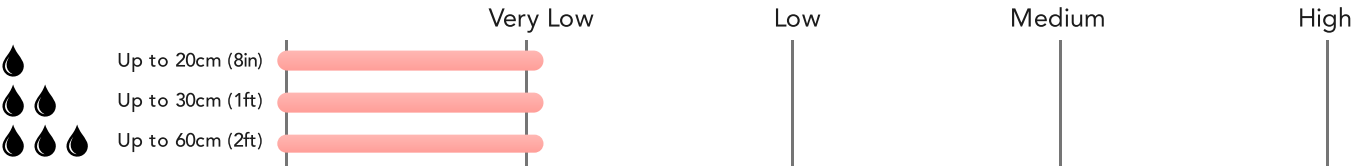


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

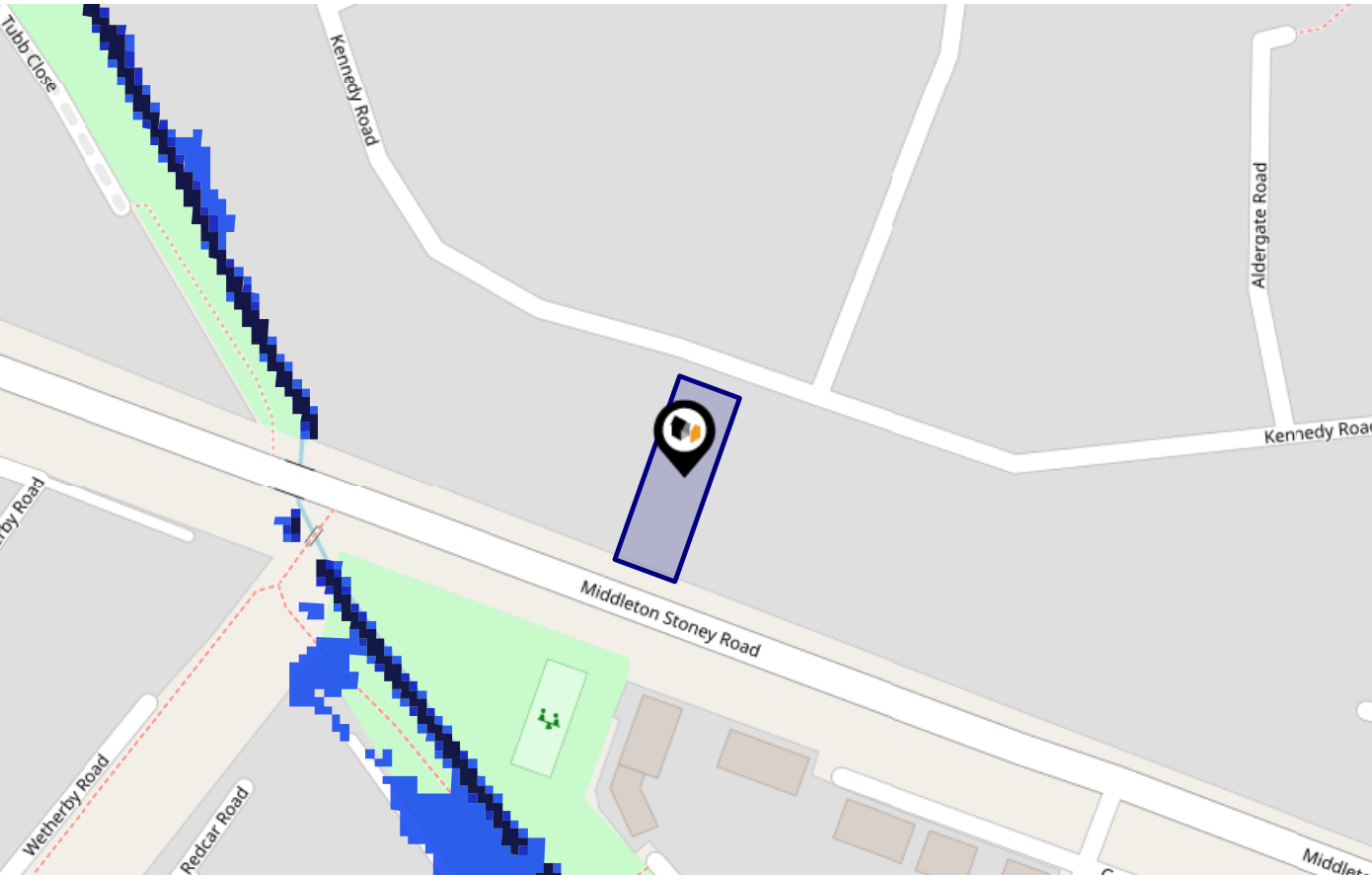


# Flood Risk

## Rivers & Seas - Climate Change



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.

