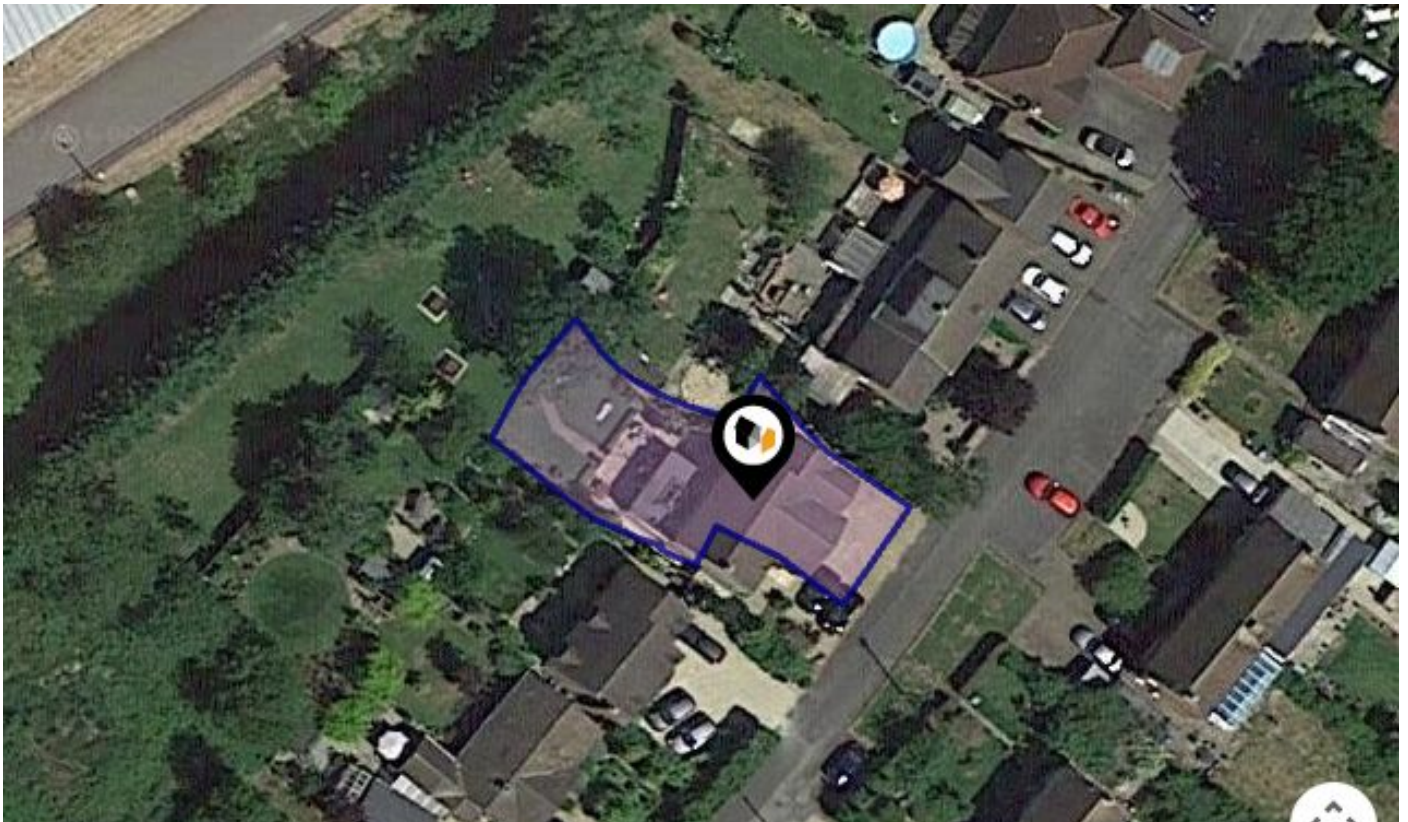See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 16th May 2025

GREEN LANE, UPPER ARNCOTT, BICESTER, OX25

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Detached home on a HUGE plot, split into two houses (perfect for multi-generational living) easily converted back into one home

Measuring over 2500 sq ft in total, with two kitchens, three bathrooms and two lounges

As one house, this could have five bedrooms, three bathrooms, three reception rooms plus two guest W.C's downstairs

'T' shaped plot, with the garden extending out at the rear offering more than enough space for the family or dogs to exercise

Located at the end of a no through road, with ample parking for up to four vehicles

The main home has a kitchen extension with sky lantern providing great light

The owner has advised a new boiler has been installed

Council Tax Band B - Annexe and F Main House - Cherwell District Council

Well-presented five bedroom detached home currently being utilised as two separate dwellings for multi-generational living. The property comprises of a one bedroom home connected to a spacious four bedroom home both with their own private access and off street parking, kitchens, bathrooms and parking spaces. It could easily be converted back to one home, as the connection between both homes is only stud walls and could be knocked through/rebuilt with little hassle.
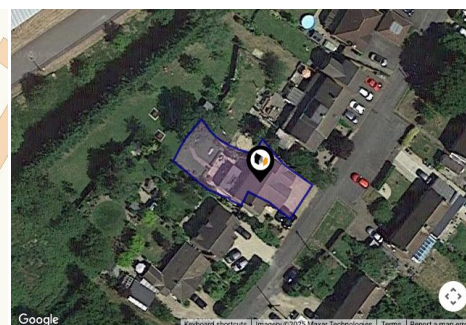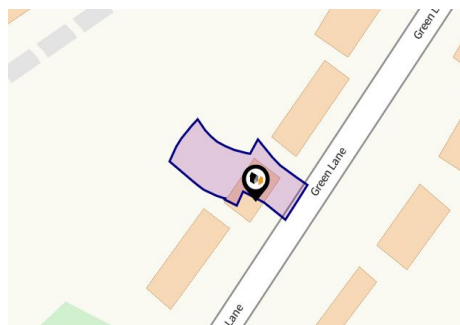
Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,851 ft^2 / 172 m^2		
Plot Area:	0.09 acres		
Year Built :	2003-2006		
Council Tax :	Band B		
Annual Estimate:	£1,916		
Title Number:	ON216442		

Local Area

Local Authority:	Cherwell
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2 mb/s	**205** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Planning History
This Address

Planning records for: *Green Lane, Upper Arncott, Bicester, OX25*

Reference - 13/01630/HPA	
Decision:	Prior Approval Not Required
Date:	22nd October 2013
Description:	
Single storey extension to rear - length 4.3m, height to eaves 2.975m, overall height 3.476m	

Reference - 13/00569/F	
Decision:	Application Permitted
Date:	25th April 2013
Description:	
First floor extension and conversion of garage space	

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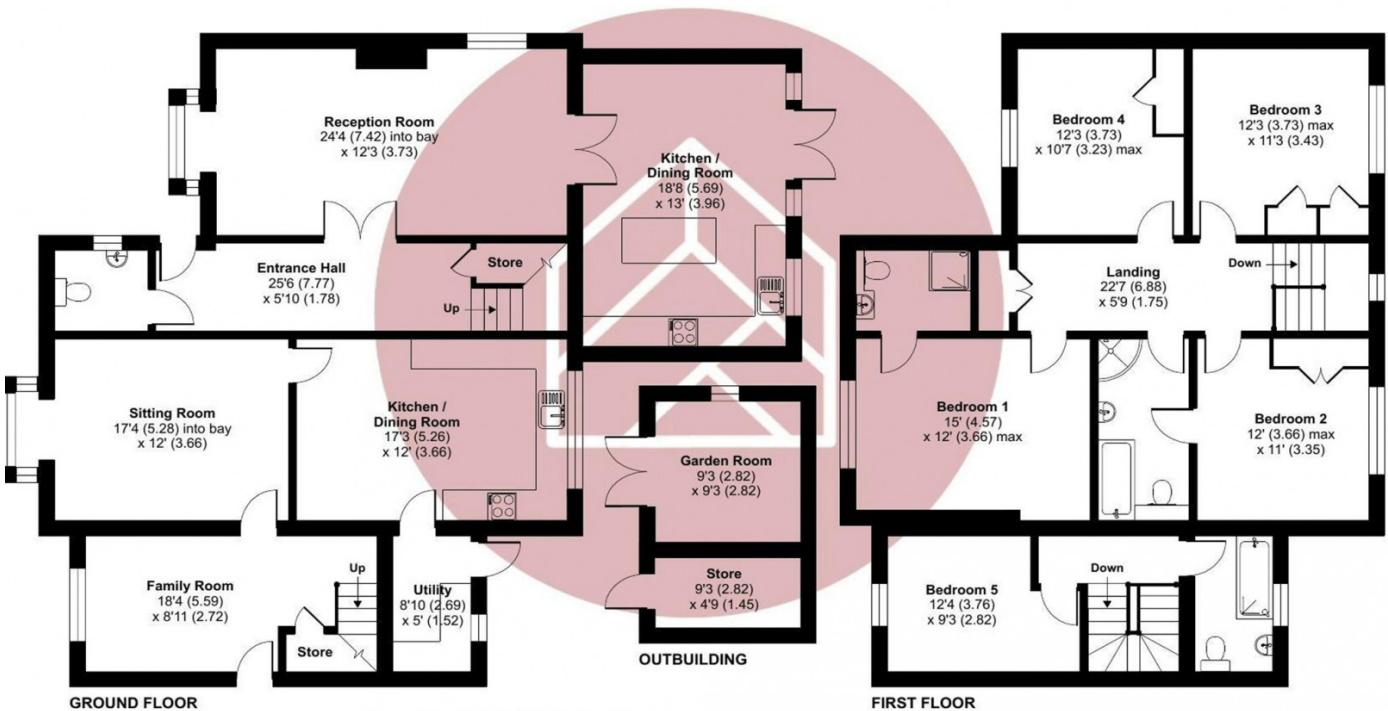
GREEN LANE, UPPER ARNCOTT, BICESTER, OX25

