

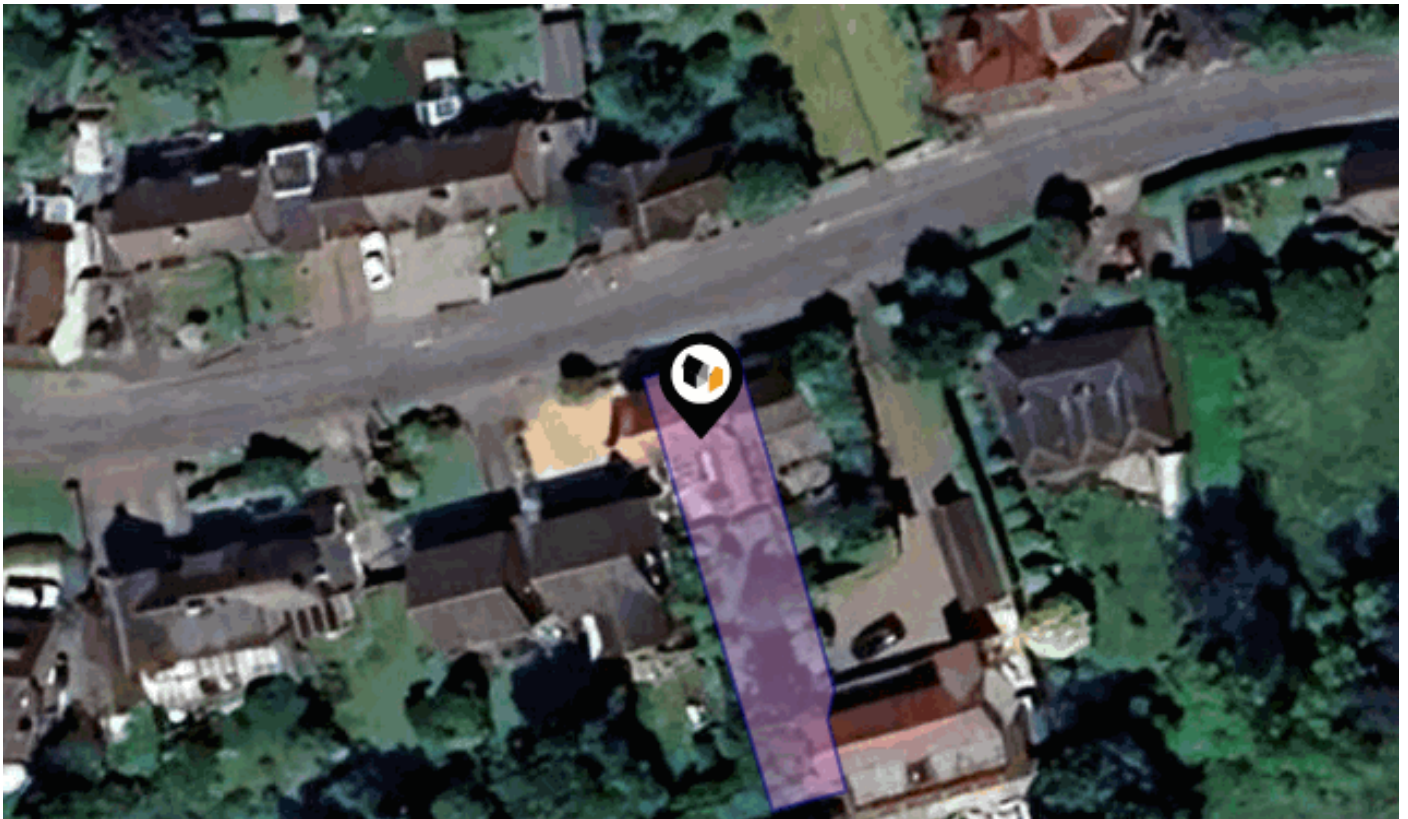


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 04<sup>th</sup> August 2025**



**MAIN STREET, WEST HANNEY, WANTAGE, OX12**

**Avocado Property**

07894820821

alistair@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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# Introduction

## Our Comments



### Seller's comments...

We have had the pleasure of owning Woodcot for the past eleven years. Woodcot is full of character having been built in 1700 and has many original features. We even have the original wooden sign and part of the original deeds written in quill pen!