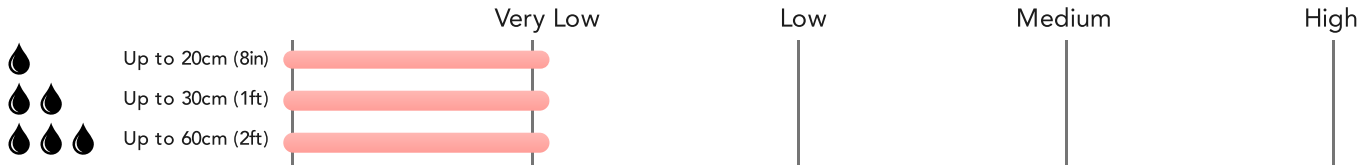


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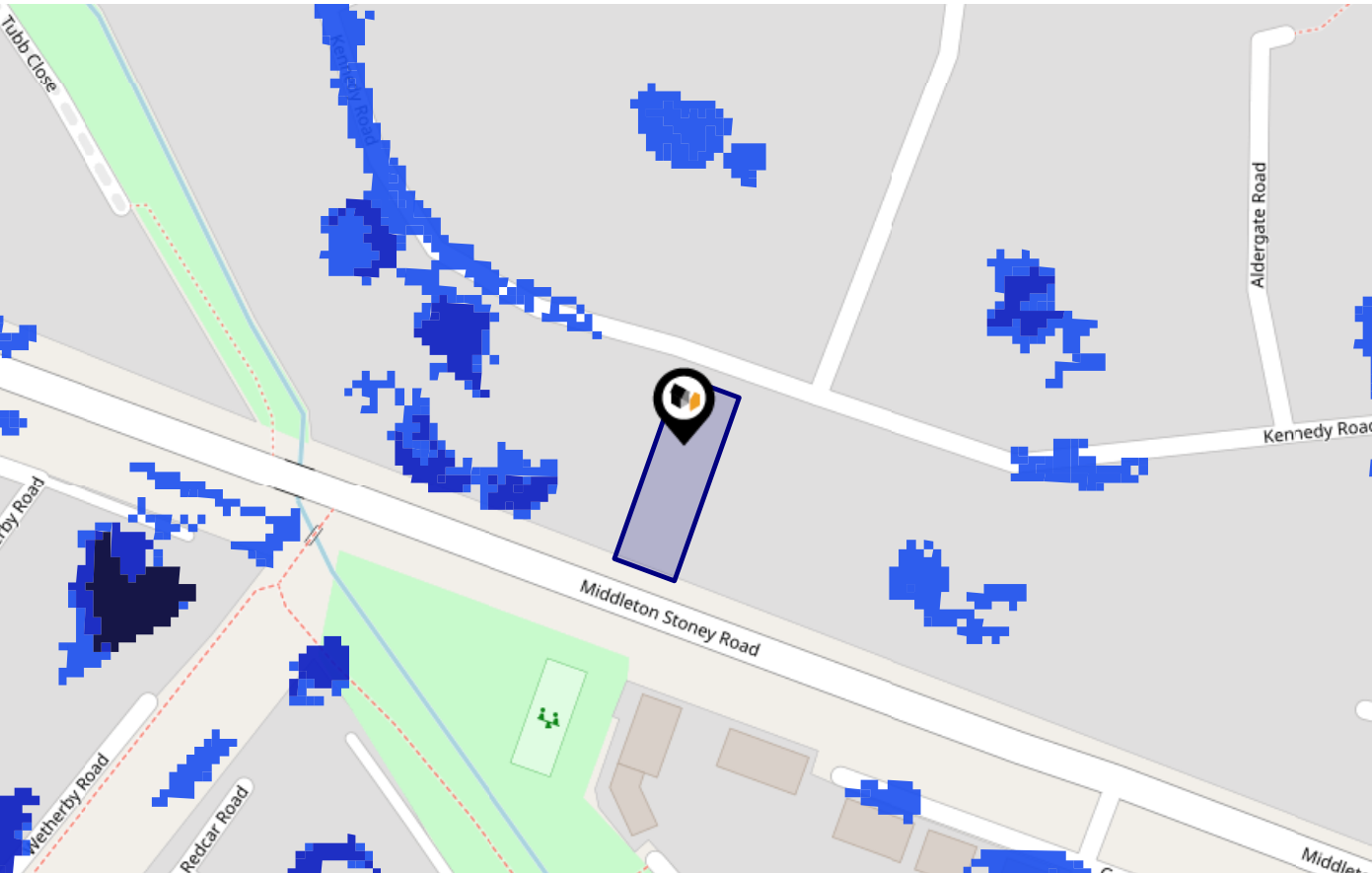