Green Lane, Upper Arncott, Bicester, OX25

Approximate Area = 2547 sq ft / 236.6 sq m
Outbuilding = 140 sq ft / 13 sq m
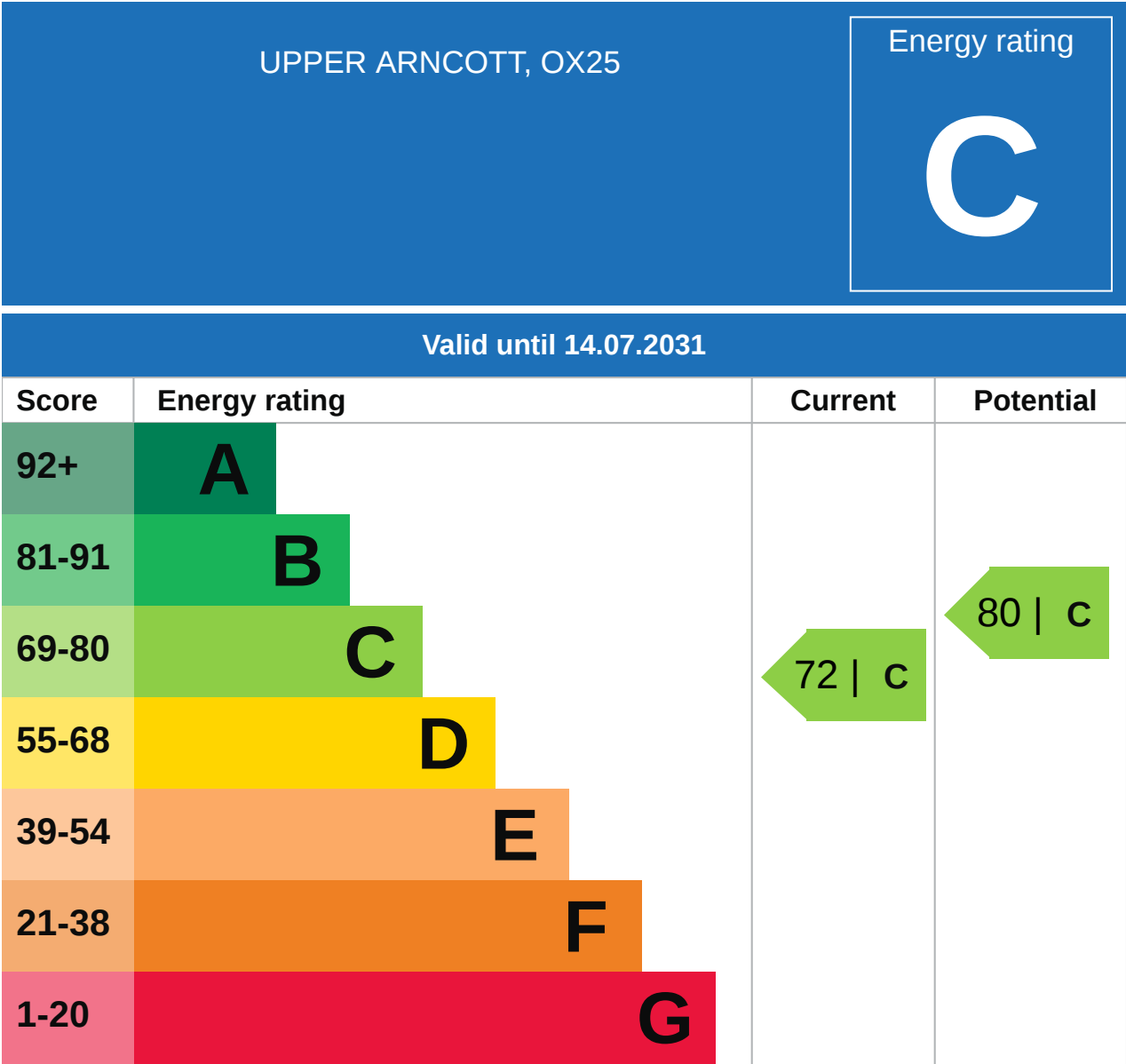Total = 2687 sq ft / 249.6 sq m
For identification only - Not to scale

N

Reception Room
24'4 (7.42) into bay
x 12'3 (3.73)

**Kitchen /
Dining Room**
18'8 (5.69)
x 13' (3.96)

Entrance Hall
25'6 (7.77)
x 5'10 (1.78)

Store

Up

Sitting Room
17'4 (5.28) into bay
x 12' (3.66)

**Kitchen /
Dining Room**
17'3 (5.26)
x 12' (3.66)

Garden Room
9'3 (2.82)
x 9'3 (2.82)

Family Room
18'4 (5.59)
x 8'11 (2.72)

Up

Utility
8'10 (2.69)
x 5' (1.52)

Store

Store
9'3 (2.82)
x 4'9 (1.45)

OUTBUILDING

GROUND FLOOR

Bedroom 4
12'3 (3.73)
x 10'7 (3.23) max

Bedroom 3
12'3 (3.73) max
x 11'3 (3.43)

Landing
22'7 (6.88)
x 5'9 (1.75)

Down

Bedroom 1
15' (4.57)
x 12' (3.66) max

Bedroom 2
12' (3.66) max
x 11' (3.35)

Bedroom 5
12'4 (3.76)
x 9'3 (2.82)

Down

FIRST FLOOR

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UPPER ARNCOTT, OX25

Energy rating

C

Valid until 14.07.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 | C
55-68	D	72 | C	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	House
Build Form:	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, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	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:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	172 m^2

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10 Year History of Average House Prices by Property Type in OX25
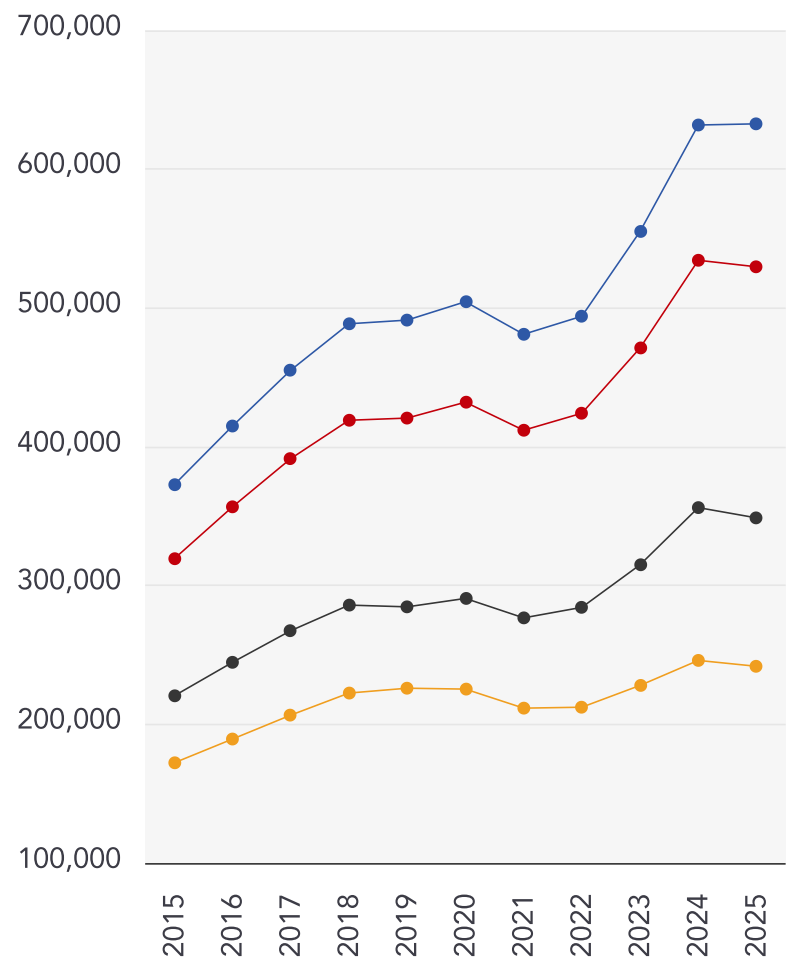
Detached

+69.78%

Semi-Detached

+65.88%

Terraced

+58.14%

Flat

+40.36%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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.

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.
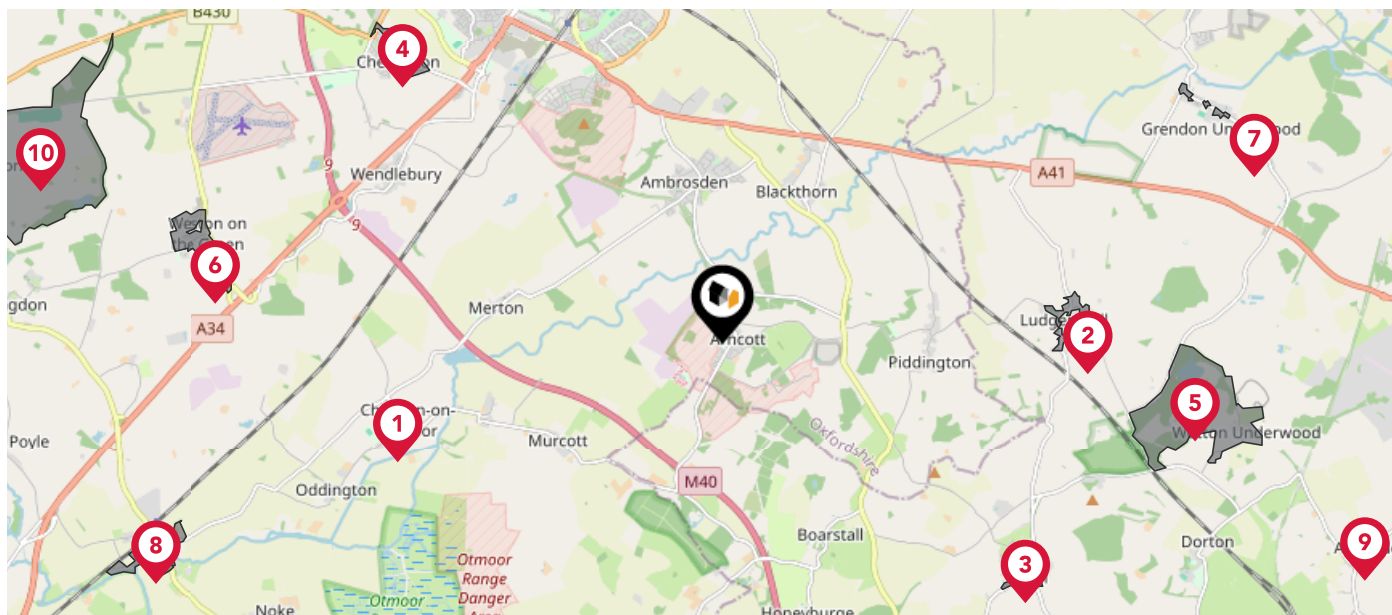
Nearby Conservation Areas