Woodcot is in a great position in the village, we have enjoyed many family and dog walks in the community woods, tracks and fields just behind the cottage. On foot you can also reach the village shop, a delightful pub called The Plough, a primary school, church, village hall, playing fields, tennis courts and a lovely playground.

Some of our favourite things about living at Woodcot have been how cosy it always feels, it's always warm and it's accommodated us from a family of four to a family of eight over time. The space is very versatile with four bedrooms upstairs and another downstairs which we used to have as a study but now is a great teenager space away from the main part of the cottage. We use the conservatory as a playroom for the little ones. The garden is a lovely size and years ago we planted fruit trees which are now producing lovely batches of cherries, apples and plums. West Hanney is a very peaceful village and there is no street lighting so we've spent many nights sitting out in the garden until late enjoying the night sky and the peace and quiet. It's also lovely to hear horses clip clopping past almost every day and the village church bells on a Sunday morning.

We will be sad to leave Woodcot but pleased that another family will get to love this little piece of history just as much as we have.

### Agent's comments...

It's a real privilege to bring Woodcot to market—an enchanting cottage dating back to 1700, brimming with character and heritage. Having been loved by the same family for over a decade, the home carries a unique sense of warmth, soul and history.

Full of original features—including beams, period fireplaces, and even part of the original deeds written in feather and ink—Woodcot is truly a special place to call home.

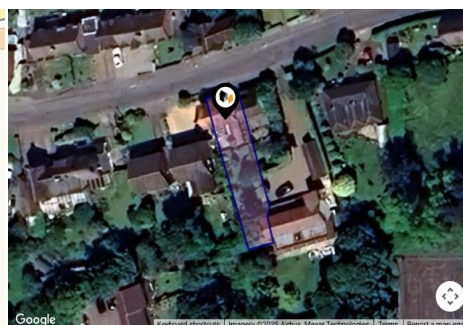
Tucked away in a peaceful position within a conservation area in the sought-after village of West Hanney, the property is moments from open countryside, scenic walks, and a wonderful set of village amenities—whether it's a trip to the local shop, a pint at The Plough, school runs on foot, or lazy afternoons at the tennis courts and playground.

Internally, the layout is versatile and spacious, comfortably adapting to the changing needs of a growing family. There are four bedrooms upstairs and a flexible fifth downstairs—currently used as a separate space for teenagers, though it has also served as a study. The conservatory is ideal as a playroom or peaceful reading spot, while the garden—complete with fruit-bearing trees—offers a private retreat, perfect for starry nights and sunny afternoons alike.

### KFB - Key Facts For Buyers

Woodcot is more than just a house—it's a home with a story. A place where generations have grown, memories have been made, and the charm of village life can truly be appreciated.

# Property Overview



## Property

**Type:** Detached  
**Bedrooms:** 4  
**Plot Area:** 0.07 acres  
**Year Built :** Before 1900  
**Council Tax :** Band E  
**Annual Estimate:** £3,003  
**Title Number:** ON287254

**Tenure:** Freehold

## Local Area

**Local Authority:** Vale of white horse  
**Conservation Area:** No  
**Flood Risk:**  
• Rivers & Seas Very low  
• Surface Water Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**20**  
mb/s



**80**  
mb/s



**1800**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



O<sub>2</sub>



EE



3



O<sub>2</sub>

**Satellite/Fibre TV Availability:**



BT



sky



Virgin media

# Planning History This Address



Planning records for: *Main Street, West Hanney, Wantage, OX12*

Reference - P10/V0478	
Decision:	Decided
Date:	11th March 2010
Description:	Demolition of existing outhouse. Erection of single storey rear extension.