# Flood Risk

## Surface Water - Flood Risk



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

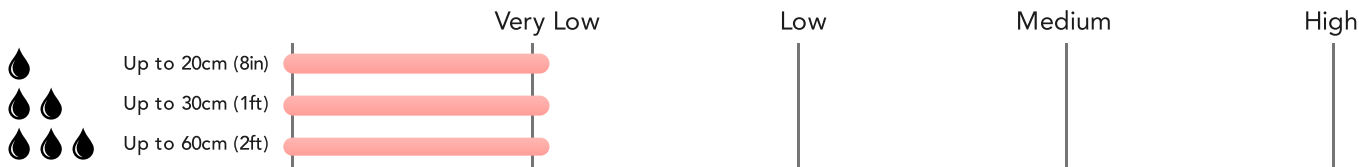


Risk Rating: Very low

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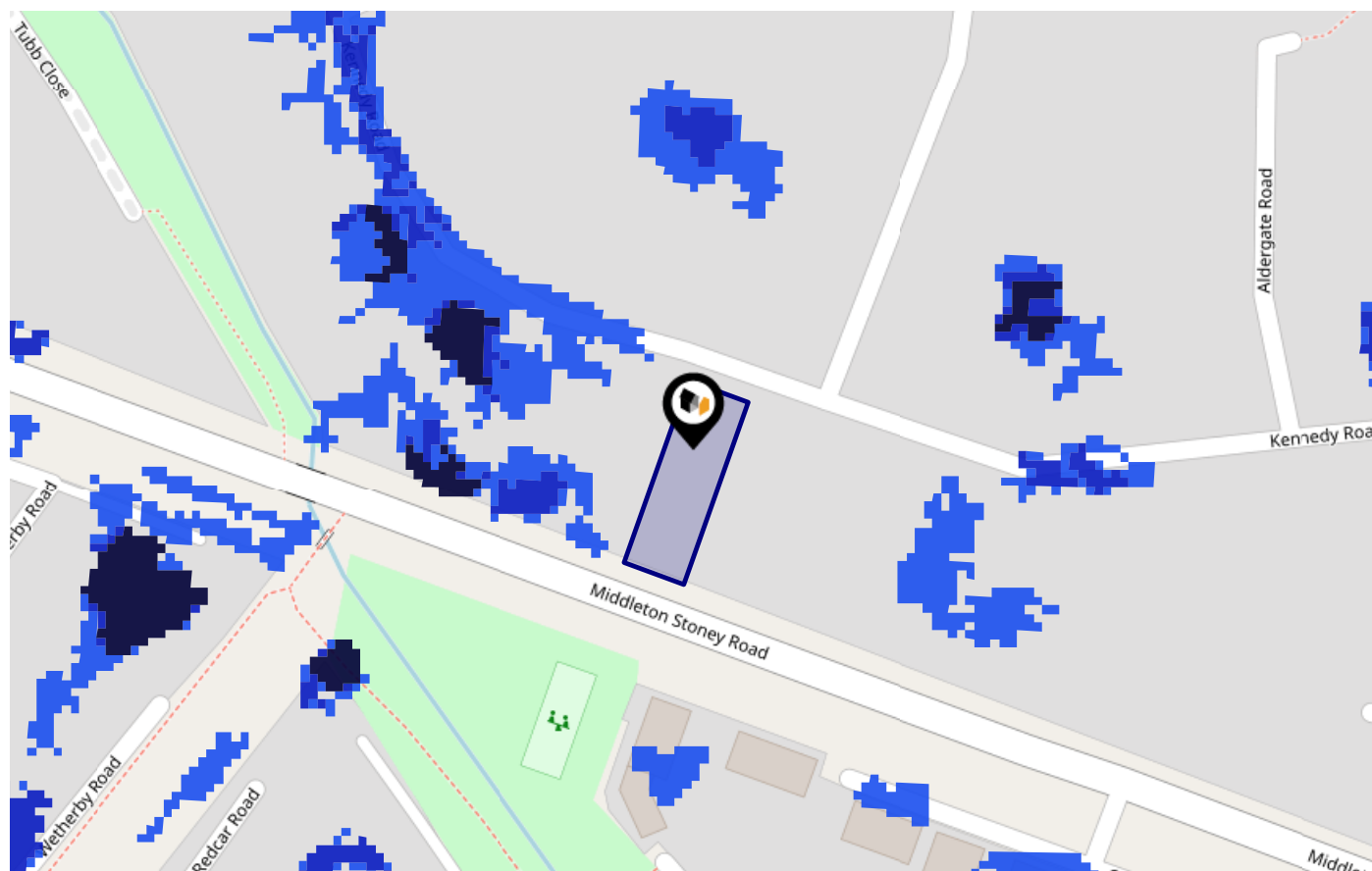


# Flood Risk

## 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.

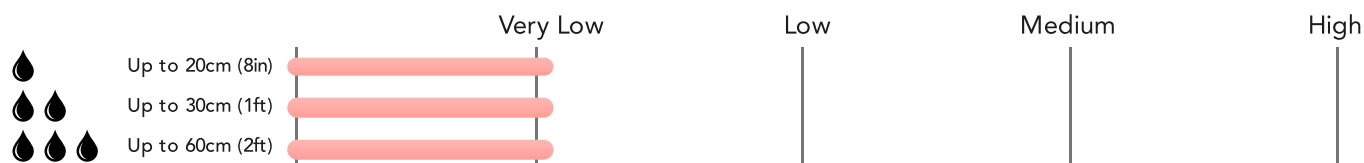


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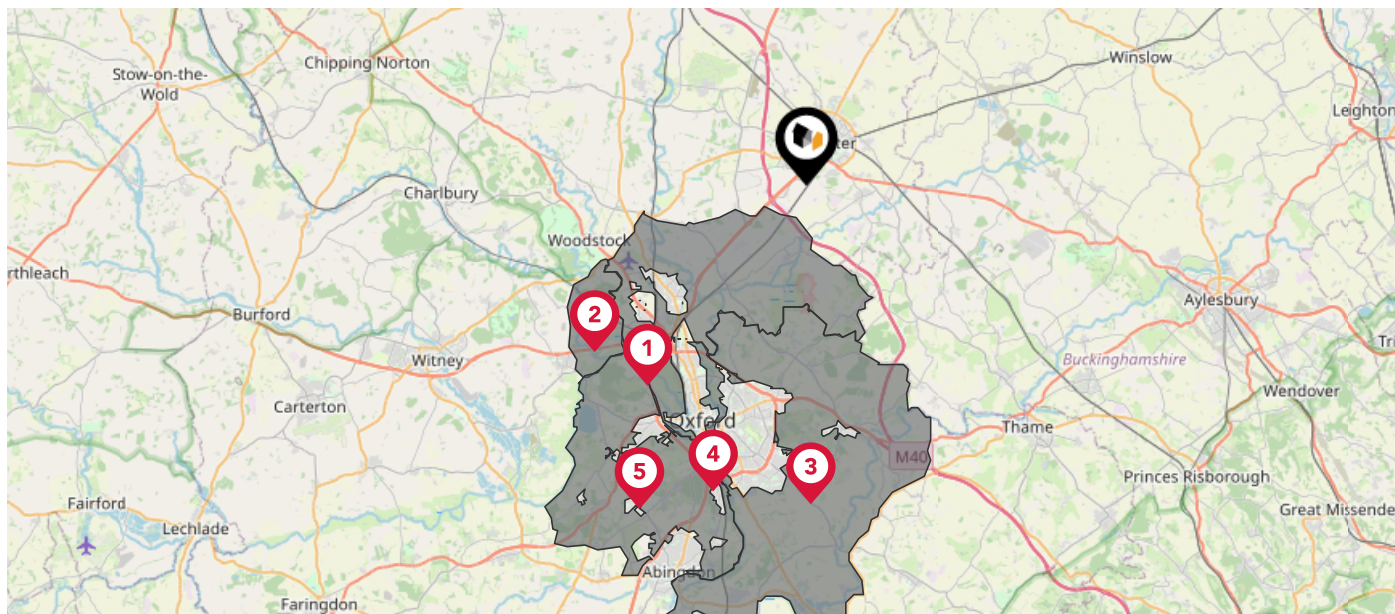
KFB - Key Facts For Buyers