1	Charlton-on-Otmoor
2	Ludgershall
3	Brill
4	Chesterton
5	Wotton Underwood
6	Weston on the Green
7	Grendon Underwood
8	Islip
9	Ashendon
10	Kirtlington

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
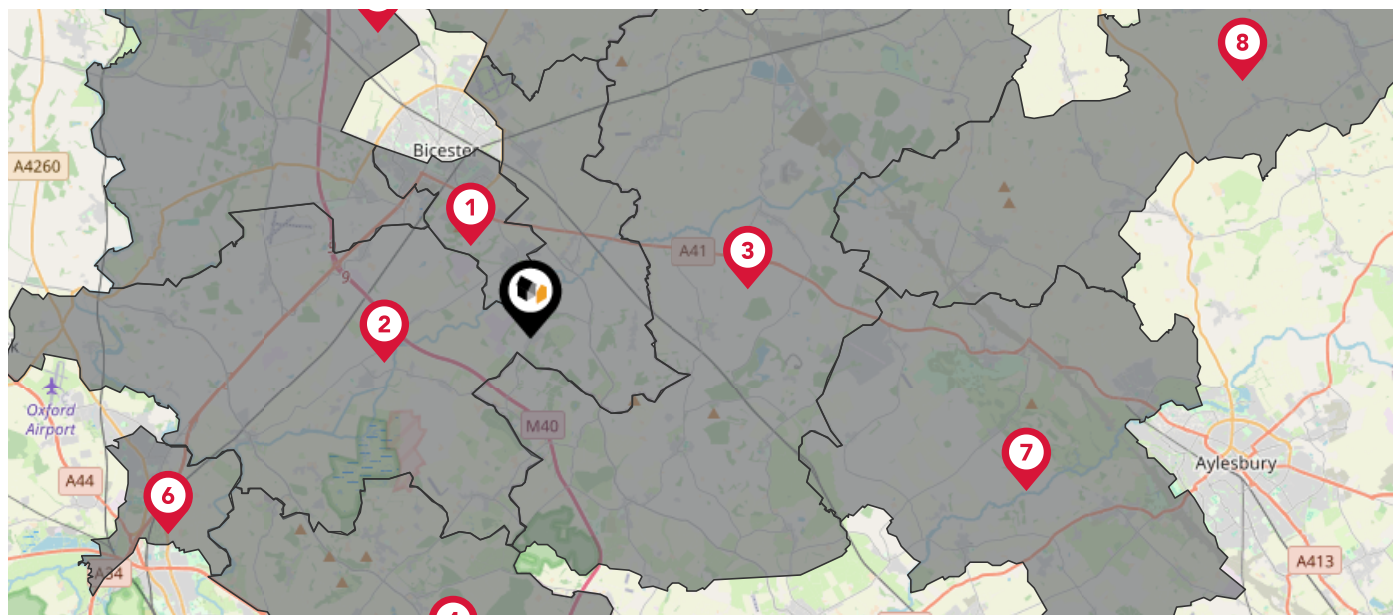
Nearby Council Wards	
1	Bicester South & Ambrosden Ward
2	Launton & Otmoor Ward
3	Grendon Underwood Ward
4	Forest Hill & Holton Ward
5	Fringford & Heyfords Ward
6	Kidlington East Ward
7	Stone and Waddesdon Ward
8	Great Brickhill Ward

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
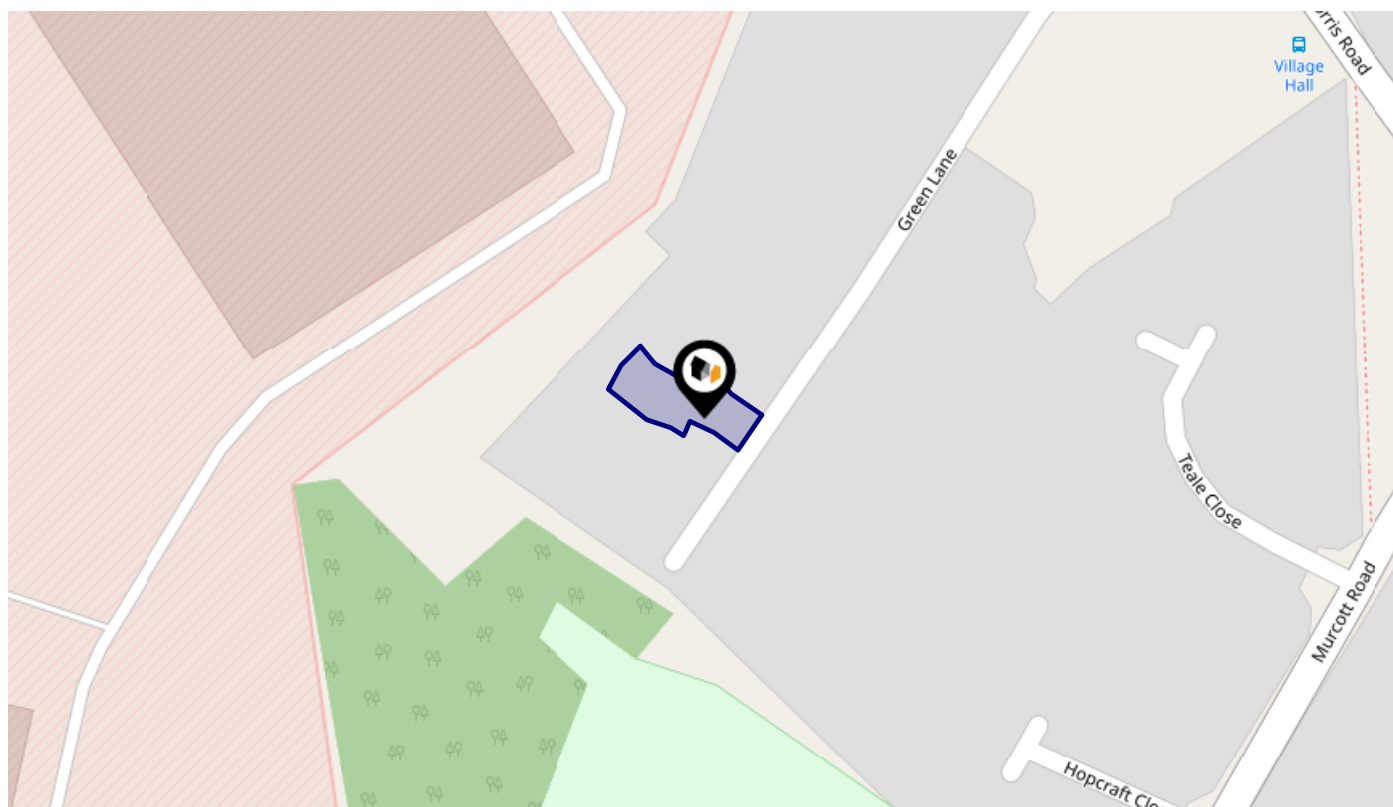
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:
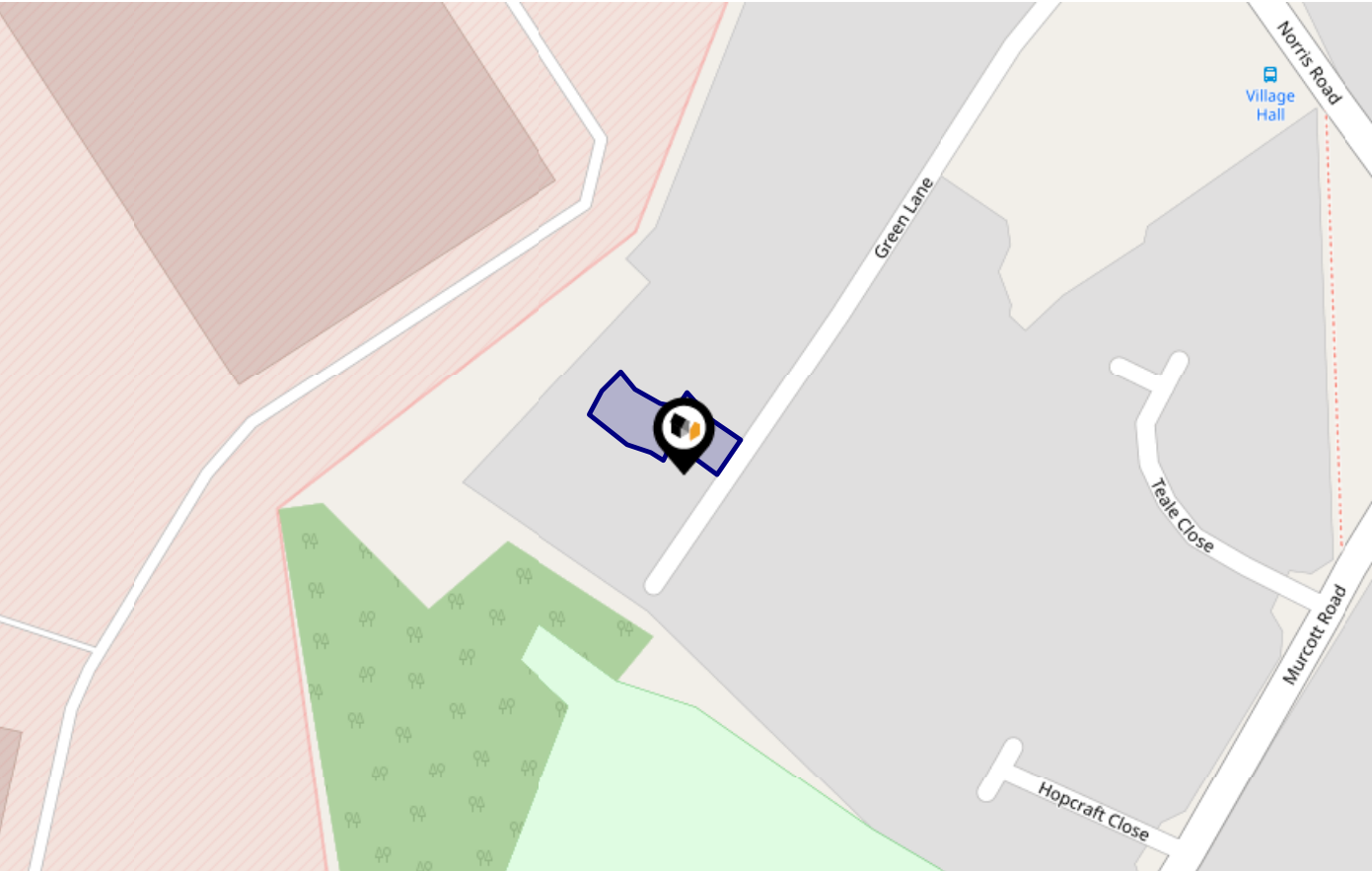
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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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.
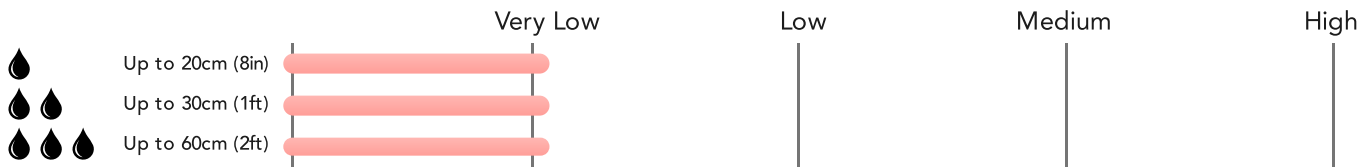

