

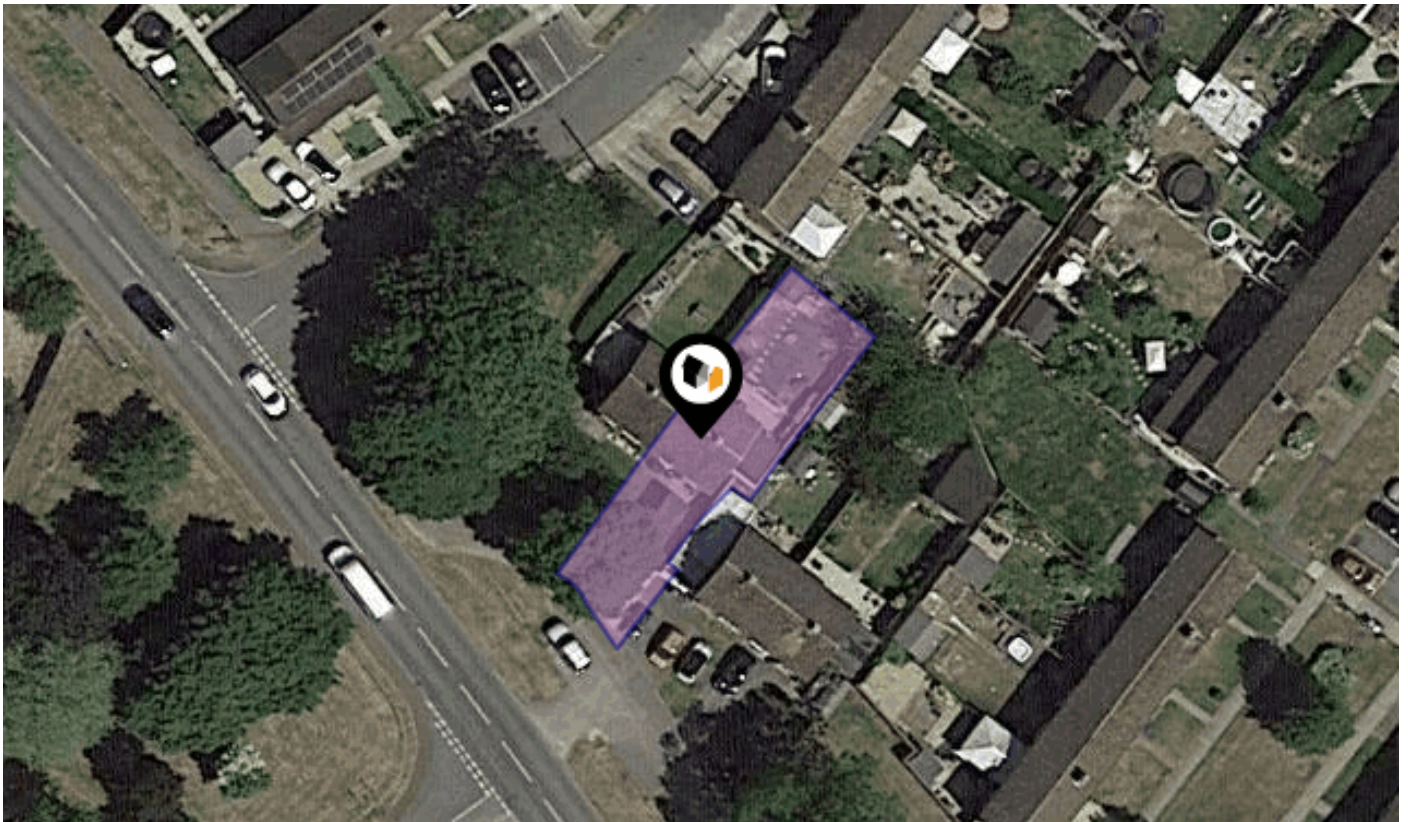


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th May 2025



PLOUGHLEY ROAD, AMBROSDEN, BICESTER, OX25

Avocado Property

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Introduction

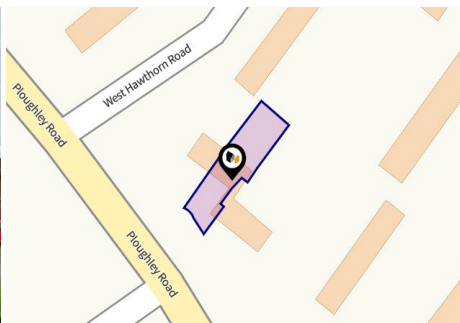
Our Comments



Seller's comments...

We absolutely love this area! It's the perfect combination of countryside charm, yet only a 5-minute drive to the town center. Ambrosden has such a strong community, and everyone genuinely looks out for one another. It's great to have both a nursery and a primary school just a few minutes' walk away, making life so convenient. Over the past five years, we've made a lot of improvements to our home. We recently fitted a brand new bathroom, and we've replaced the floorboards on most of the first floor. The entire house has been plastered, except for the kitchen. Our front door is less than four years old, and we laid a new patio in the back garden this year. We also had new fascia boards and guttering installed in 2024, along with double-glazed windows upstairs that come with fitted child locks. In the master bedroom, there are fitted wardrobes, and we even boarded the loft for extra storage. It's been quite a journey, and we truly cherish our home here!

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	710 ft ² / 66 m ²
Plot Area:	0.07 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,916
Title Number:	ON199045

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)