# Maps

## Green Belt



This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land



Oxford Green Belt - Cherwell



Oxford Green Belt - West Oxfordshire



Oxford Green Belt - South Oxfordshire



Oxford Green Belt - Oxford



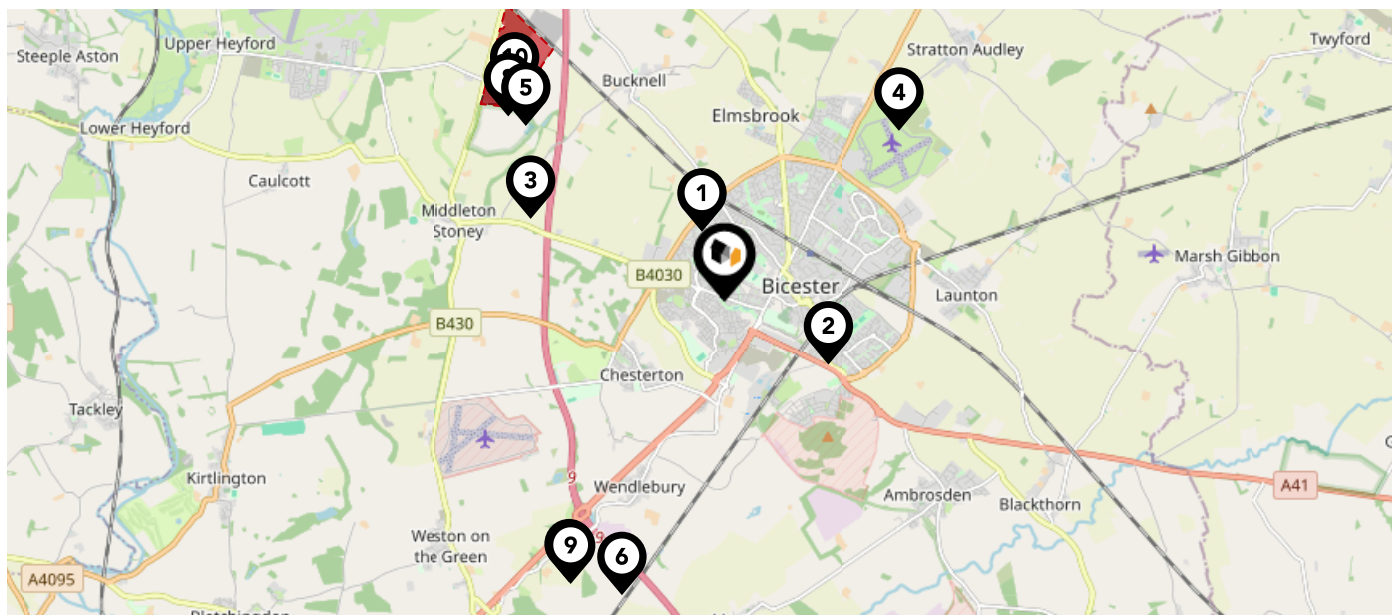
Oxford Green Belt - Vale of White Horse

# Maps

## Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Gowell Farm-Bicester, Oxfordshire	Historic Landfill	
<b>2</b>	London Road-Bicester, Oxfordshire	Historic Landfill	
<b>3</b>	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill	
<b>4</b>	Disused Tip at Elm Farm Quarry-Stratton Audley, Oxfordshire	Historic Landfill	
<b>5</b>	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill	
<b>6</b>	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	
<b>7</b>	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	
<b>8</b>	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill	
<b>9</b>	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill	
<b>10</b>	No name provided by source	Active Landfill	