Risk Rating: Very low

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 (0.25%)** 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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Powered by
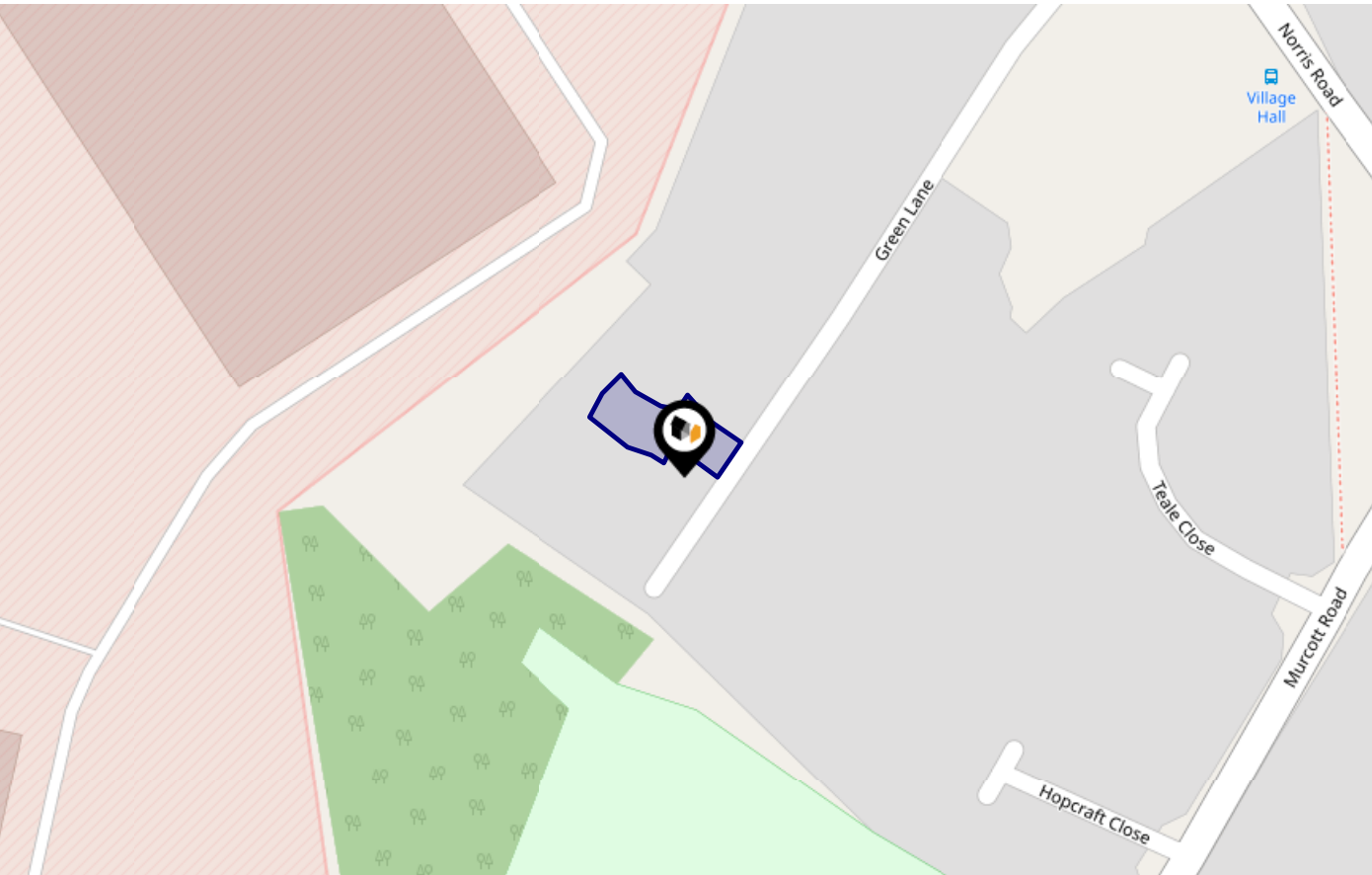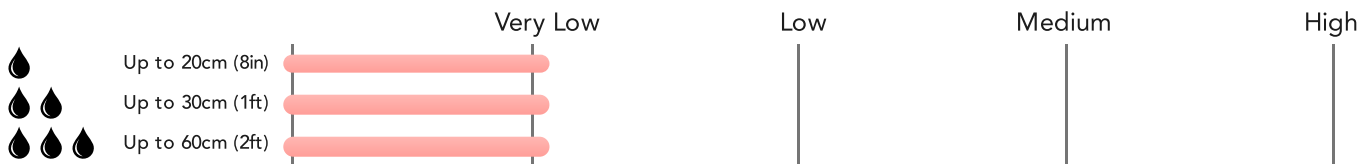sprift
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Flood Risk
Rivers & Seas - Climate Change

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.

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:

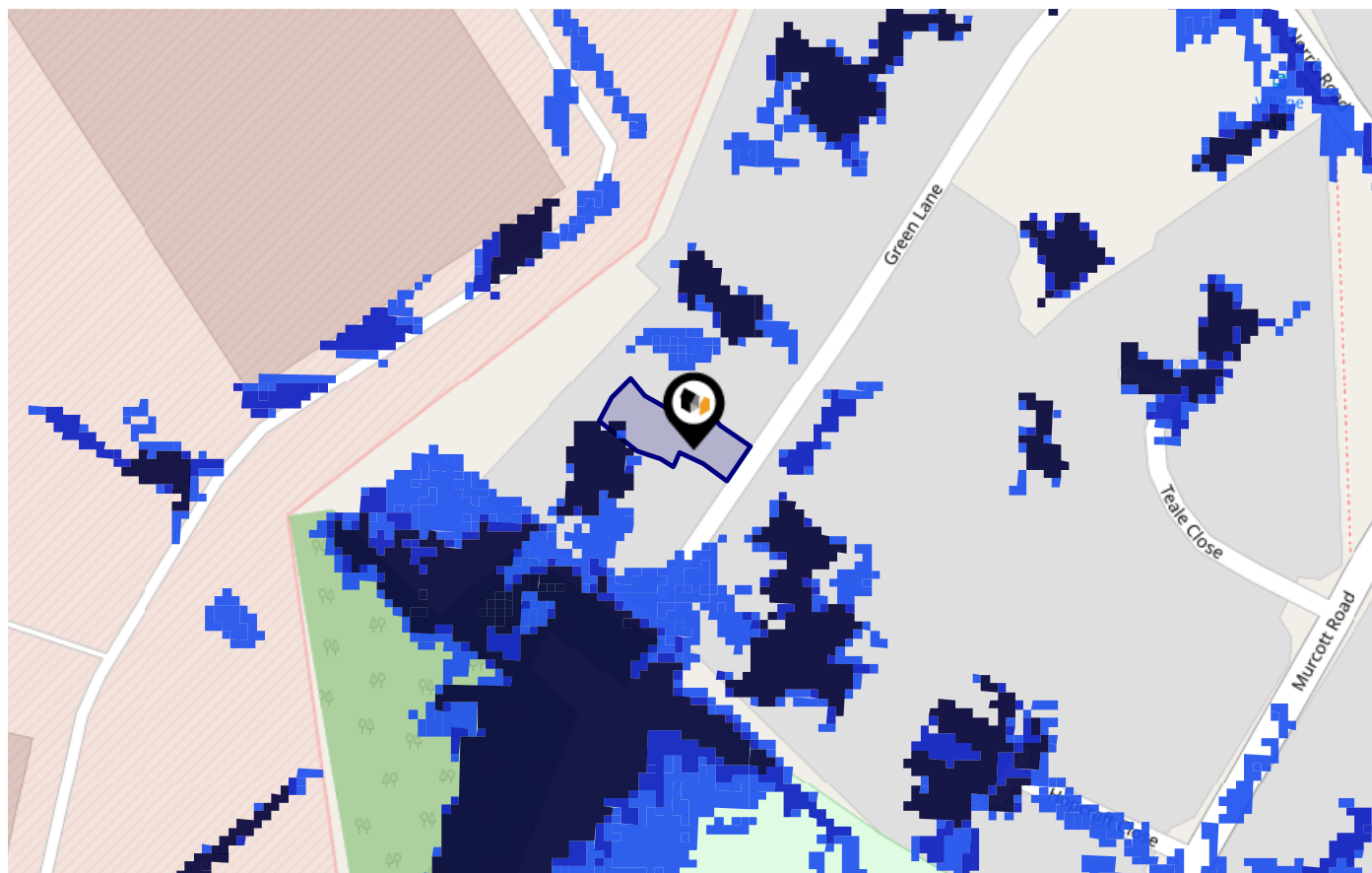|		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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.
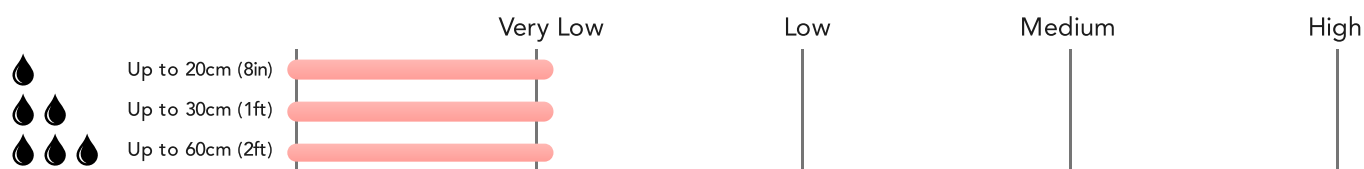