4	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

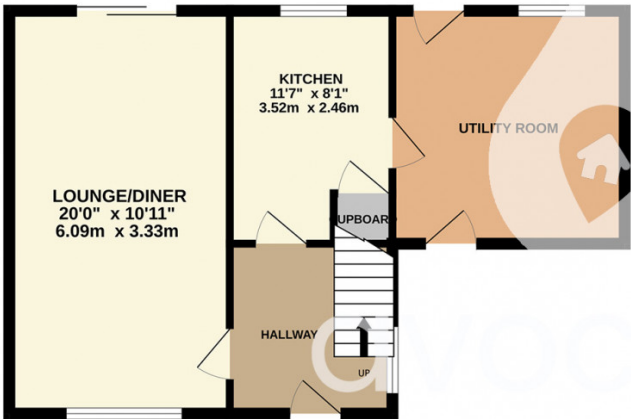




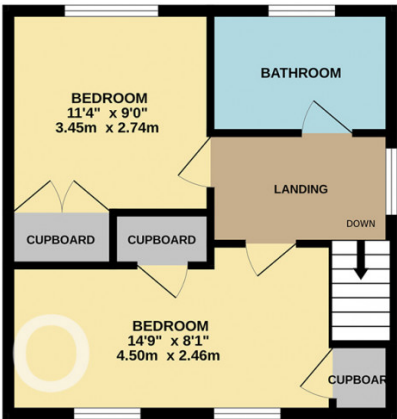


PLOUGHLEY ROAD, AMBROSDEN, BICESTER, OX25

GROUND FLOOR



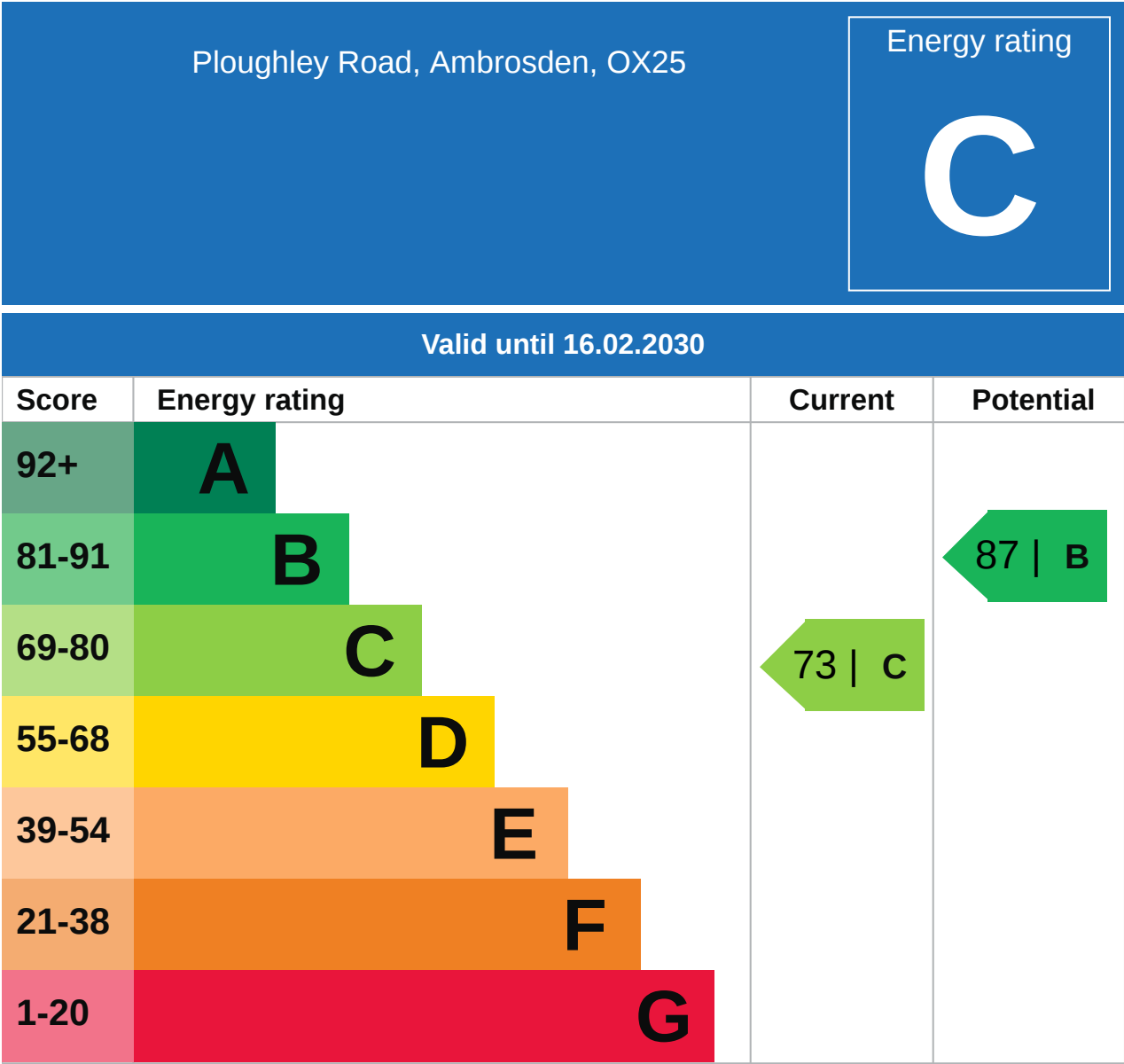
1ST FLOOR



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.
Made with Metropix ©2025

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

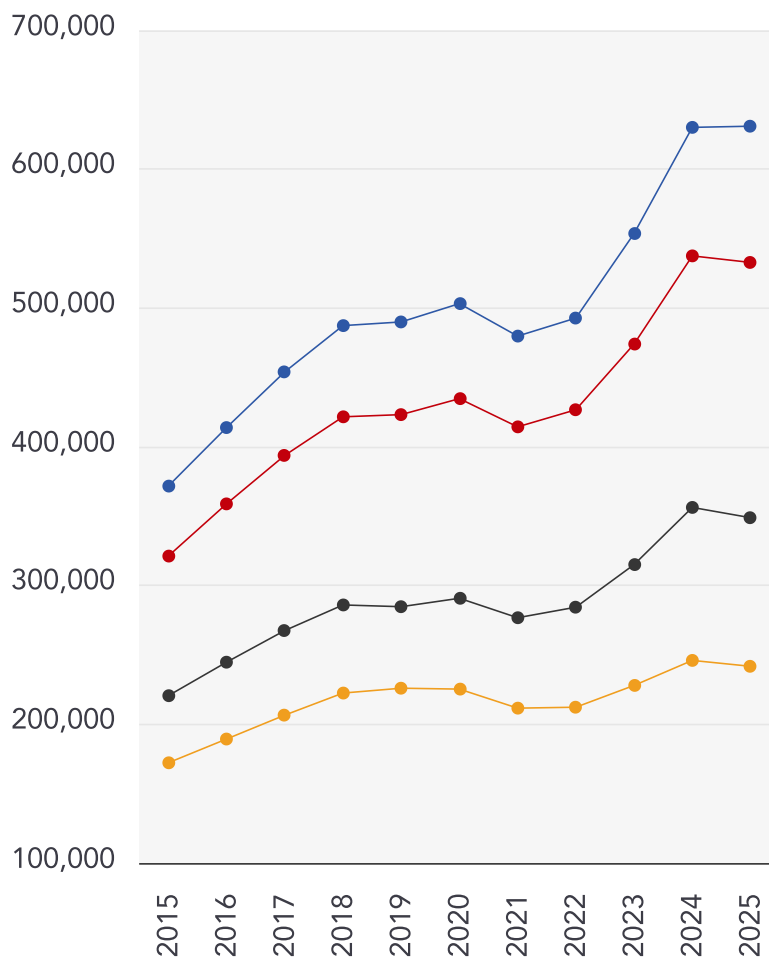
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	66 m ²

Market

House Price Statistics



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



Detached

+69.78%

Semi-Detached

+65.88%

Terraced

+58.14%

Flat

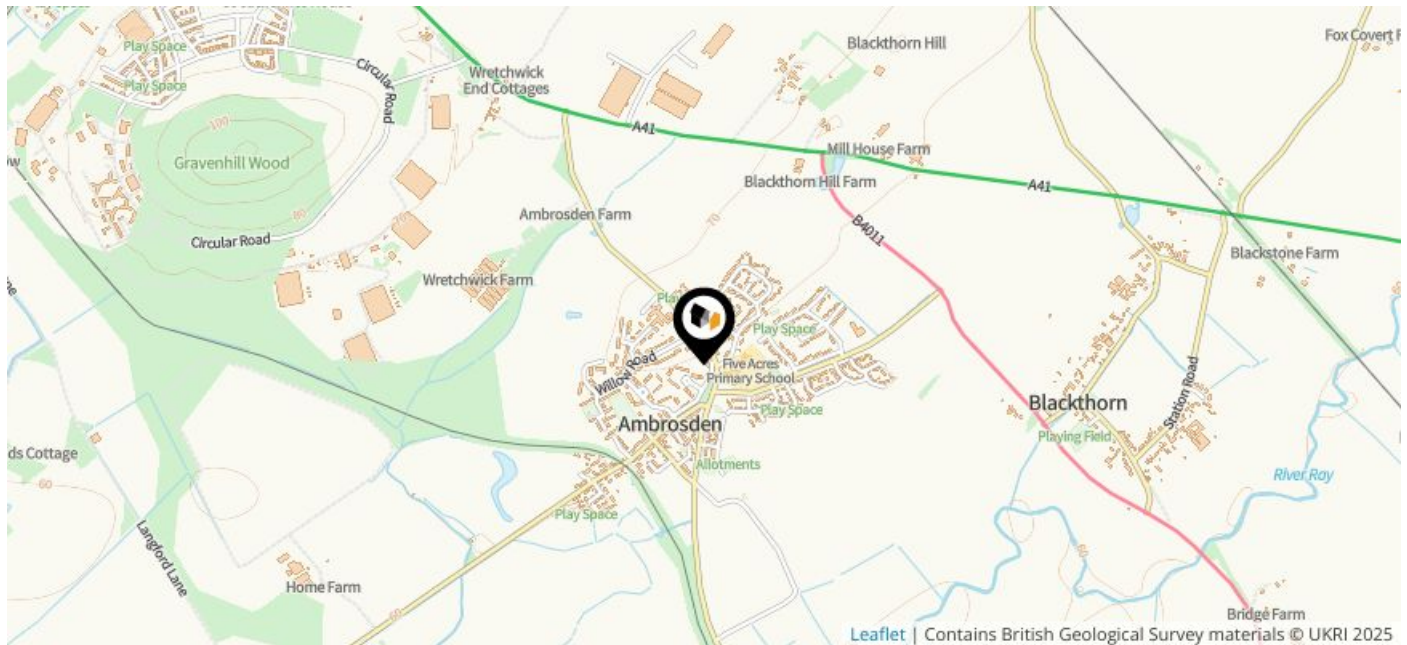
+40.36%

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.

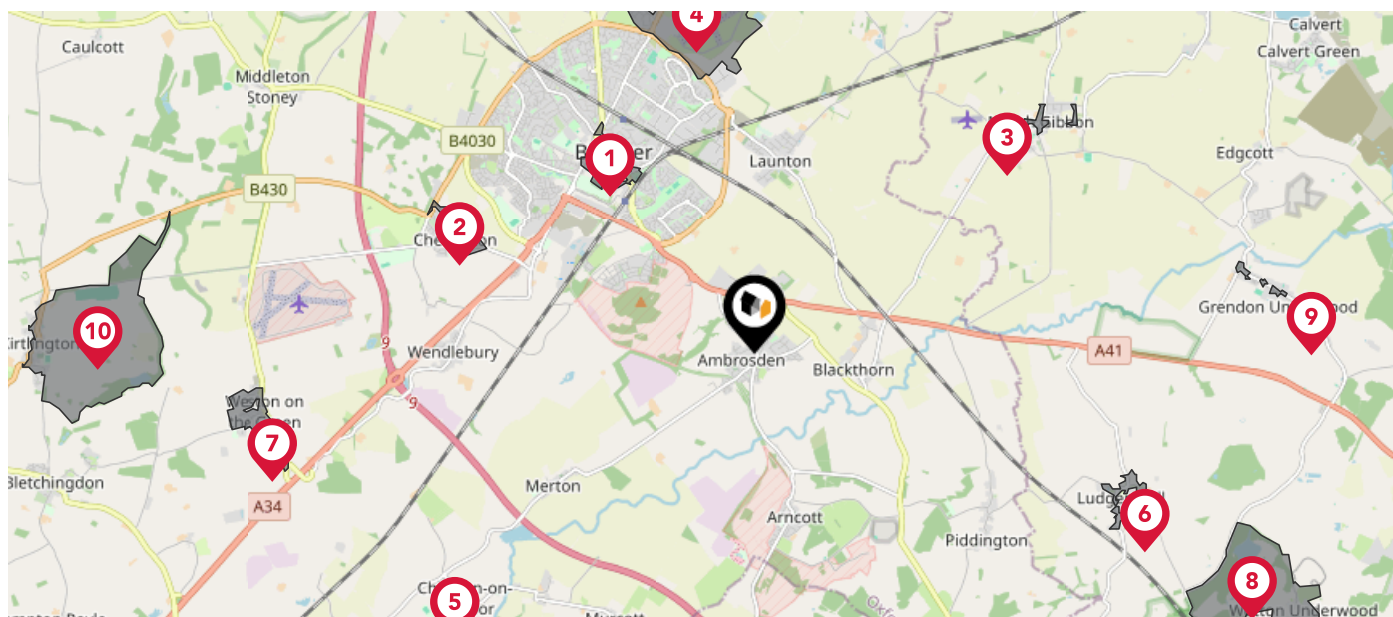
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