# Maps

## Listed Buildings

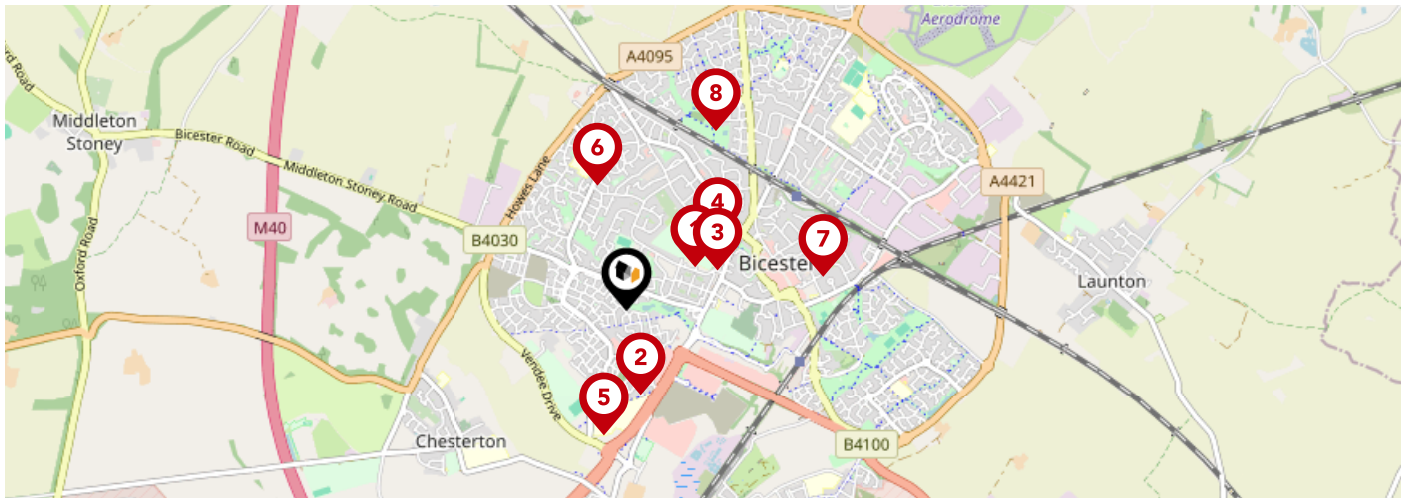


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



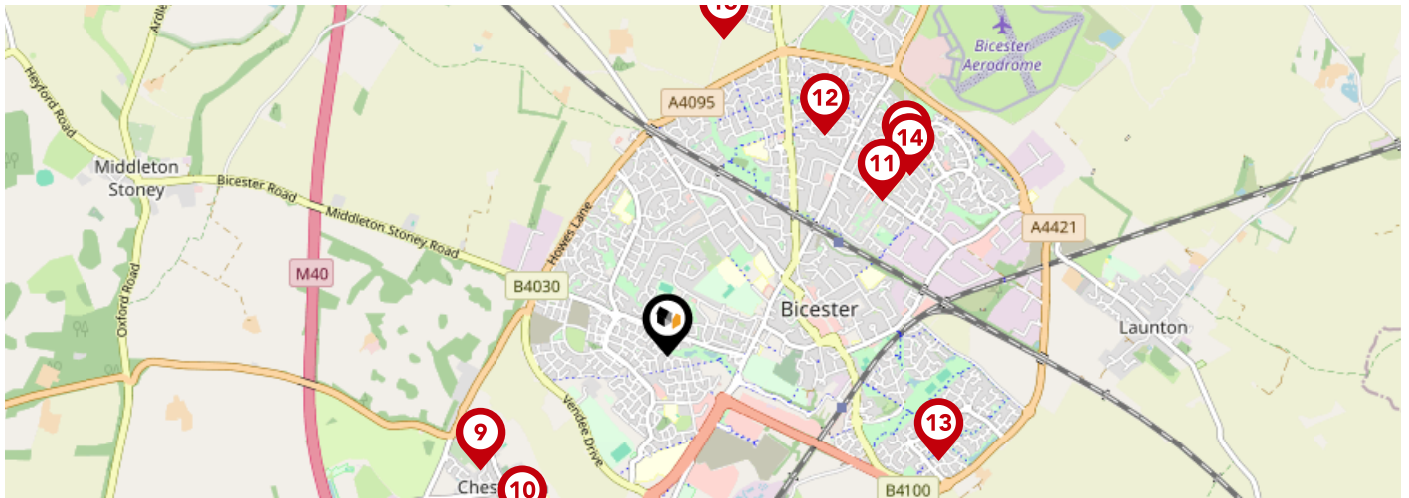
Listed Buildings in the local district		Grade	Distance
	1300945 - 20, Kings End	Grade II	0.4 miles
	1200078 - Oxford House	Grade II	0.4 miles
	1046490 - 22 And 24, Kings End	Grade II	0.4 miles
	1369764 - The Fox Inn	Grade II	0.4 miles
	1369766 - 41, 45 And 47, Kings End	Grade II	0.4 miles
	1200065 - Stable Approximately 5 Metres To South West Of Home Farmhouse	Grade II	0.5 miles
	1046487 - Six Bells Inn	Grade II	0.5 miles
	1199967 - The Old Manor House	Grade II	0.5 miles
	1283135 - 9 And 11, Church Street	Grade II	0.5 miles
	1200057 - 3, Kings End	Grade II	0.5 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Bicester School</b> Ofsted Rating: Good   Pupils: 1239   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Edburg's Church of England (VA) School</b> Ofsted Rating: Good   Pupils: 489   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mary's Catholic Primary School, Bicester</b> Ofsted Rating: Good   Pupils: 229   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Brookside Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whitelands Academy</b> Ofsted Rating: Good   Pupils: 467   Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>King's Meadow Primary School</b> Ofsted Rating: Good   Pupils: 445   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Longfields Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 388   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bure Park Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