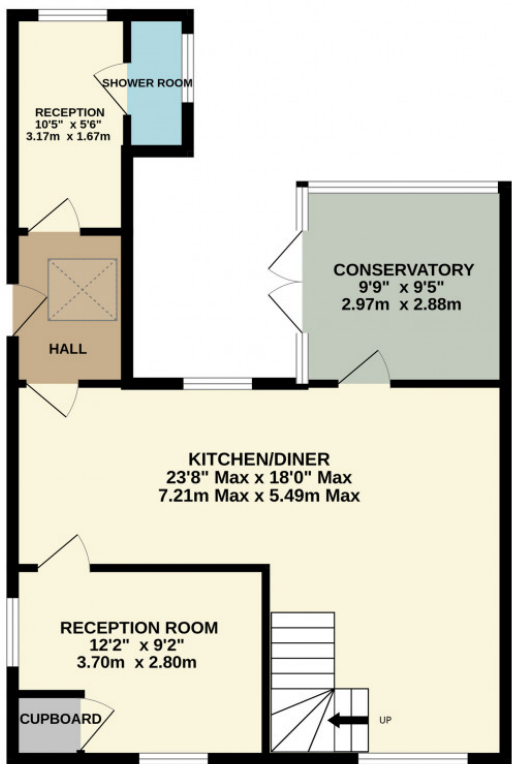




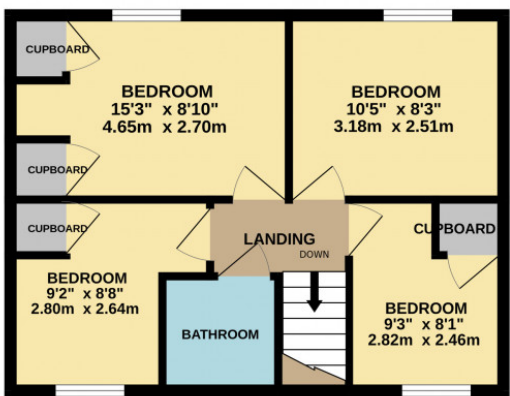


## MAIN STREET, WEST HANNEY, WANTAGE, OX12

GROUND FLOOR



1ST FLOOR



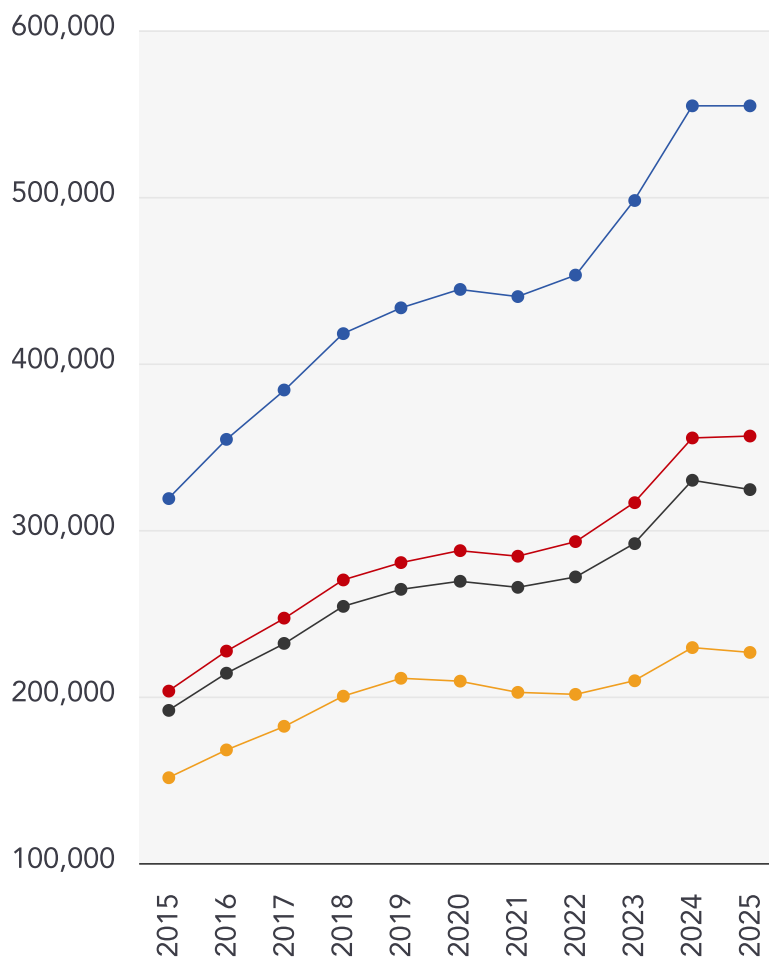
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in OX12