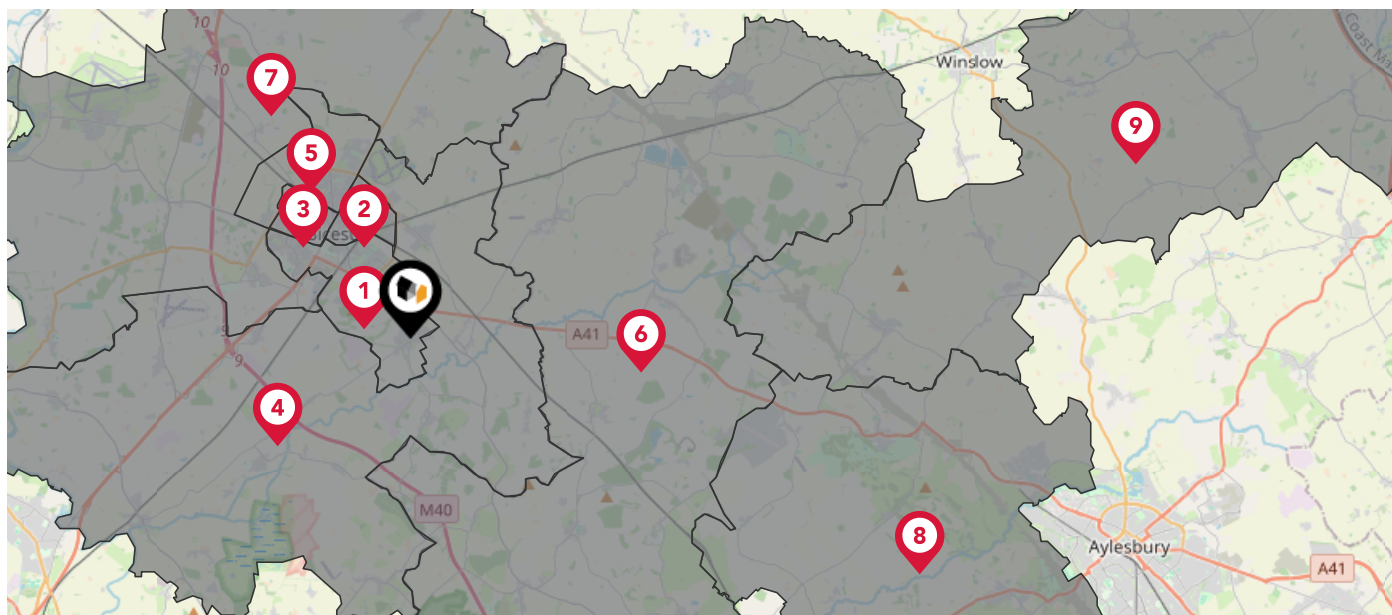
- 1 Bicester
- 2 Chesterton
- 3 Marsh Gibbon
- 4 RAF Bicester
- 5 Charlton-on-Otmoor
- 6 Ludgershall
- 7 Weston on the Green
- 8 Wotton Underwood
- 9 Grendon Underwood
- 10 Kirtlington

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

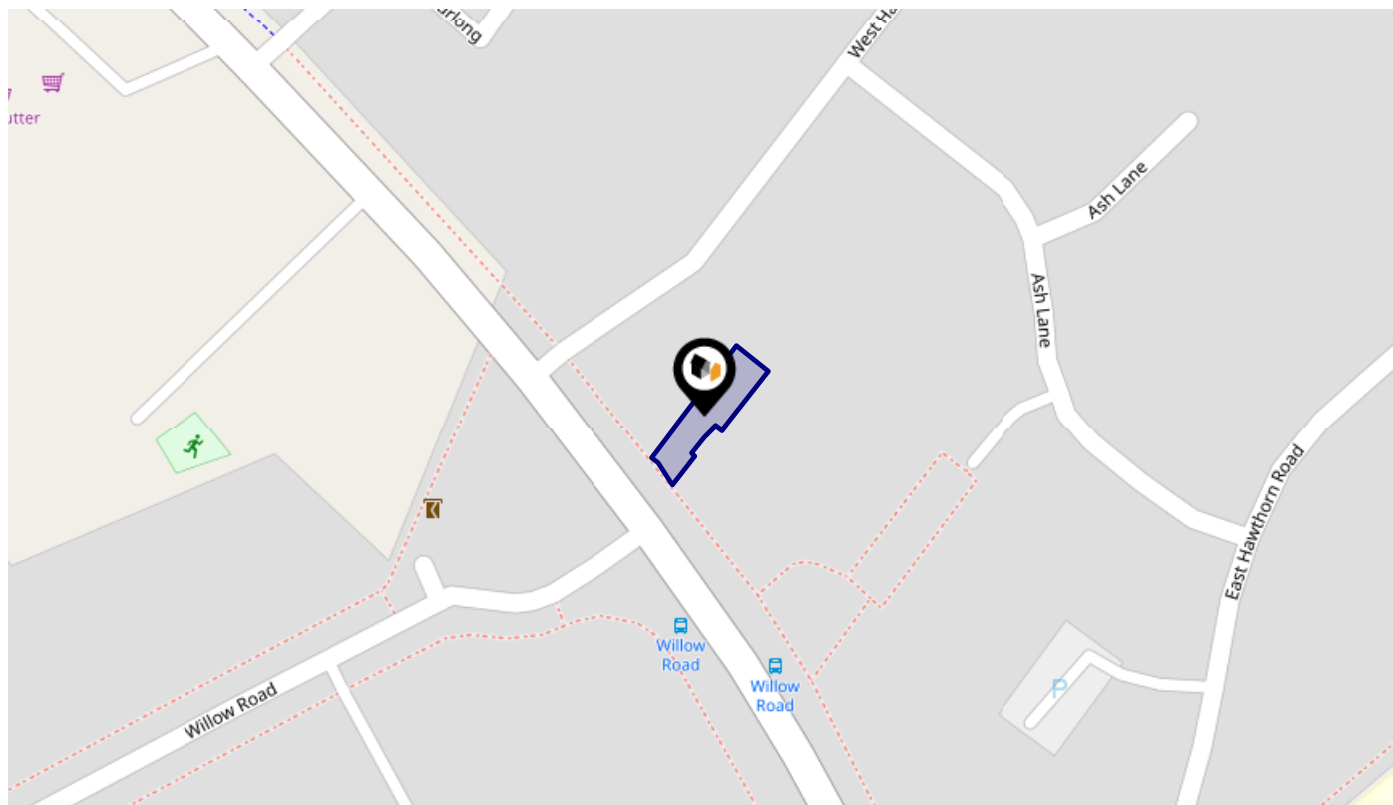
- | | |
|---|-----------------------------------|
| 1 | Bicester South & Ambrosden Ward |
| 2 | Bicester East Ward |
| 3 | Bicester West Ward |
| 4 | Launton & Otmoor Ward |
| 5 | Bicester North & Caversfield Ward |
| 6 | Grendon Underwood Ward |
| 7 | Fringford & Heyfords Ward |
| 8 | Stone and Waddesdon Ward |
| 9 | Great Brickhill Ward |

Maps

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:

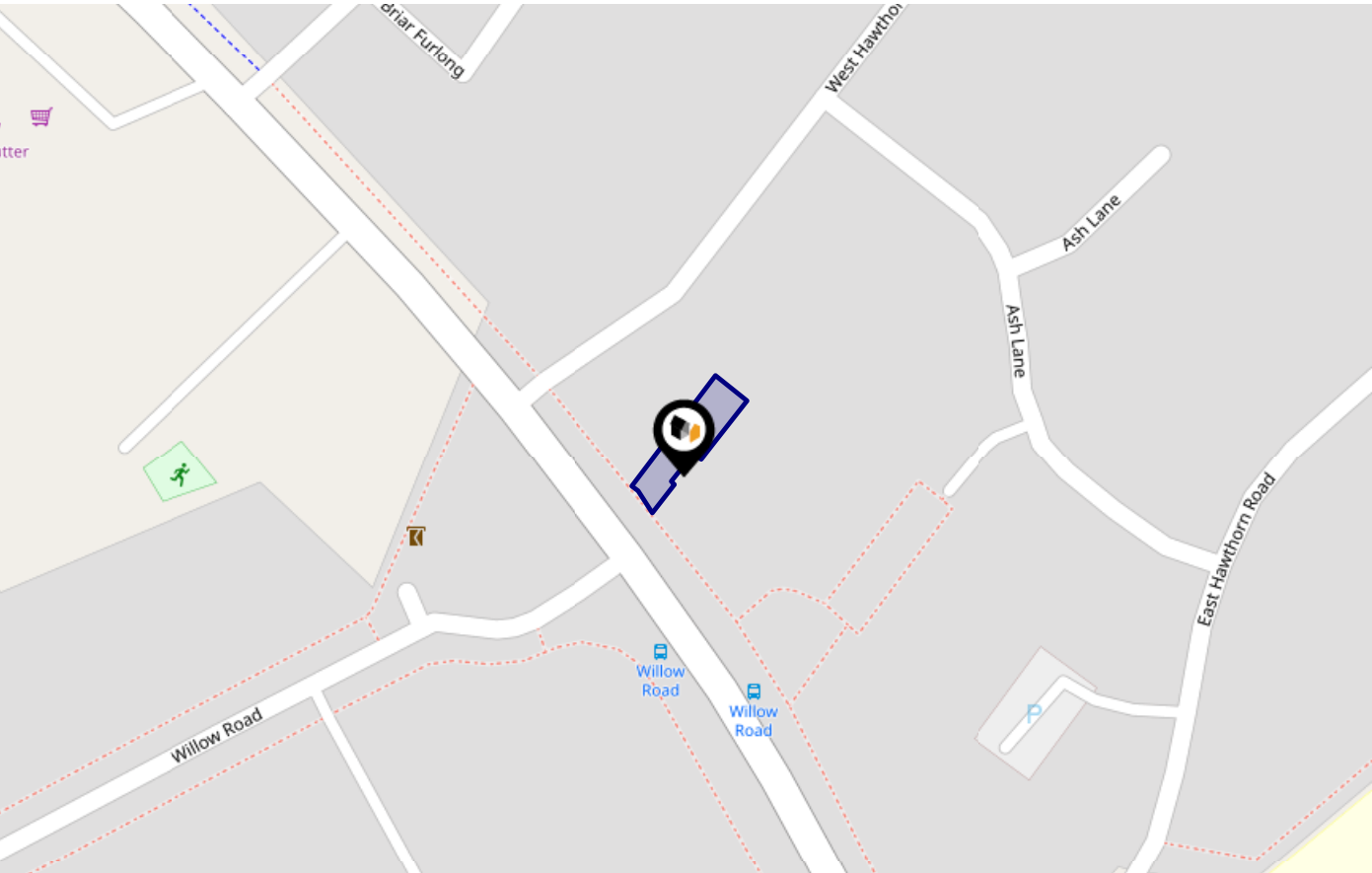
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