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)	▬▬▬			
💧💧	Up to 30cm (1ft)	▬▬▬			
💧💧💧	Up to 60cm (2ft)	▬▬▬			

Powered by
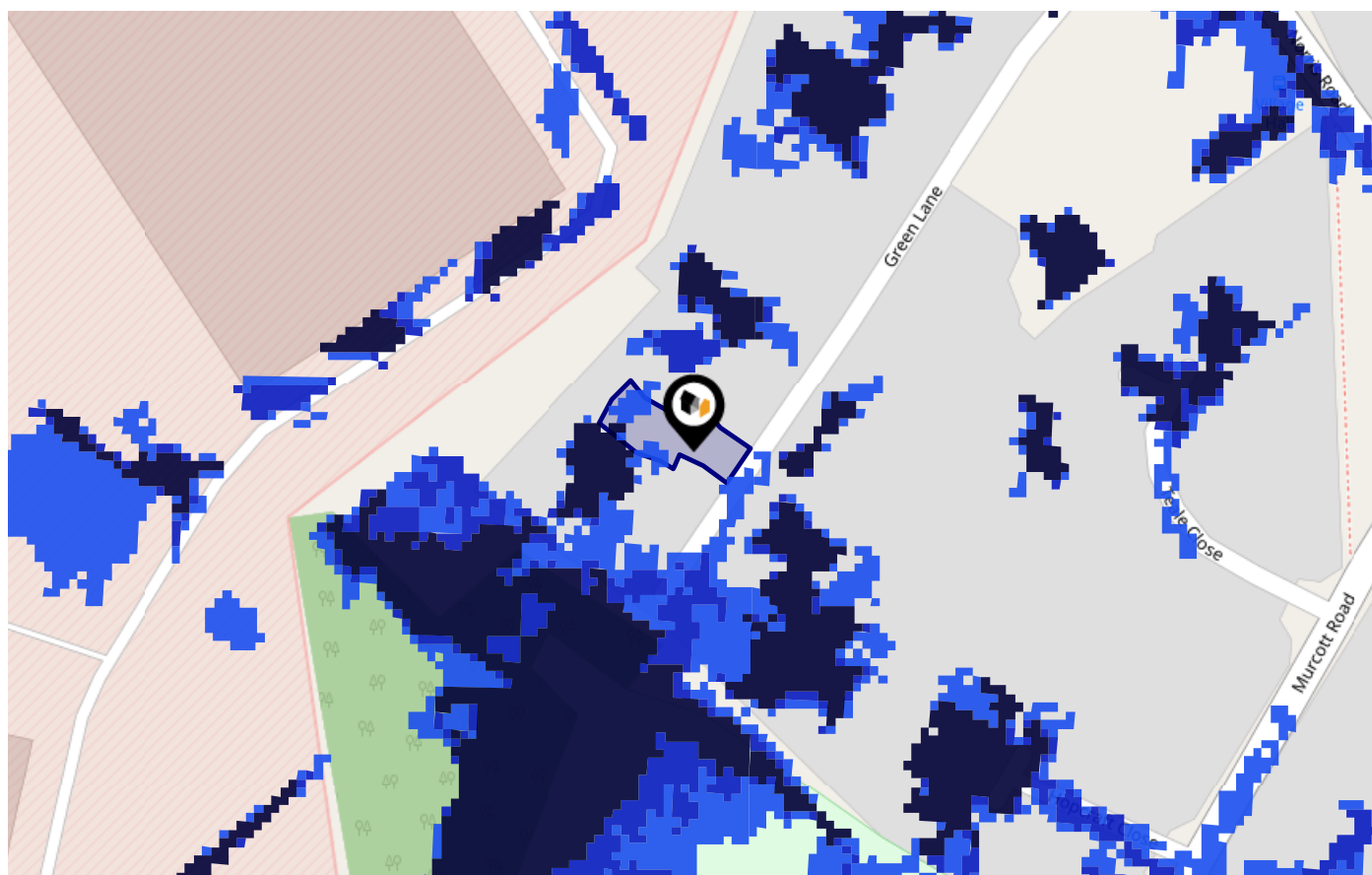sprift
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Flood Risk
Surface Water - Climate Change

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.
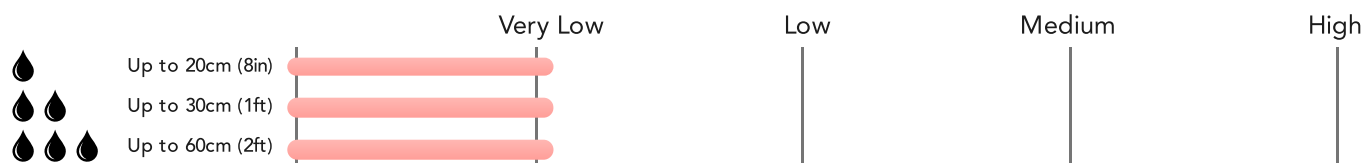

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KFB - Key Facts For Buyers

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Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
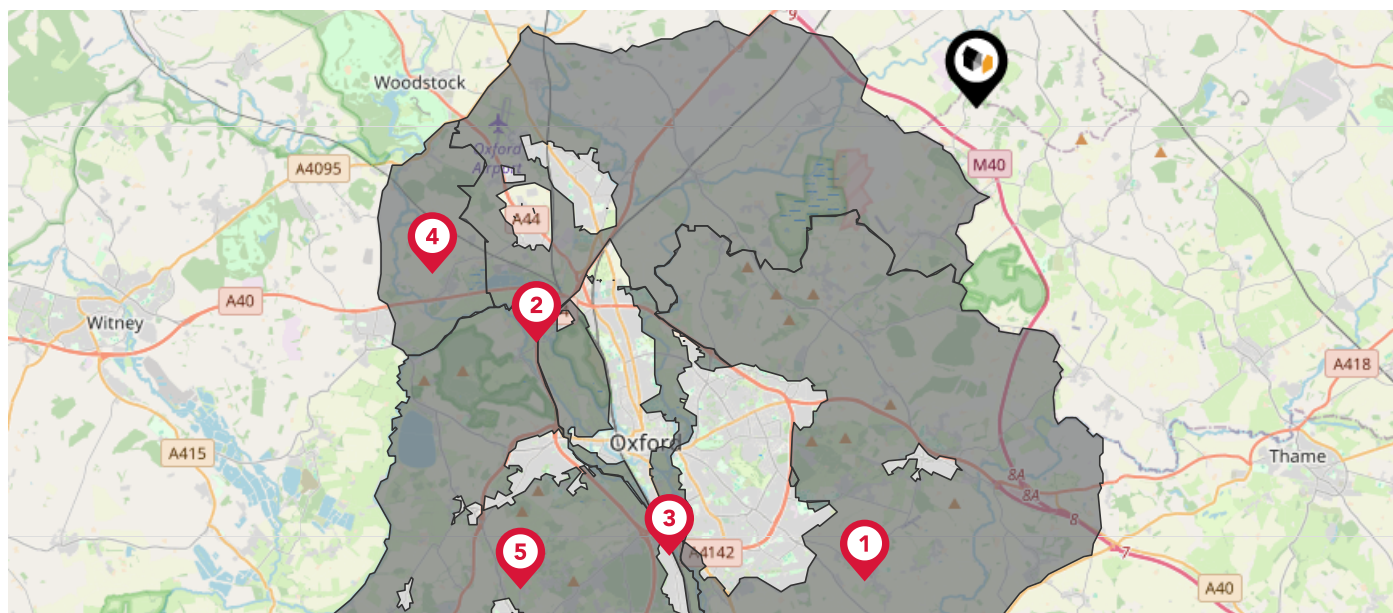
Nearby Green Belt Land	
1	Oxford Green Belt - South Oxfordshire
2	Oxford Green Belt - Cherwell
3	Oxford Green Belt - Oxford
4	Oxford Green Belt - West Oxfordshire
5	Oxford Green Belt - Vale of White Horse