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.

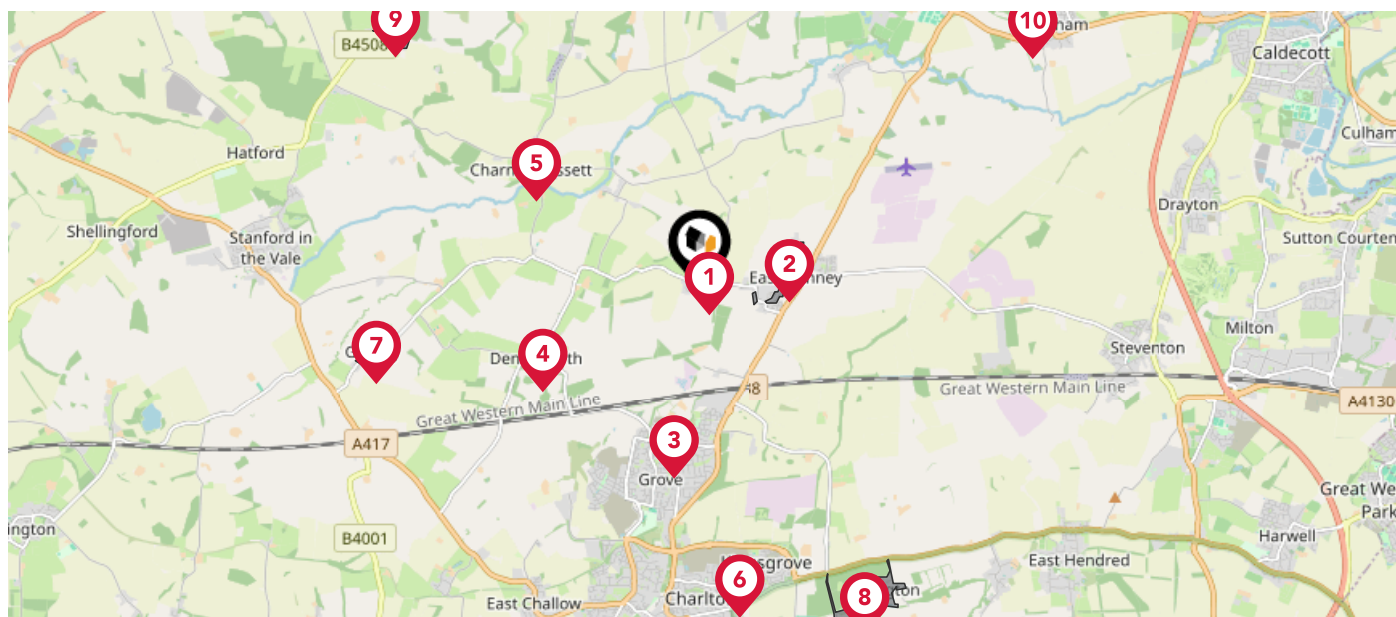
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