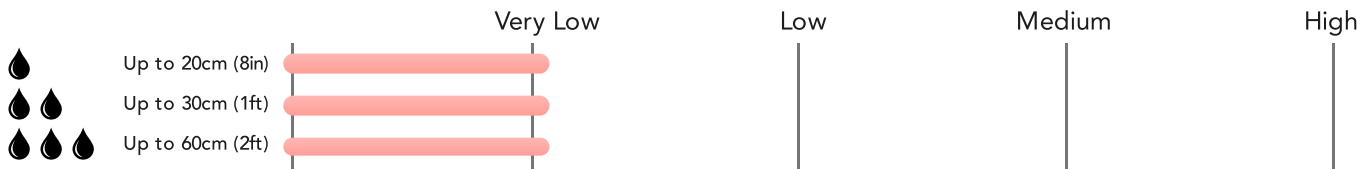


Risk Rating: Very low

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:

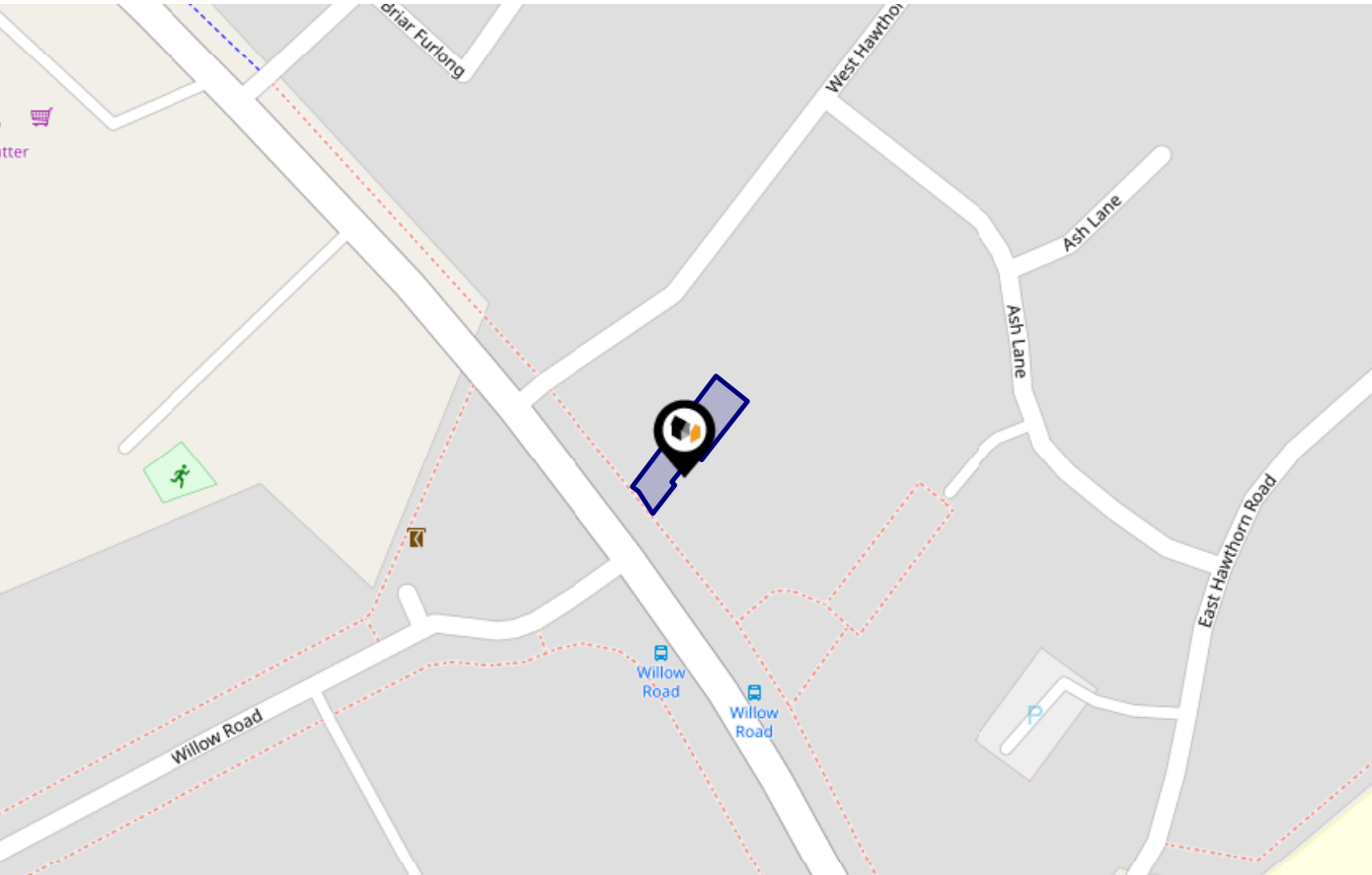


Flood Risk

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.

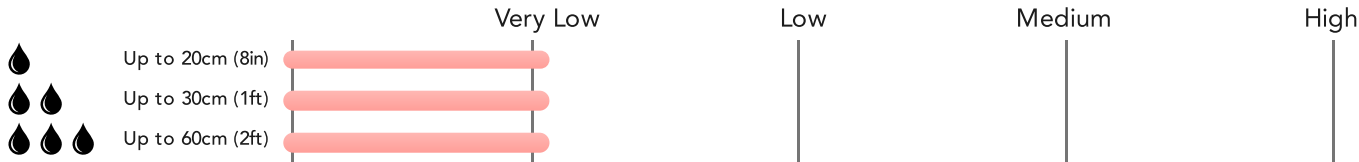


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Chance of flooding to the following depths at this property:

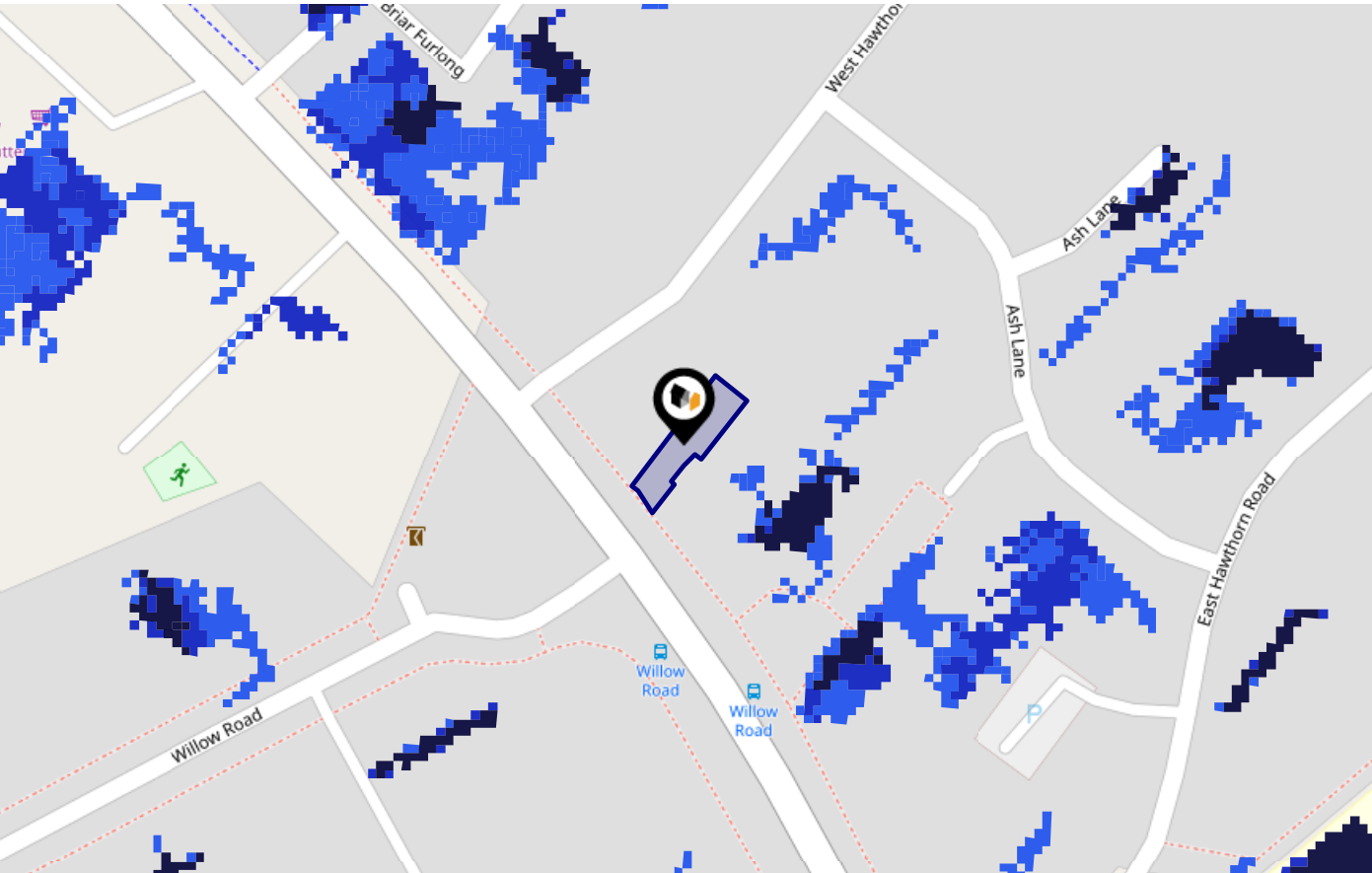


Flood Risk

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.