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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.
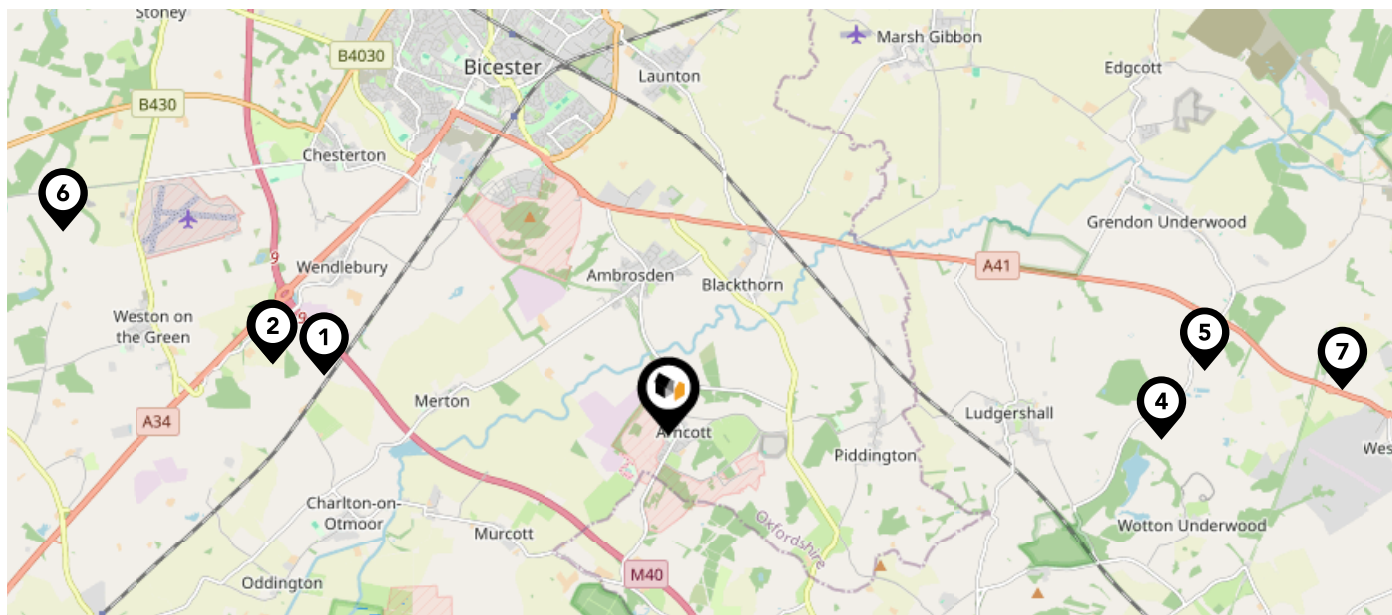
Nearby Landfill Sites

#	Site	Type
1	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill
2	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill
3	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill
4	Kingswood Lane-Wotton Underwood, Buckinghamshire	Historic Landfill
5	Kingswood-Kingswood Lane, Kingswood, Buckinghamshire	Historic Landfill
6	Park Farm-Lazarus Bottoms, Kirtlington	Historic Landfill
7	Woodham Brickworks-Woodham Brickworks, Woodham	Historic Landfill

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# Maps
Listed Buildings

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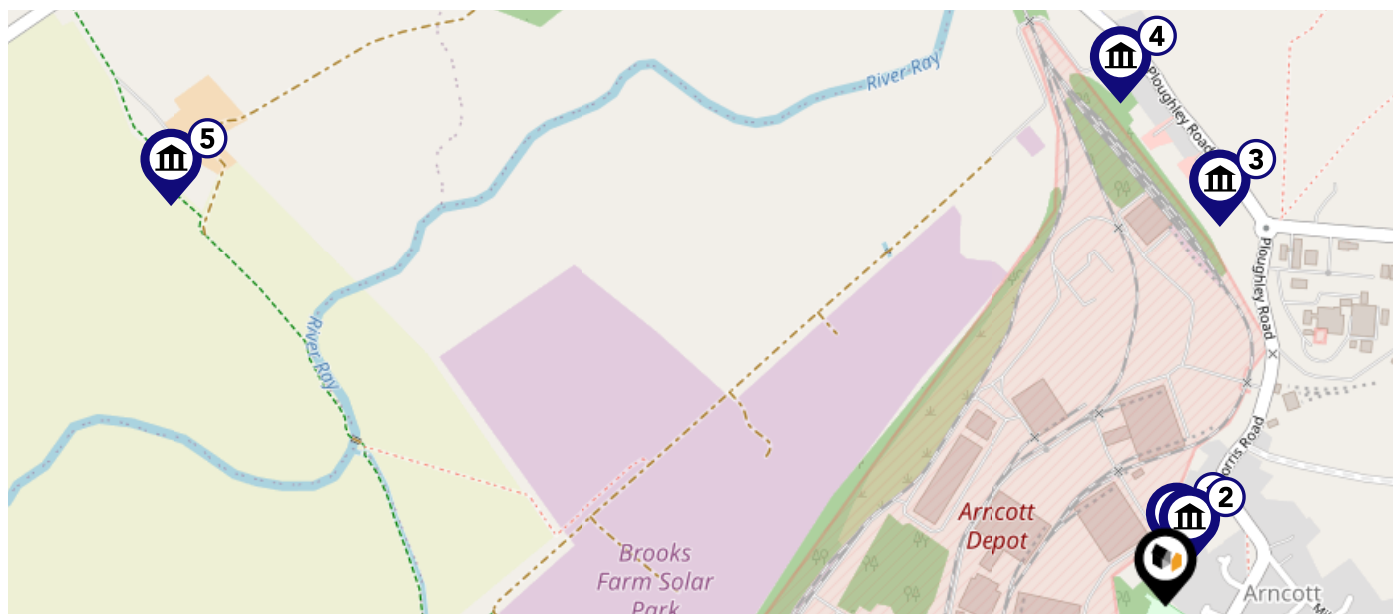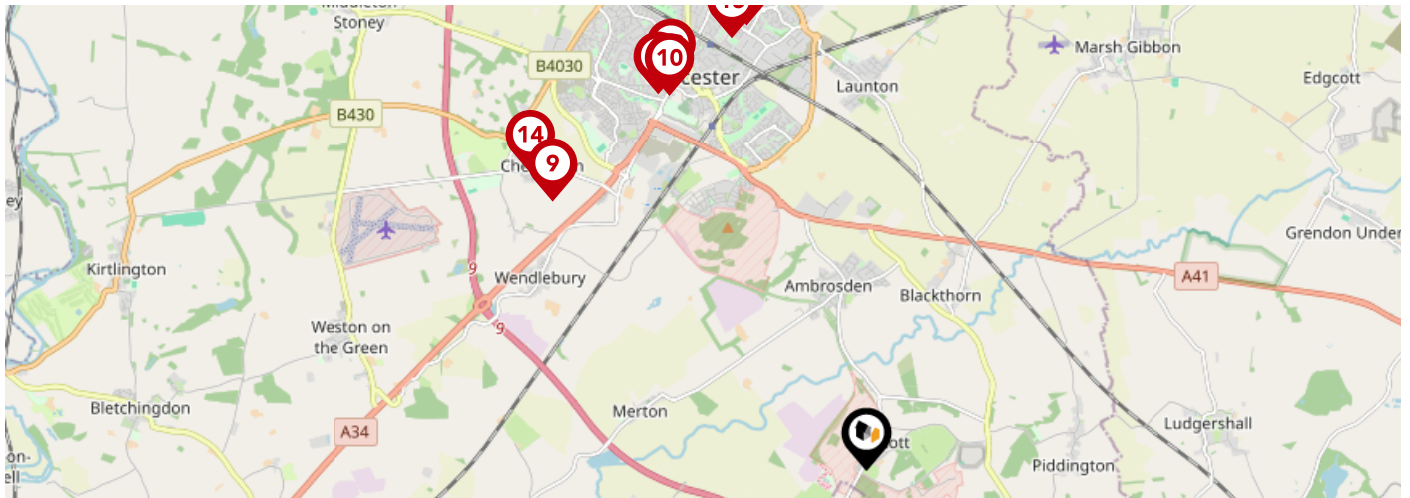

Listed Buildings in the local district	Grade	Distance
1369742 - Miropa	Grade II	0.1 miles
1200145 - Methodist Chapel	Grade II	0.1 miles
1046529 - Wood Farm Cottage	Grade II	0.4 miles
1200148 - Manor Farmhouse	Grade II	0.6 miles
1046546 - Astley Bridge Farmhouse	Grade II	1.2 miles
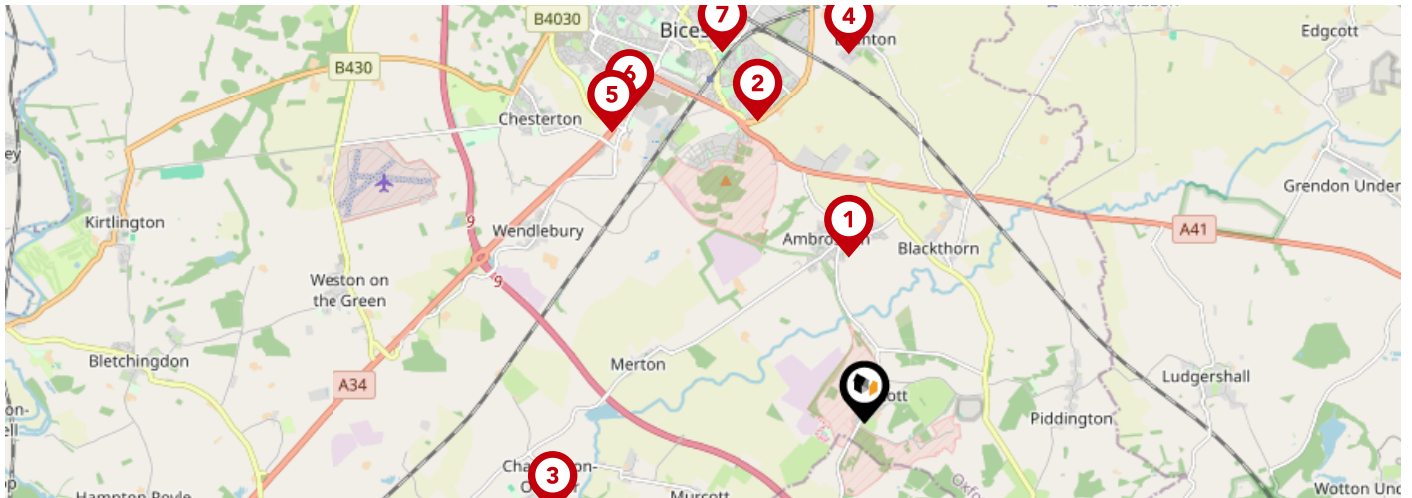
		Nursery	Primary	Secondary	College	Private
1	**Five Acres Primary School** Ofsted Rating: Good | Pupils: 352 | Distance:1.53	☐	☑	☐	☐	☐
2	**Langford Village Community Primary School** Ofsted Rating: Good | Pupils: 421 | Distance:2.94	☐	☑	☐	☐	☐
3	**Charlton-on-Otmoor Church of England Primary School** Ofsted Rating: Good | Pupils: 88 | Distance:2.98	☐	☑	☐	☐	☐
4	**Launton Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 150 | Distance:3.39	☐	☑	☐	☐	☐
5	**Whitelands Academy** Ofsted Rating: Good | Pupils: 467 | Distance:3.54	☐	☐	☑	☐	☐
6	**St Edburg's Church of England (VA) School** Ofsted Rating: Good | Pupils: 489 | Distance:3.58	☐	☑	☐	☐	☐
7	**Longfields Primary and Nursery School** Ofsted Rating: Good | Pupils: 388 | Distance:3.64	☐	☑	☐	☐	☐
8	**Brill Church of England School** Ofsted Rating: Good | Pupils: 198 | Distance:3.67	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**Bruern Abbey School** Ofsted Rating: Not Rated	Pupils: 201	Distance:3.79	☐	☐	☑	☐	☐
10	**St Mary's Catholic Primary School, Bicester** Ofsted Rating: Good	Pupils: 229	Distance:3.87	☐	☑	☐	☐	☐
11	**Oakley Church of England Combined School** Ofsted Rating: Good	Pupils: 95	Distance:3.88	☐	☑	☐	☐	☐
12	**The Bicester School** Ofsted Rating: Good	Pupils: 1239	Distance:3.93	☐	☐	☑	☐	☐
13	**Brookside Primary School** Ofsted Rating: Good	Pupils: 320	Distance:3.99	☐	☑	☐	☐	☐
14	**Chesterton Church of England Voluntary Aided Primary School** Ofsted Rating: Good	Pupils: 195	Distance:4.11	☐	☑	☐	☐	☐
15	**The Cooper School** Ofsted Rating: Requires improvement	Pupils: 1272	Distance:4.14	☐	☐	☑	☐	☐
16	**Glory Farm Primary School** Ofsted Rating: Good	Pupils: 344	Distance:4.22	☐	☑	☐	☐	☐