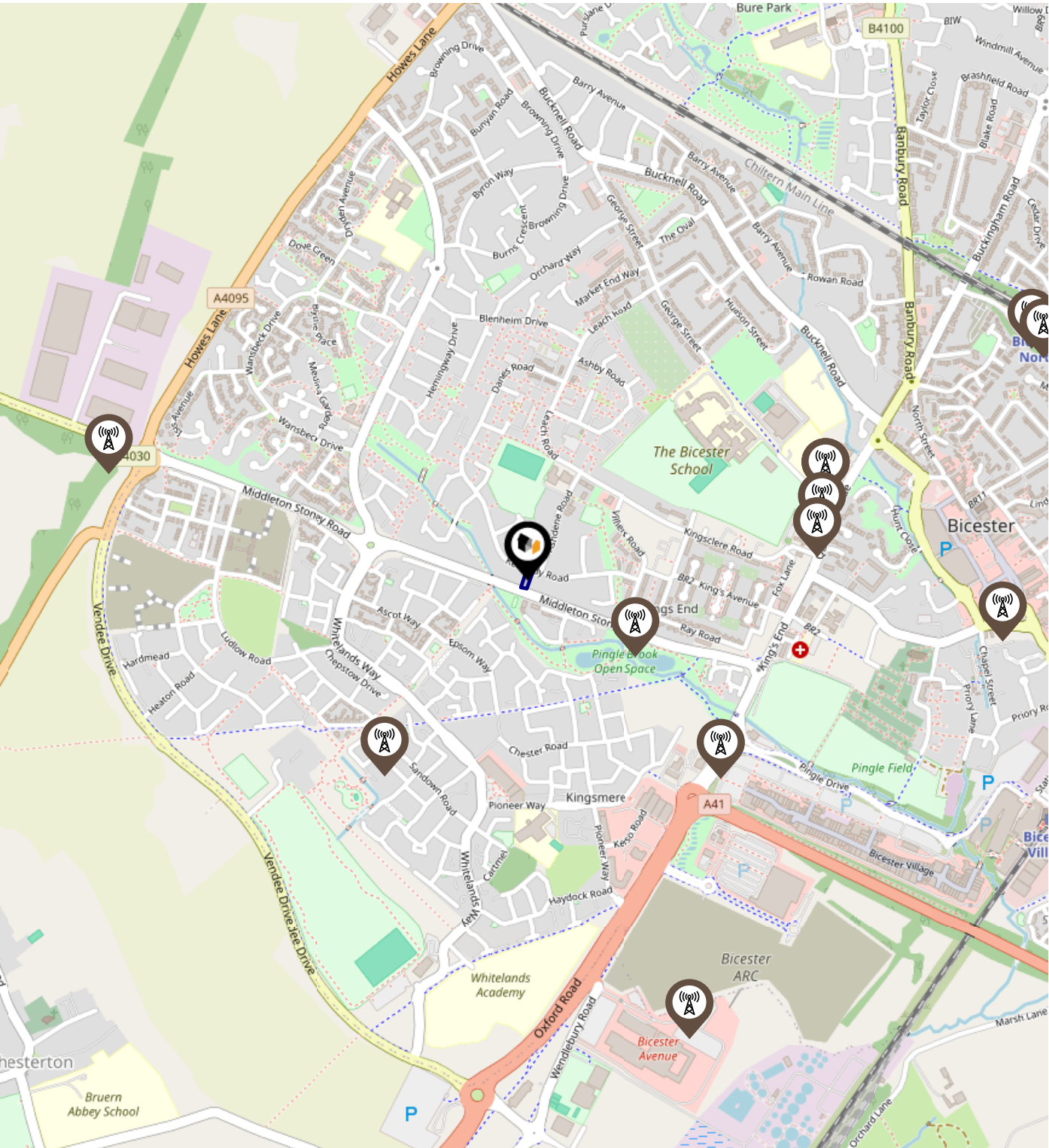
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Chesterton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bruern Abbey School</b> Ofsted Rating: Not Rated   Pupils: 201   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Cooper School</b> Ofsted Rating: Requires improvement   Pupils: 1272   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Southwold Primary School</b> Ofsted Rating: Good   Pupils: 350   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Langford Village Community Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Glory Farm Primary School</b> Ofsted Rating: Good   Pupils: 344   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bardwell School</b> Ofsted Rating: Good   Pupils: 113   Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gagle Brook Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



### Key:

- Power Pylons
- Communication Masts

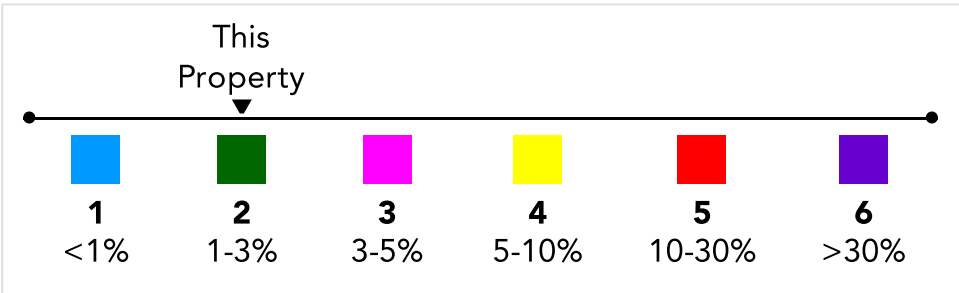
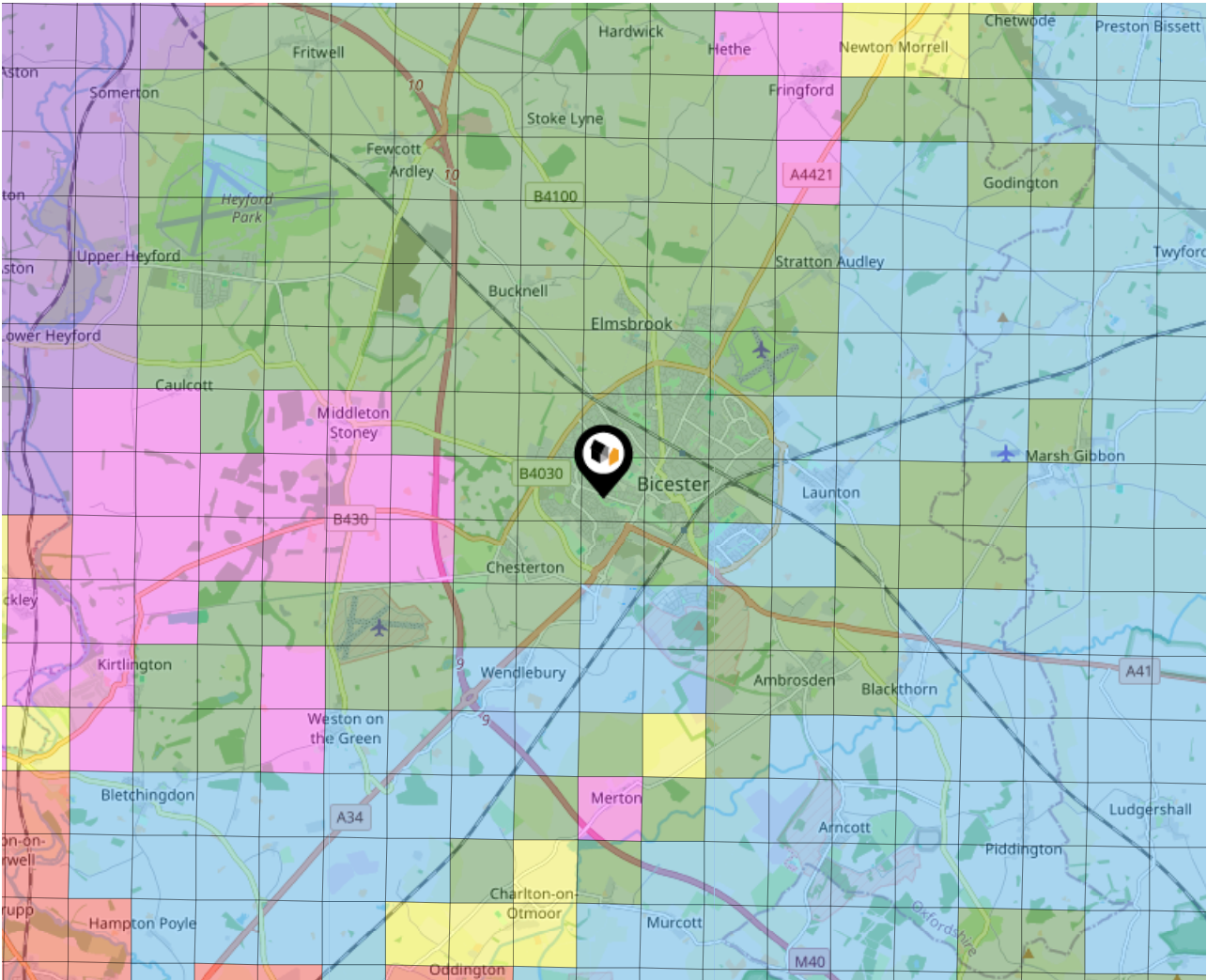
# Environment