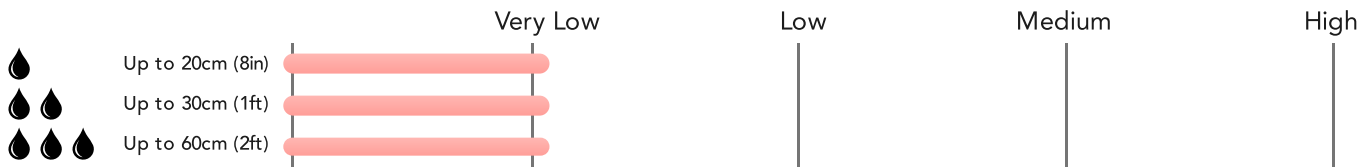


Risk Rating: Very low

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:

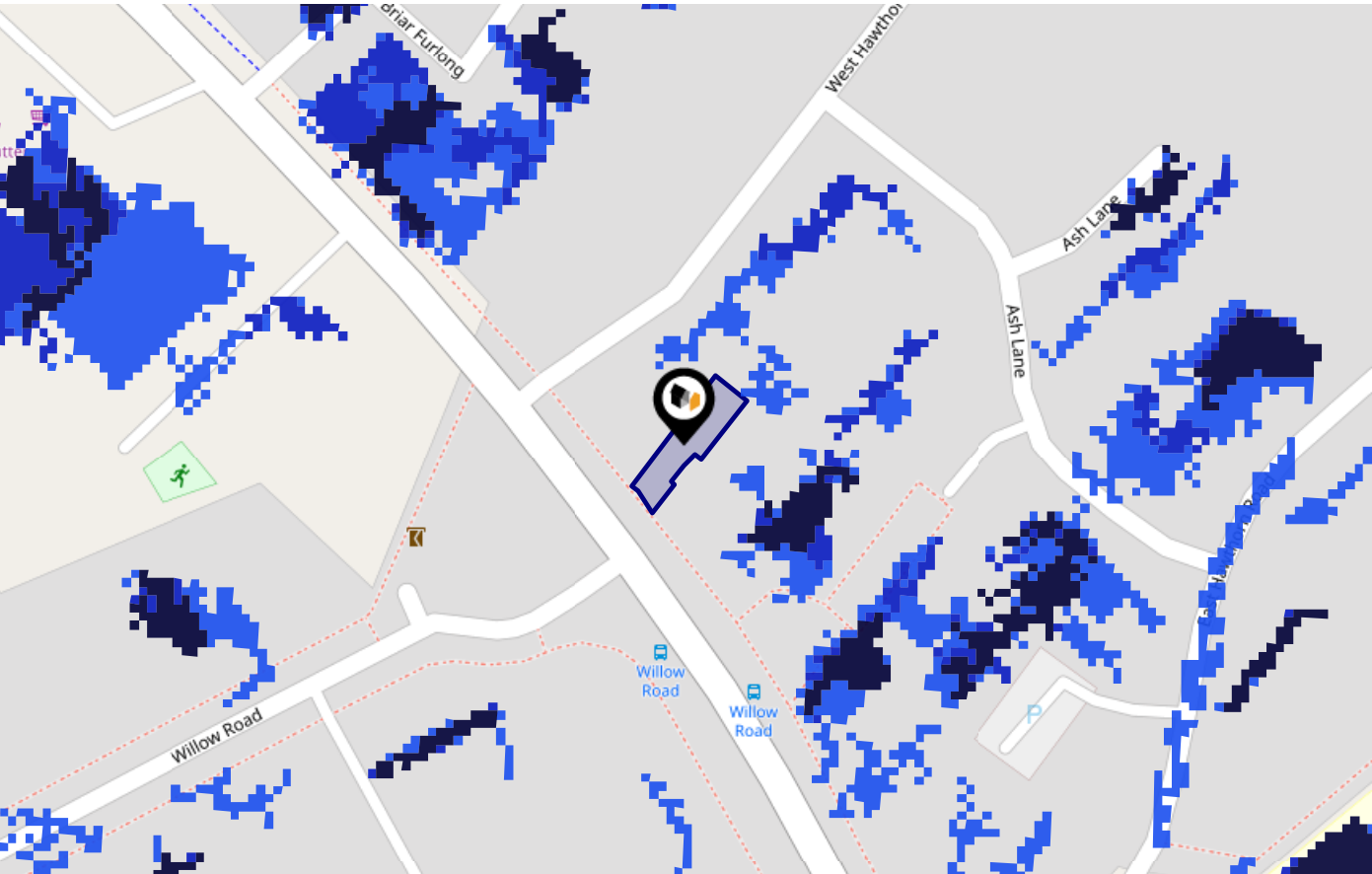


Flood Risk

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.