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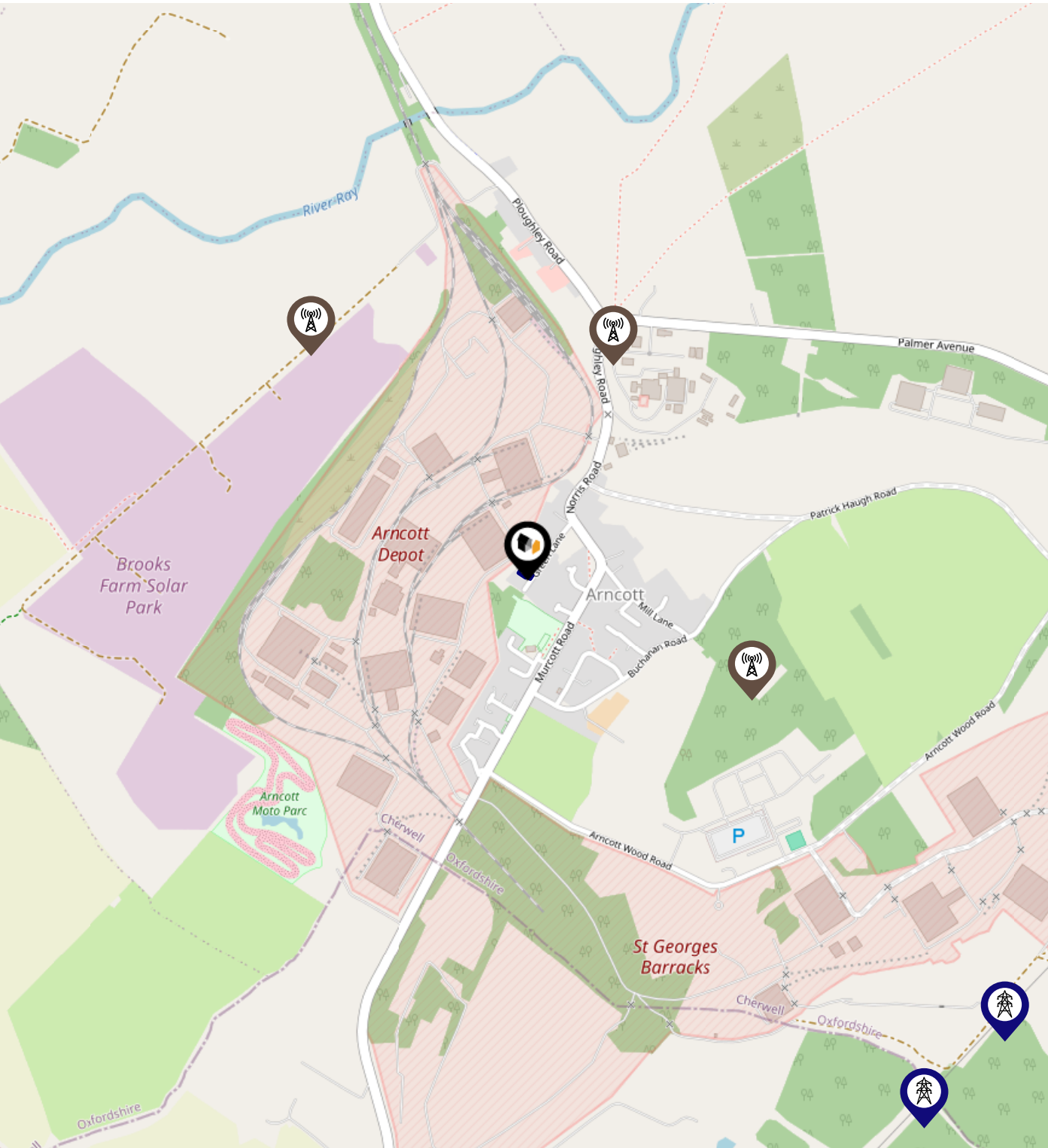
Key:

Power Pylons

Communication Masts

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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/m3).
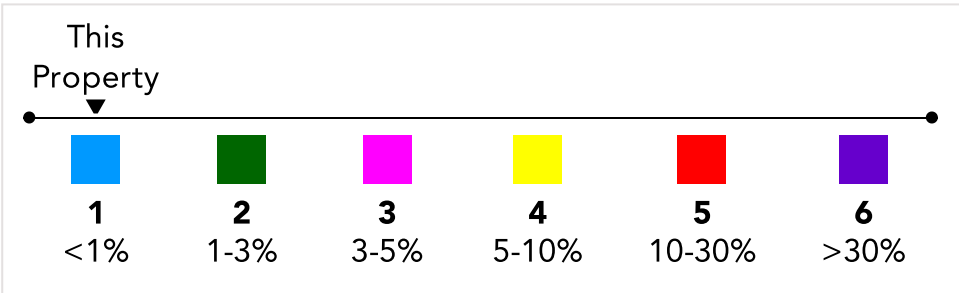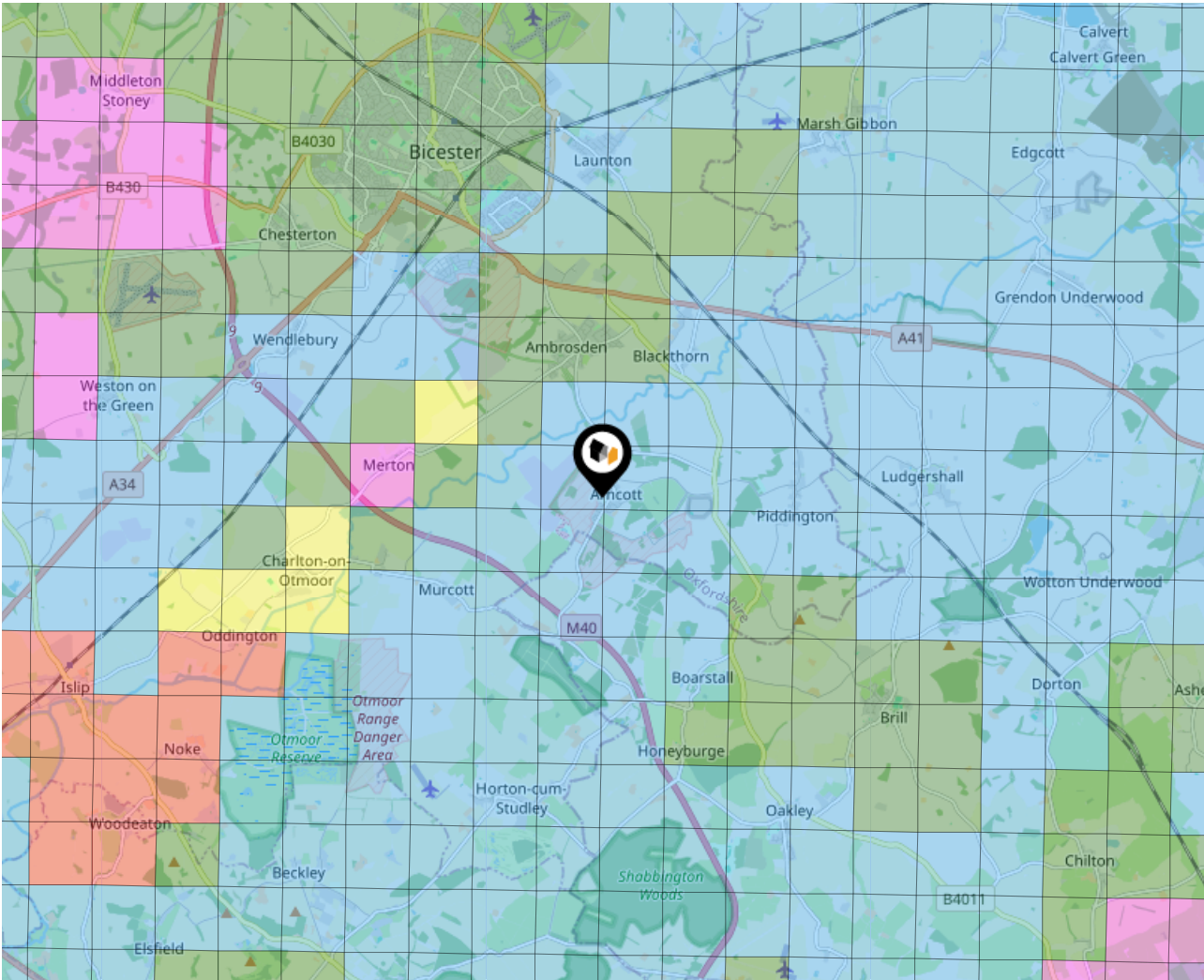
	This Property ▼				
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%