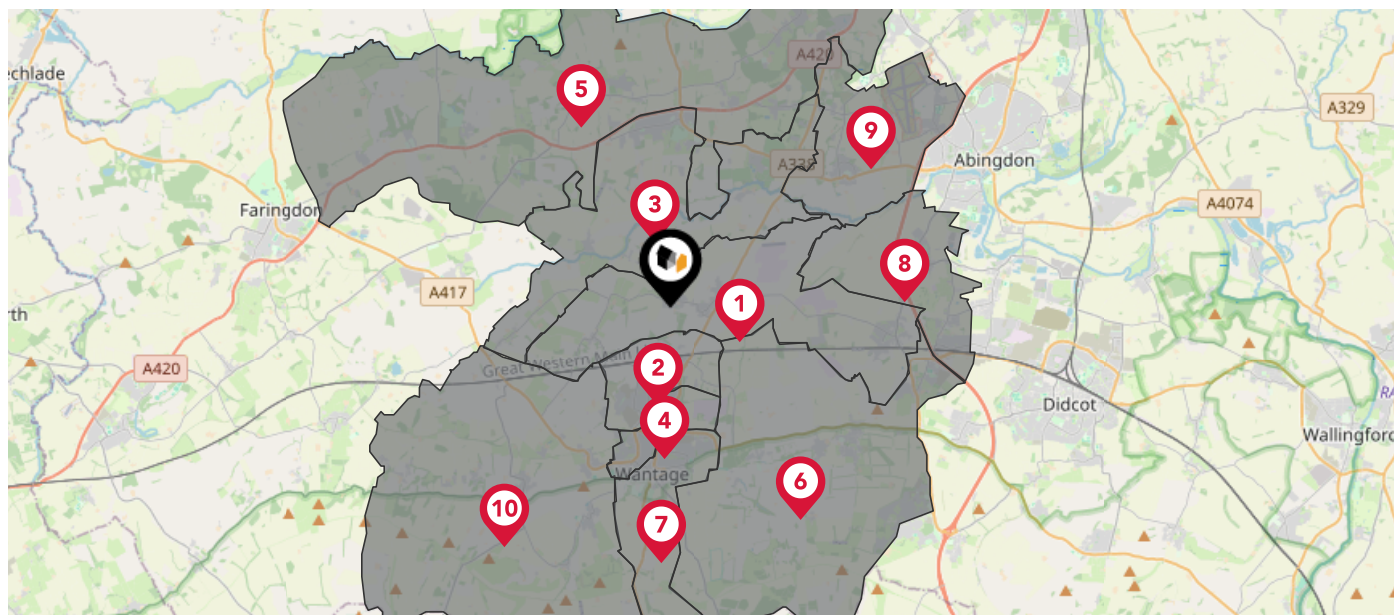
- |    |                             |
|----|-----------------------------|
| 1  | West Hanney                 |
| 2  | East Hanney                 |
| 3  | Grove                       |
| 4  | Denchworth                  |
| 5  | Charney Bassett             |
| 6  | Wantage, Charlton           |
| 7  | Goosey                      |
| 8  | Ardington and East Lockinge |
| 9  | Pusey                       |
| 10 | Marcham                     |