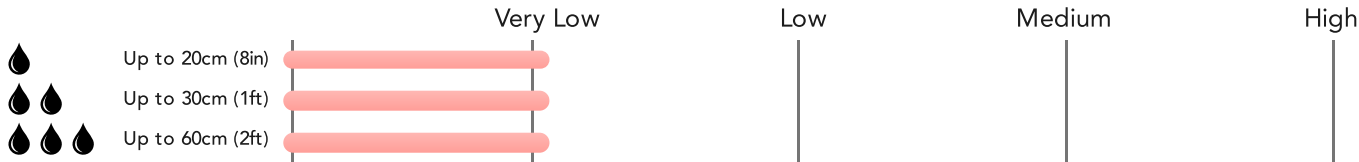


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

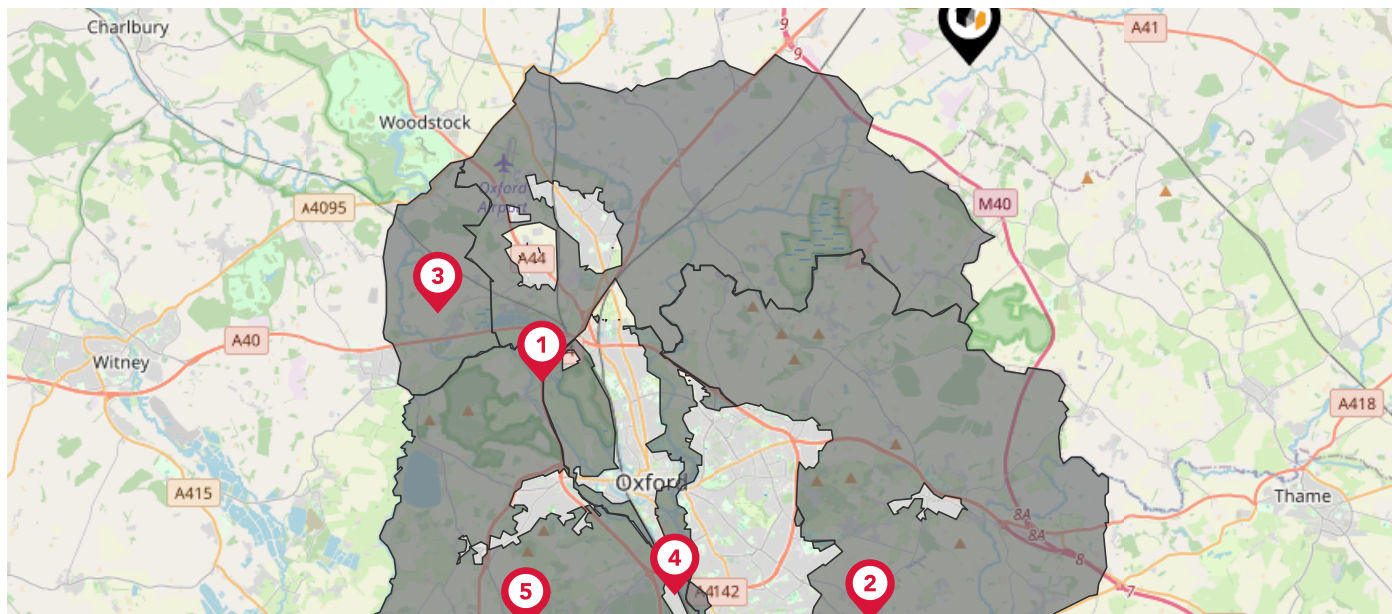


Maps

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 - South Oxfordshire



Oxford Green Belt - West Oxfordshire



Oxford Green Belt - Oxford



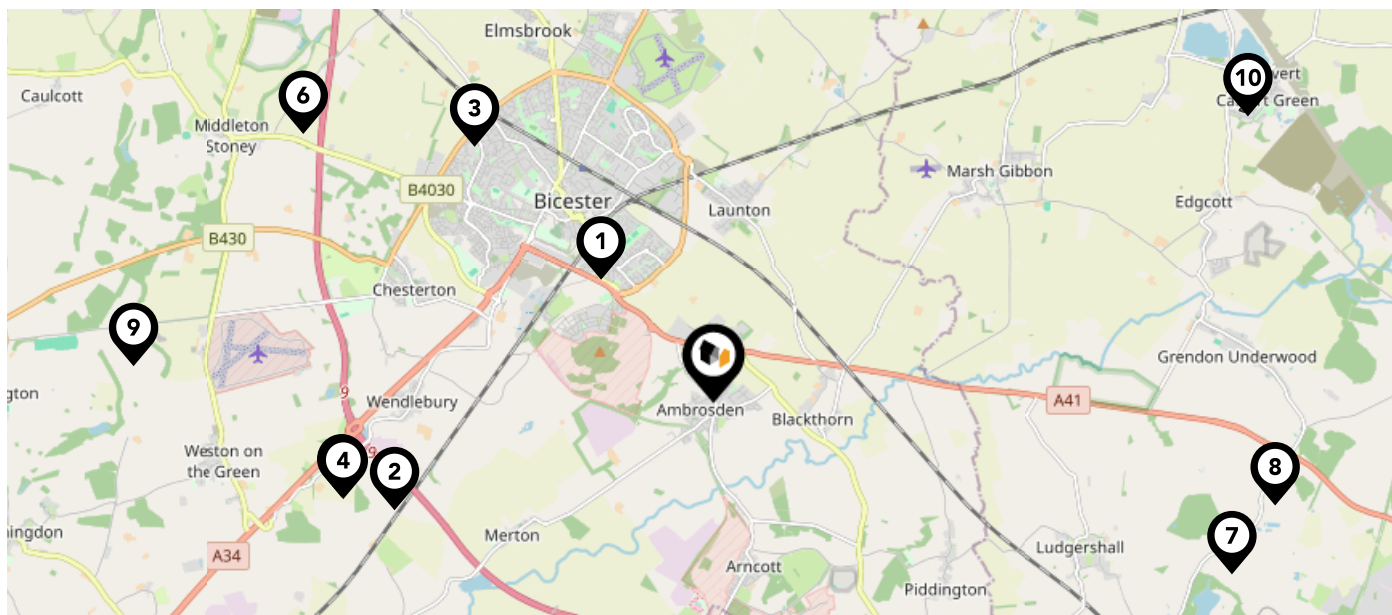
Oxford Green Belt - Vale of White Horse

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

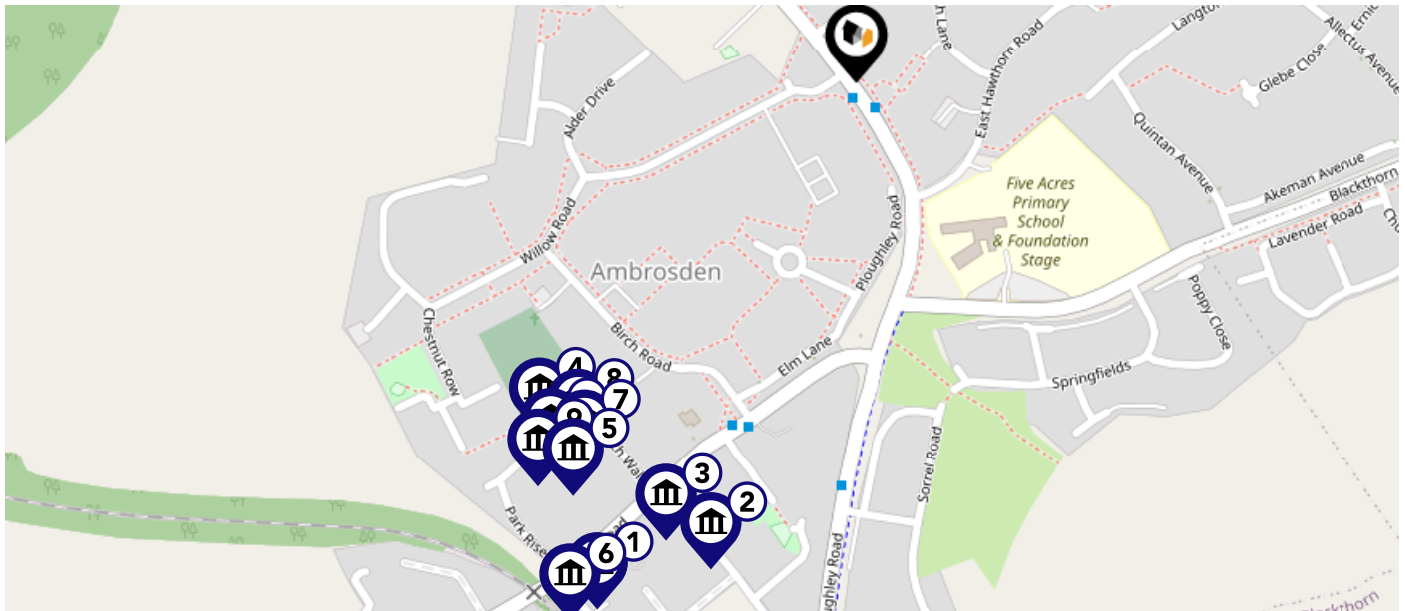
1	London Road-Bicester, Oxfordshire	Historic Landfill	
2	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	
3	Gowell Farm-Bicester, Oxfordshire	Historic Landfill	
4	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill	
5	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	
6	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill	
7	Kingswood Lane-Wotton Underwood, Buckinghamshire	Historic Landfill	
8	Kingswood-Kingswood Lane, Kingswood, Buckinghamshire	Historic Landfill	
9	Park Farm-Lazarus Bottoms, Kirtlington	Historic Landfill	
10	Calvert Pit No.1-Calvert	Historic 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...



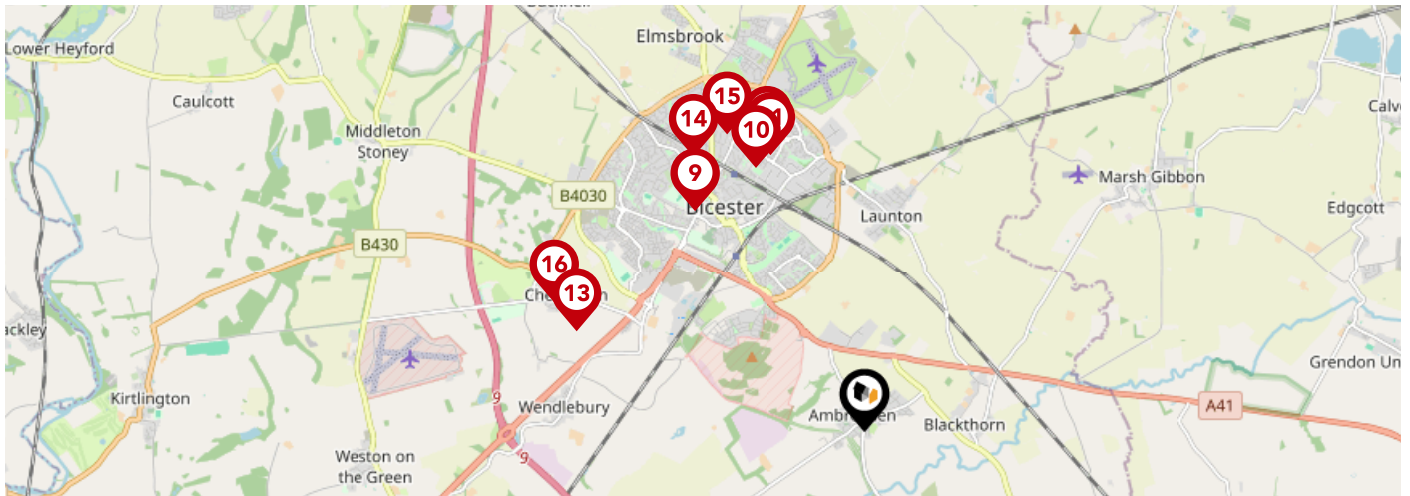
Listed Buildings in the local district	Grade	Distance
 1200138 - Park Farmhouse	Grade II	0.3 miles
 1046528 - 12, Old Arncott Road	Grade II	0.3 miles
 1200142 - 9, Old Arncott Road	Grade II	0.3 miles
 1200126 - King Memorial Approximately 10 Metres North Of Church Of St Mary	Grade II	0.3 miles
 1200129 - Dryden House Kennet House	Grade II	0.3 miles
 1046527 - 19, Merton Road	Grade II	0.3 miles
 1369740 - Churchyard Cross Approximately 8 Metres South East Of Chancel Of Church Of St Mary	Grade II	0.3 miles
 1046524 - Gatepiers, Gates And Attached Walled Garden To East Of Church Of St Mary	Grade II	0.3 miles
 1046526 - Headstone Approximately 10 Metres South Of Tower Of Church Of St Mary	Grade II	0.3 miles
 1046525 - Church Of St Mary The Virgin	Grade II	0.3 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Five Acres Primary School Ofsted Rating: Good Pupils: 352 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Langford Village Community Primary School Ofsted Rating: Good Pupils: 421 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Launton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 150 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Longfields Primary and Nursery School Ofsted Rating: Good Pupils: 388 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Edburg's Church of England (VA) School Ofsted Rating: Good Pupils: 489 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitelands Academy Ofsted Rating: Good Pupils: 467 Distance:2.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary's Catholic Primary School, Bicester Ofsted Rating: Good Pupils: 229 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Bicester School Ofsted Rating: Good Pupils: 1239 Distance:2.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