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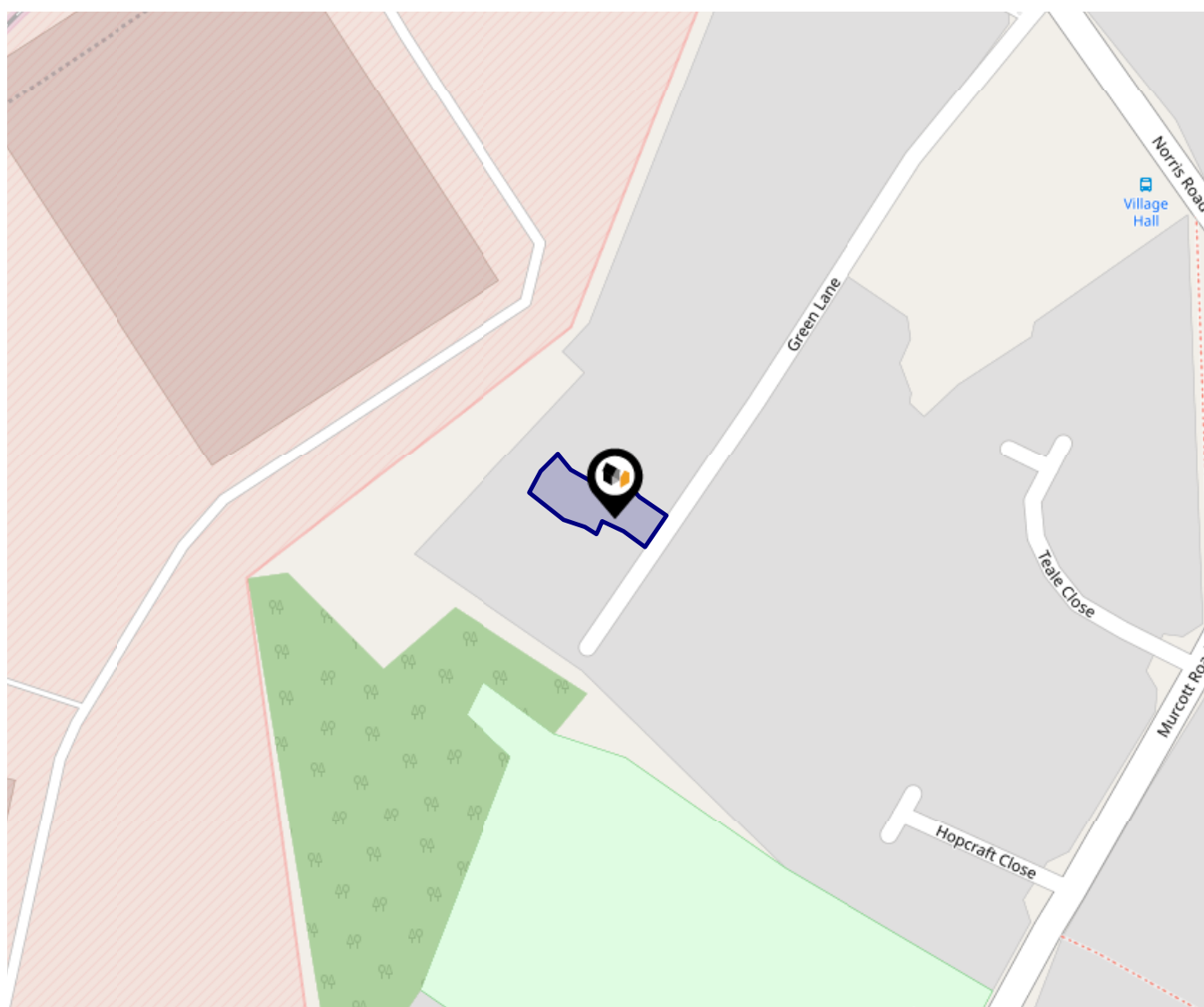
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	ALL		
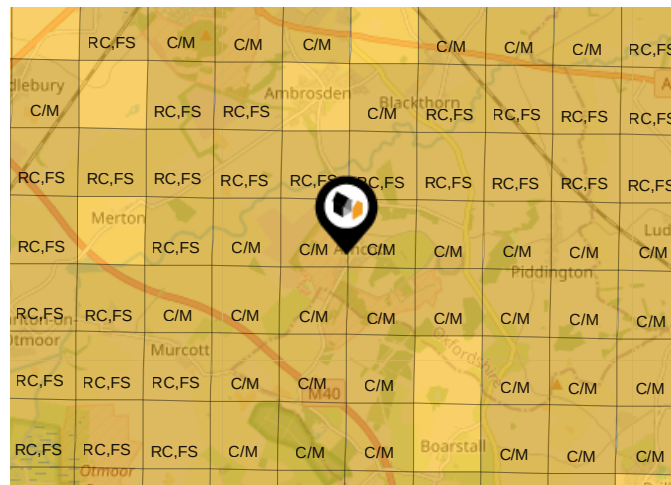
Primary Classifications (Most Common Clay Types)

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

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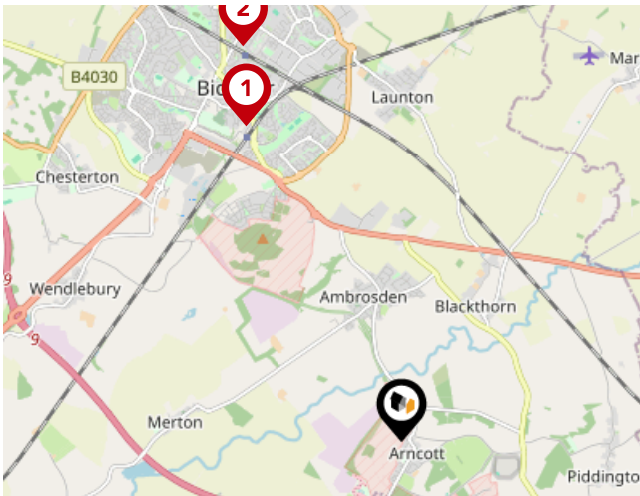
National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	3.23 miles
2	Bicester North Rail Station	3.9 miles
3	Islip Rail Station	5.56 miles
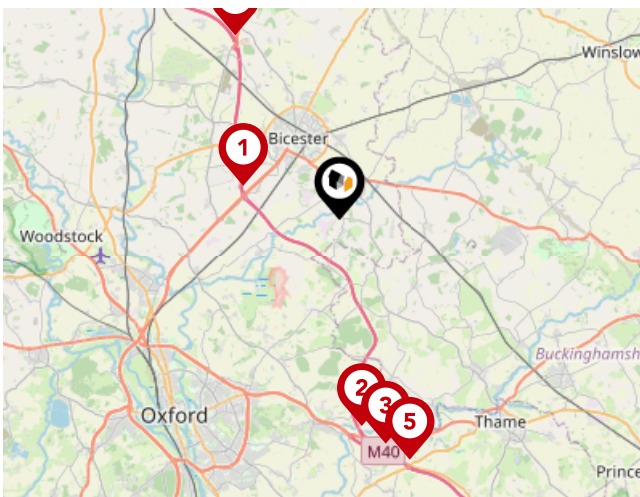
Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	3.75 miles
2	M40 J8A	7.59 miles
3	M40 J8	8.39 miles
4	M40 J10	7.76 miles
5	M40 J7	9.15 miles
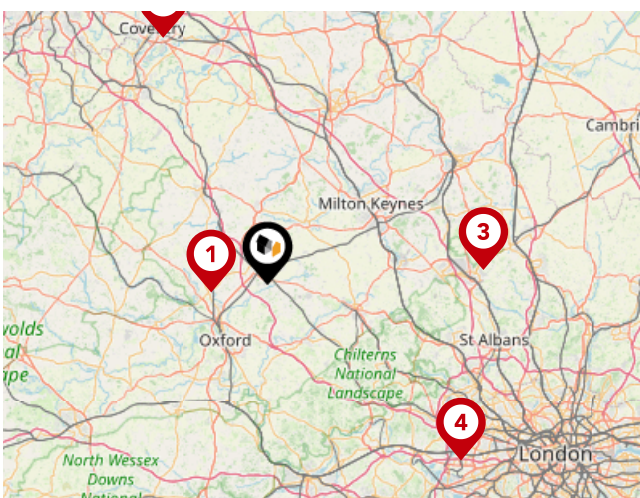
Airports/Helipads

Pin	Name	Distance
1	Kidlington	8.4 miles
2	Baginton	38.87 miles
3	Luton Airport	31.67 miles
4	Heathrow Airport	38.57 miles

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Area
Transport (Local)
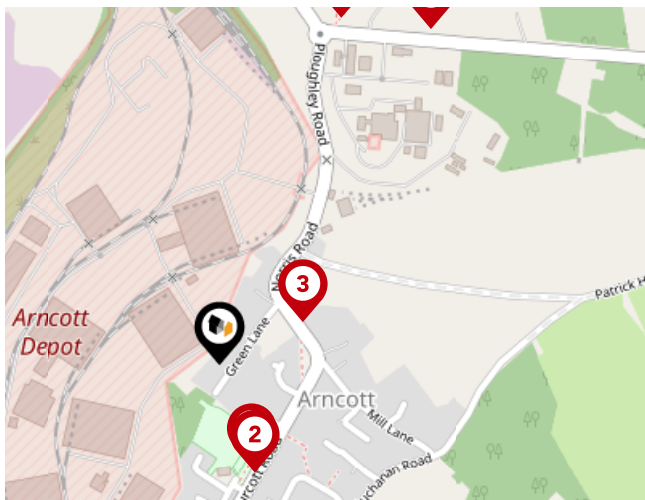
Bus Stops/Stations

Pin	Name	Distance
1	Greenfields	0.12 miles
2	Greenfields	0.13 miles
3	Green	0.11 miles
4	The Plough	0.42 miles
5	Arncote Park	0.45 miles

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.

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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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

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