## Radon Gas



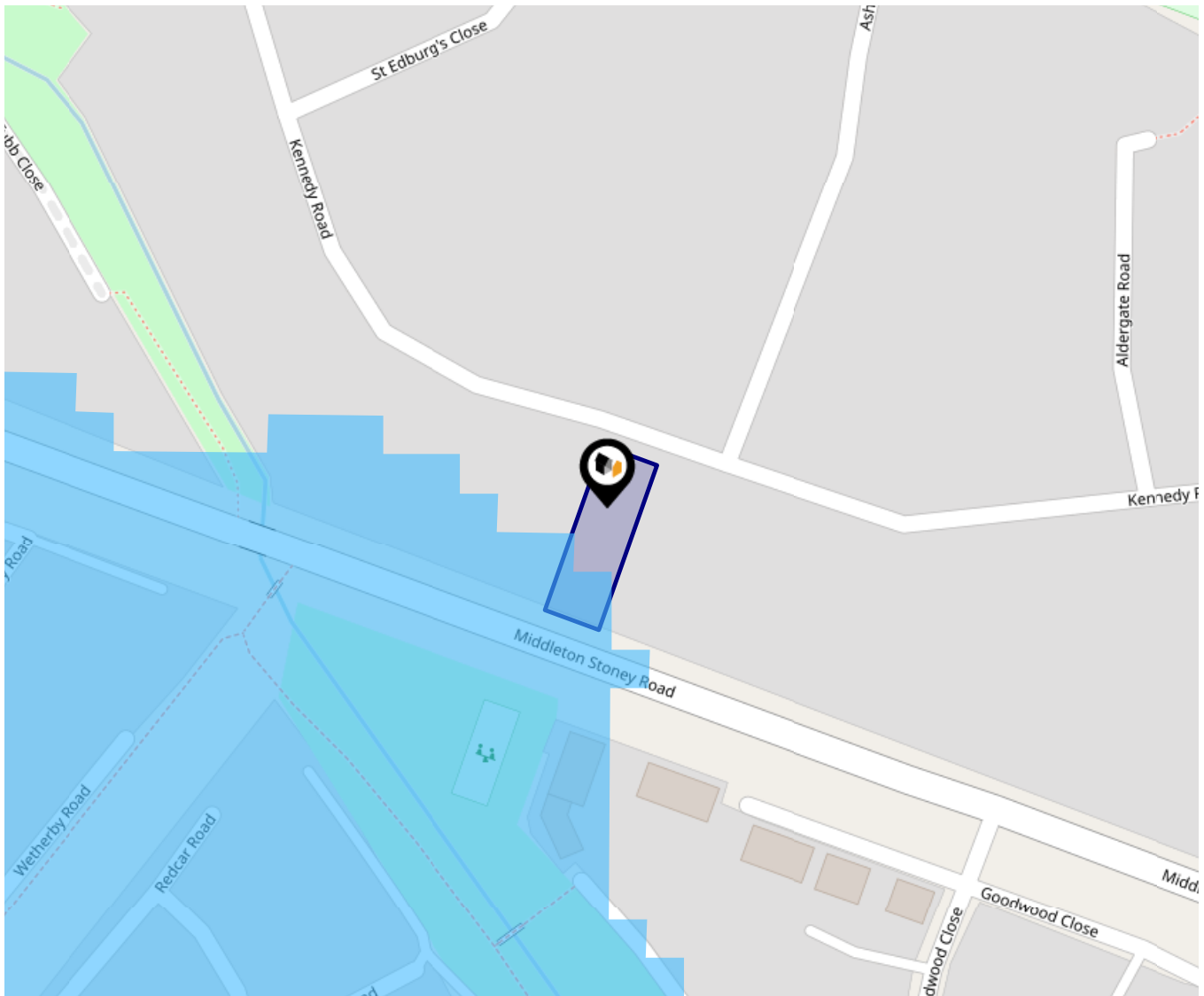
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area

## Road Noise



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.