# 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

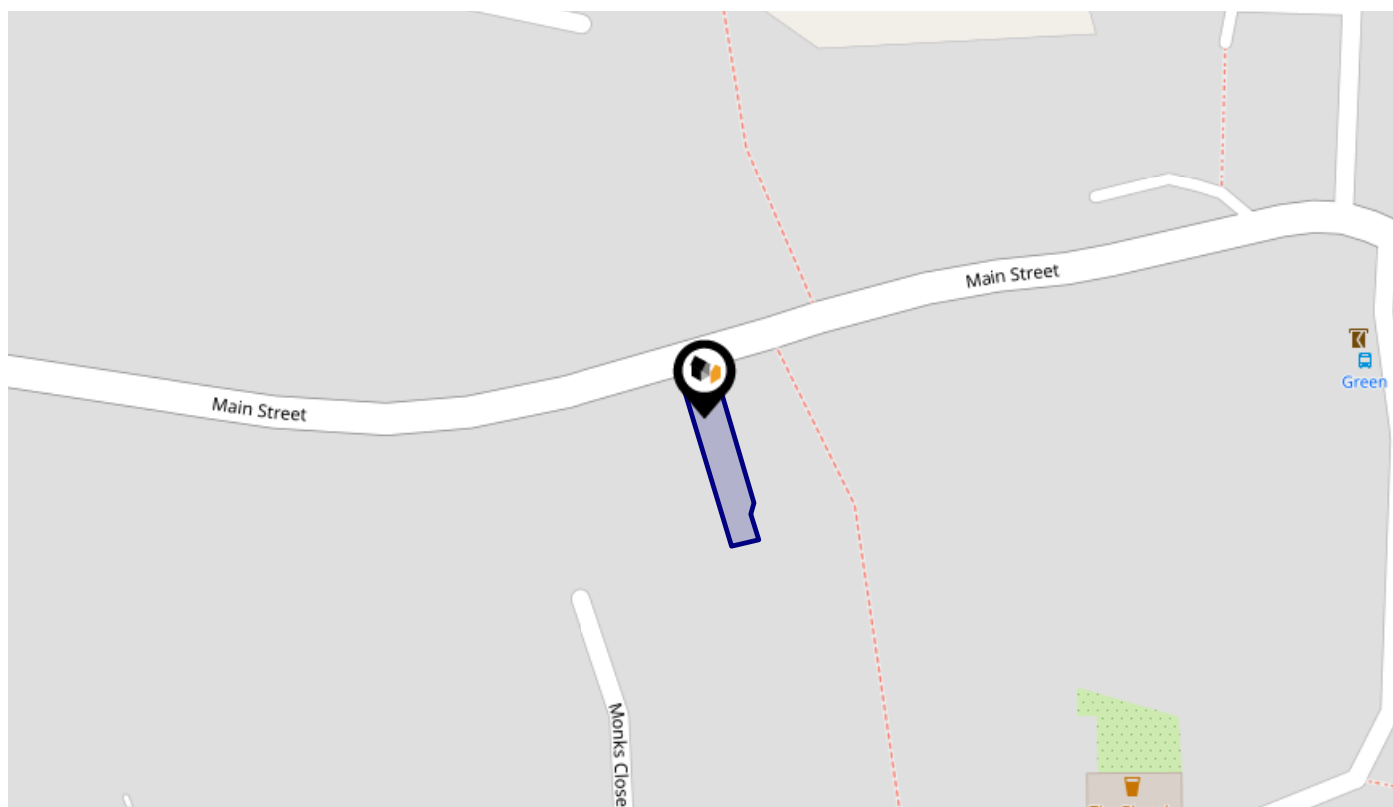
-  Steventon & the Hanneys Ward
-  Grove North Ward
-  Kingston Bagpuize Ward
-  Wantage & Grove Brook Ward
-  Thames Ward
-  Hendreds Ward
-  Wantage Charlton Ward
-  Drayton Ward
-  Marcham Ward
-  Ridgeway Ward