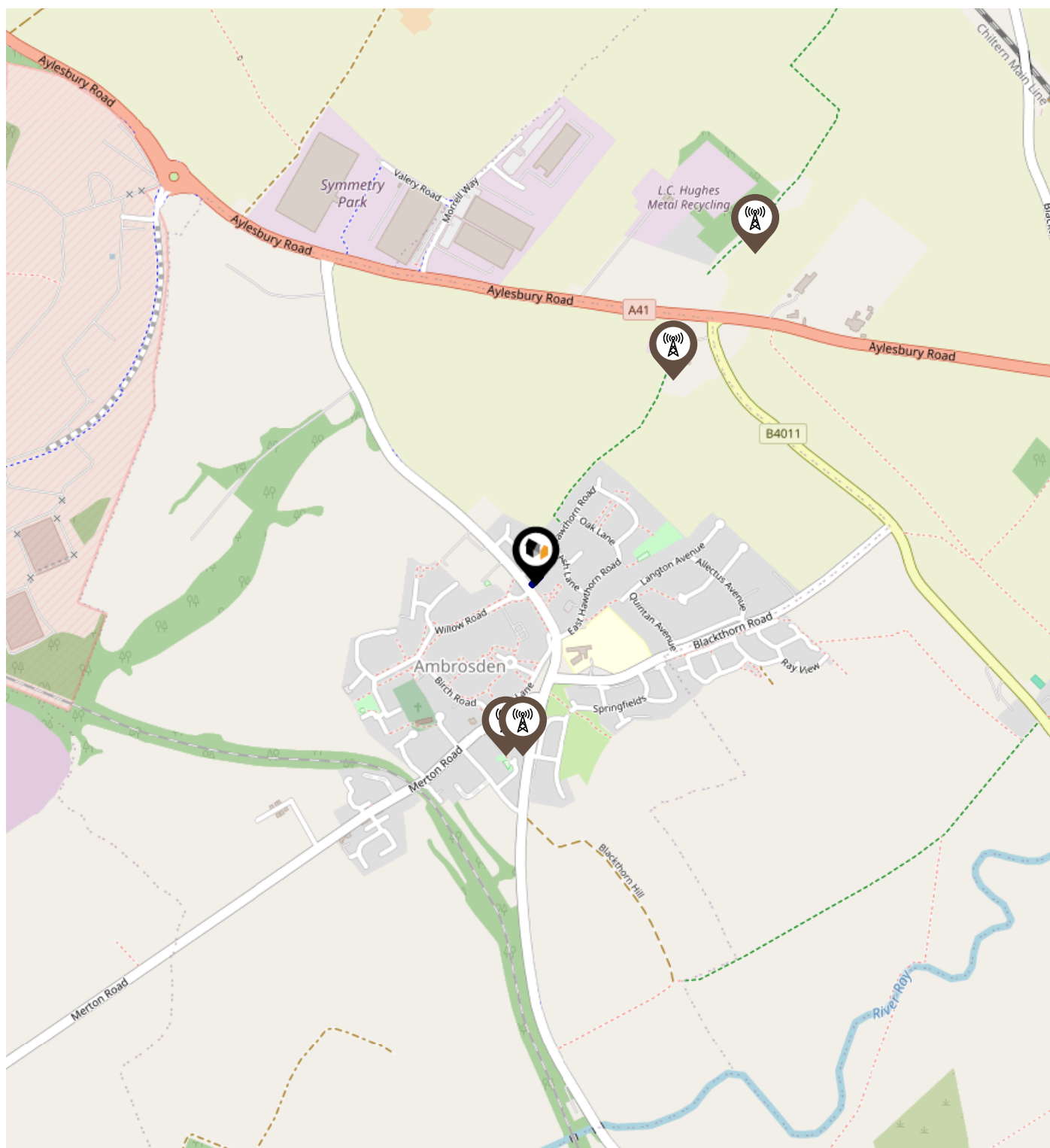
Area Schools



		Nursery	Primary	Secondary	College	Private
	Brookside Primary School Ofsted Rating: Good Pupils: 320 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cooper School Ofsted Rating: Requires improvement Pupils: 1272 Distance:2.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glory Farm Primary School Ofsted Rating: Good Pupils: 344 Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bardwell School Ofsted Rating: Good Pupils: 113 Distance:2.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bruern Abbey School Ofsted Rating: Not Rated Pupils: 201 Distance:2.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bure Park Primary School Ofsted Rating: Good Pupils: 415 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southwold Primary School Ofsted Rating: Good Pupils: 350 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chesterton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 195 Distance:3.08	<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

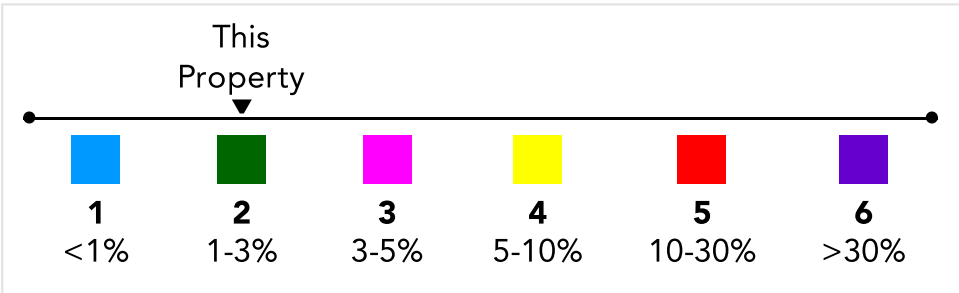
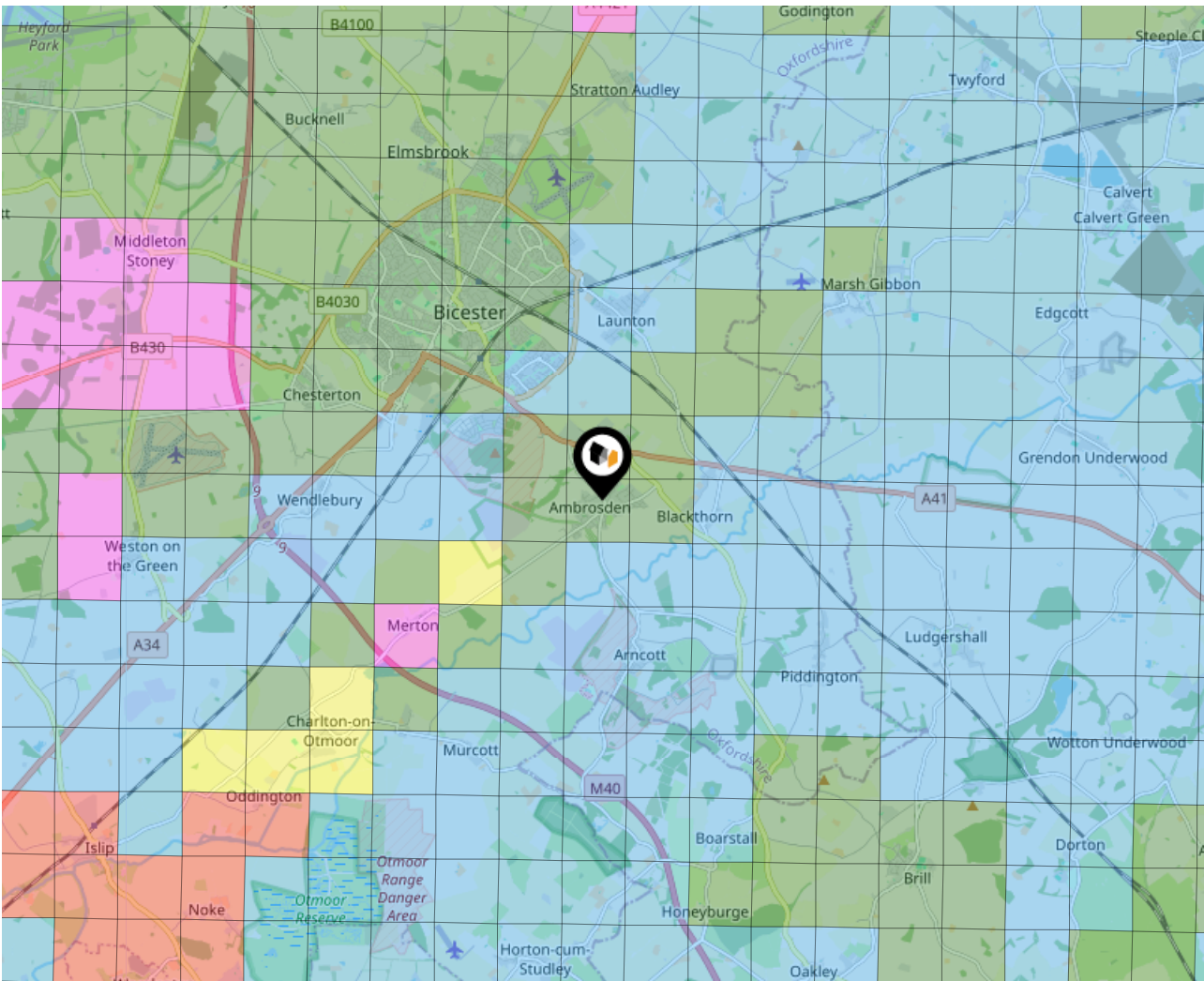
Environment