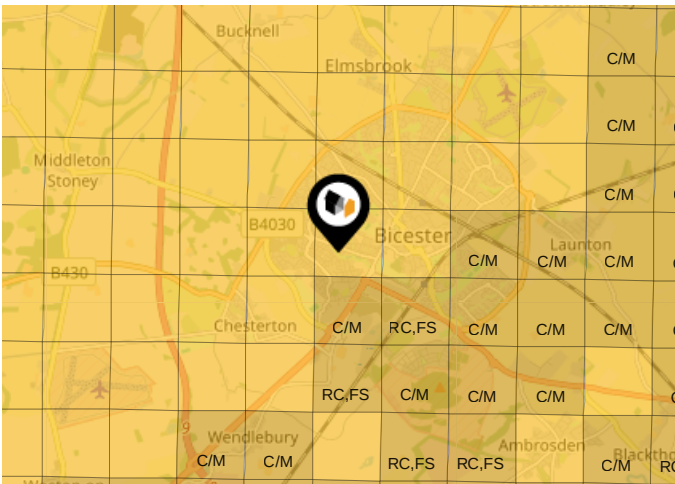
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	HEAVY TO MEDIUM		

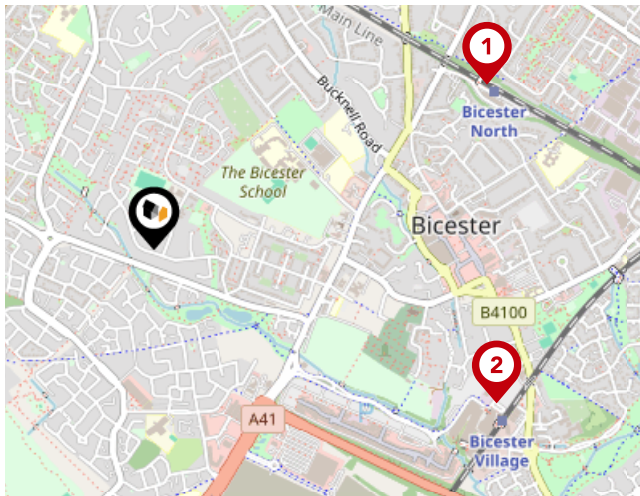


### Primary Classifications (Most Common Clay Types)

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

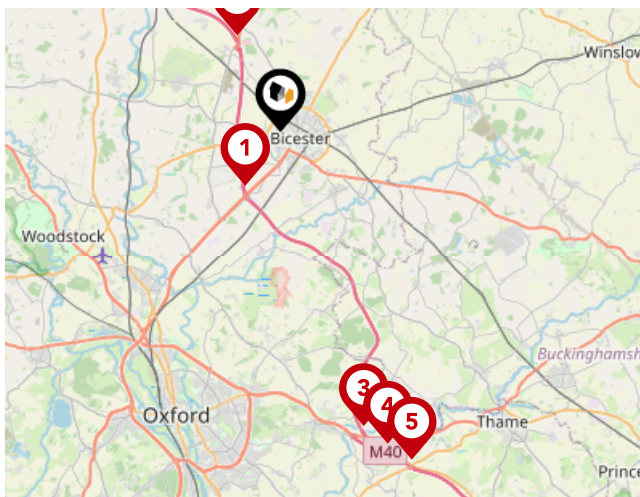
# Area

## Transport (National)



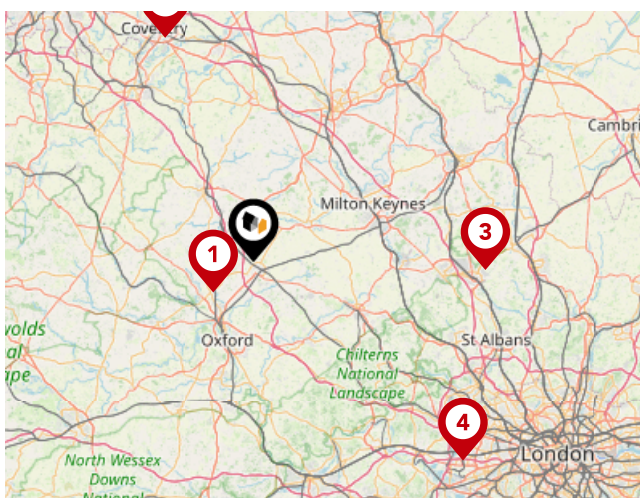
### National Rail Stations

Pin	Name	Distance
1	Bicester North Rail Station	0.85 miles
2	Bicester Village Rail Station	0.86 miles
3	Tackley Rail Station	5.66 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	2.38 miles
2	M40 J10	3.86 miles
3	M40 J8A	11.21 miles
4	M40 J8	12.11 miles
5	M40 J7	12.94 miles

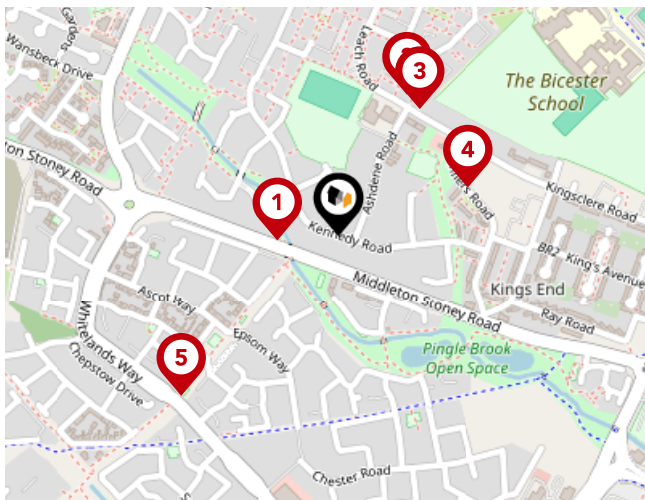


### Airports/Helipads

Pin	Name	Distance
1	Kidlington	7.59 miles
2	Baginton	35.03 miles
3	Luton Airport	33.83 miles
4	Heathrow Airport	42.4 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Kingsmere	0.07 miles
2	Post Office	0.18 miles
3	Post Office	0.17 miles
4	Villiers Road	0.16 miles
5	Whitelands Way North	0.25 miles

# Avocado Property

## About Us



### Avocado Property

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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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