Radon Gas

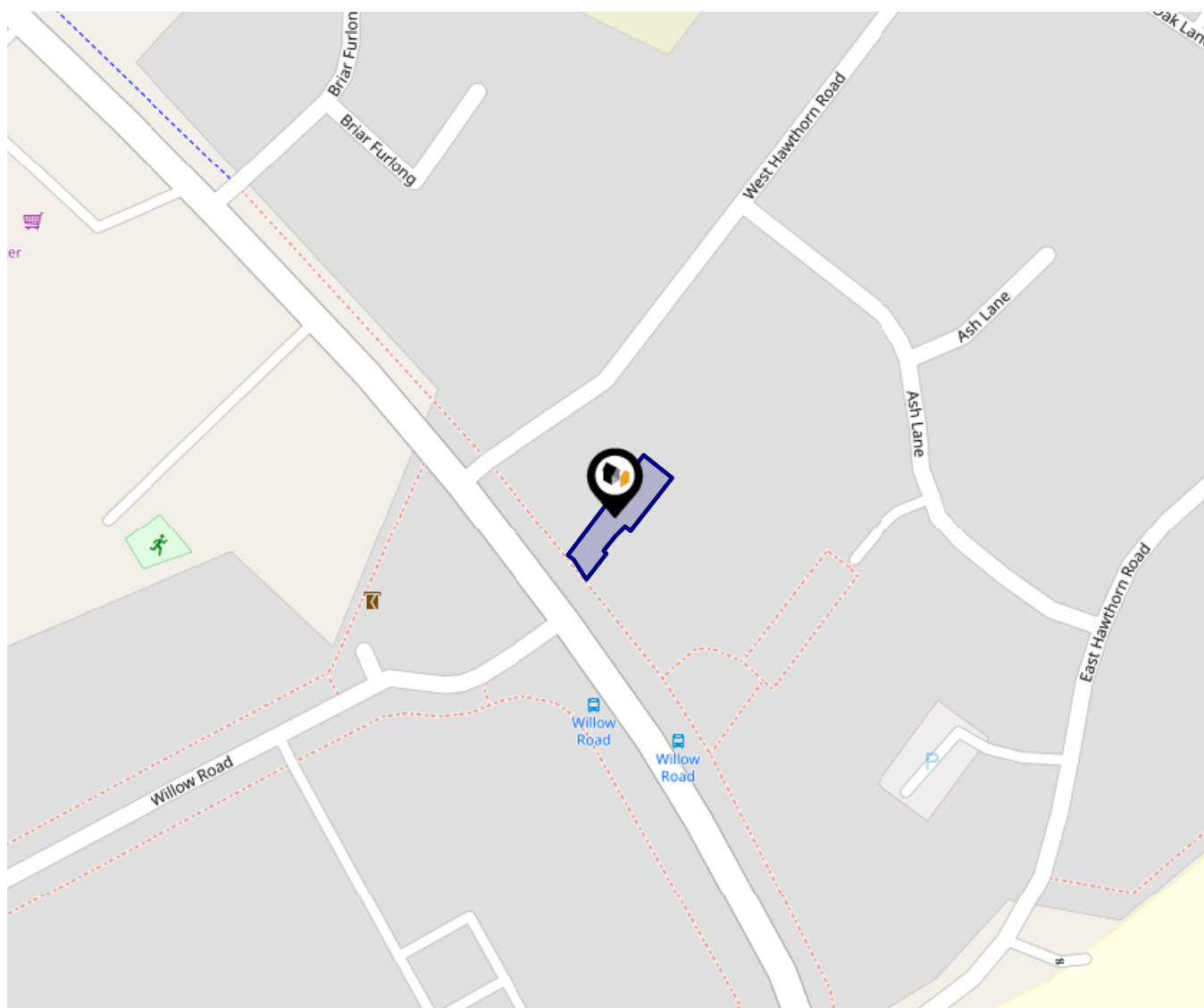


What is Radon?

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/m³).



Local Area Road Noise

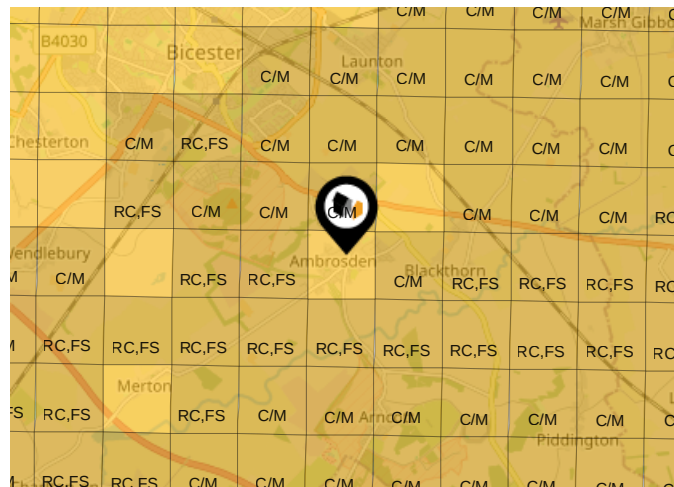


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

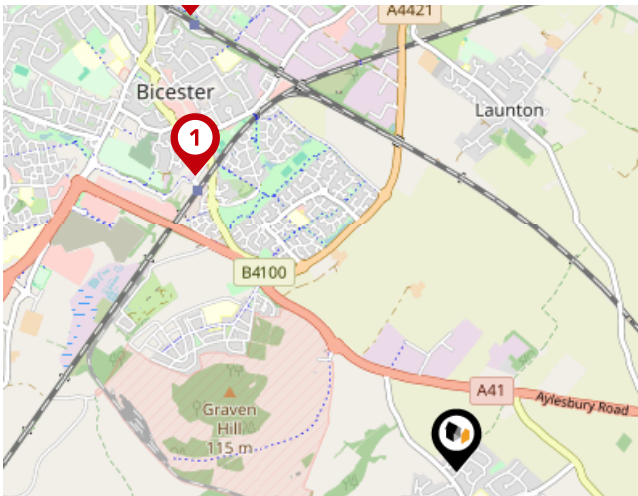
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

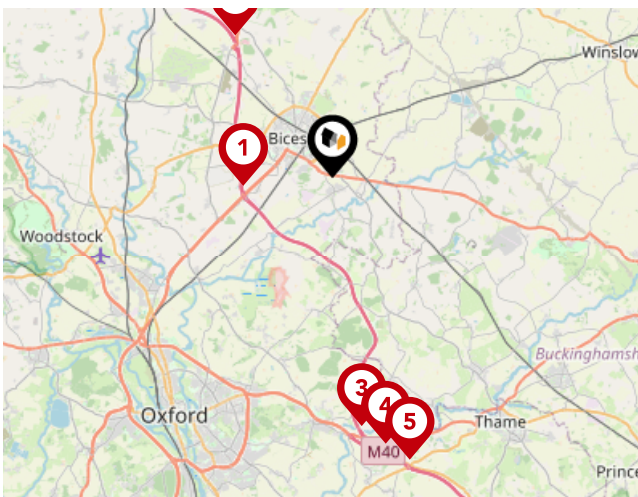
Area

Transport (National)



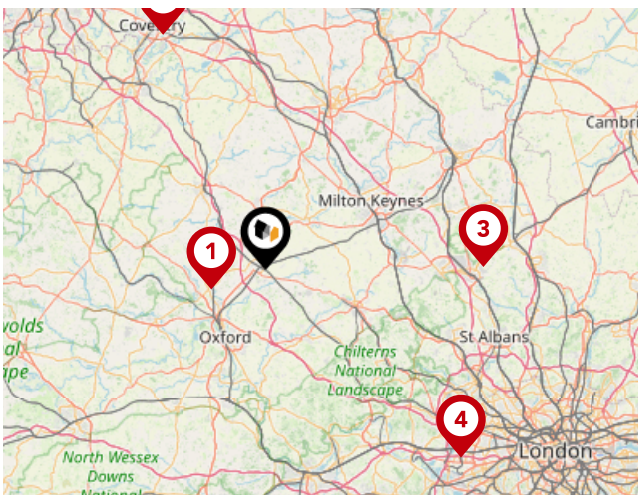
National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	1.81 miles
2	Bicester North Rail Station	2.41 miles
3	Islip Rail Station	6.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	3.31 miles
2	M40 J10	6.33 miles
3	M40 J8A	9.15 miles
4	M40 J8	9.94 miles
5	M40 J7	10.69 miles

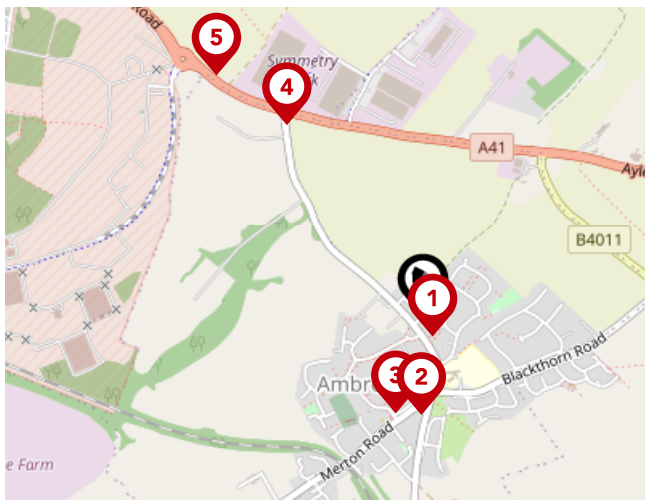


Airports/Helipads

Pin	Name	Distance
1	Kidlington	8.54 miles
2	Baginton	37.36 miles
3	Luton Airport	31.84 miles
4	Heathrow Airport	39.79 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Willow Road	0.05 miles
2	Ploughley Road Garage	0.22 miles
3	Birch Road	0.23 miles
4	Symmetry Park	0.54 miles
5	Symmetry Park	0.73 miles

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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