# 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:

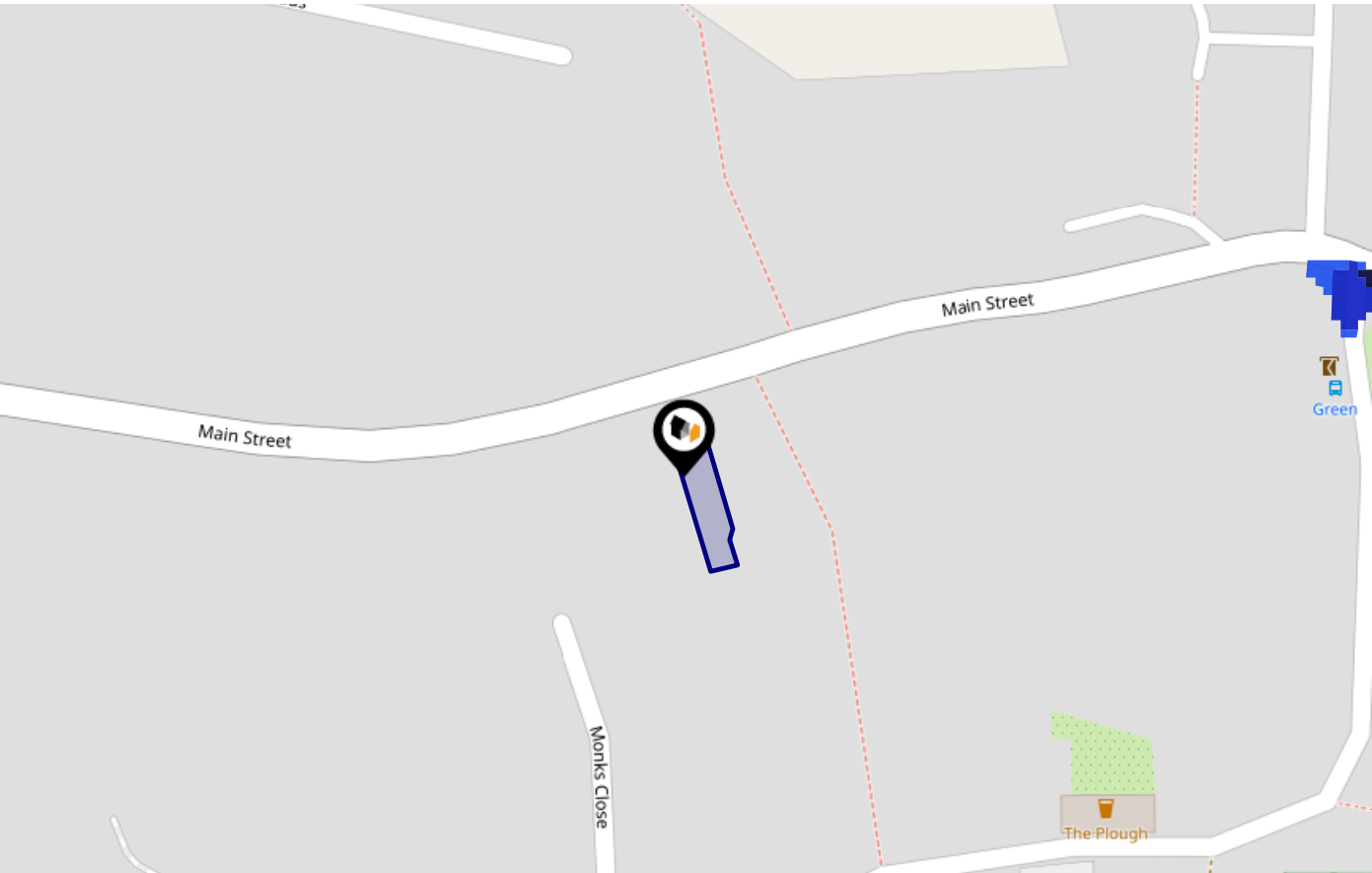
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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.

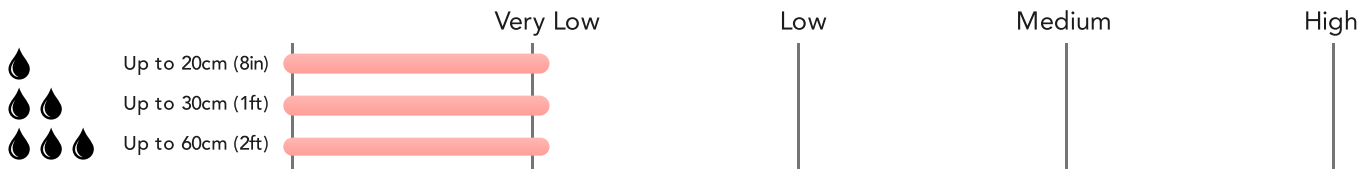


Risk Rating: Very low

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 (0.1%) 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:



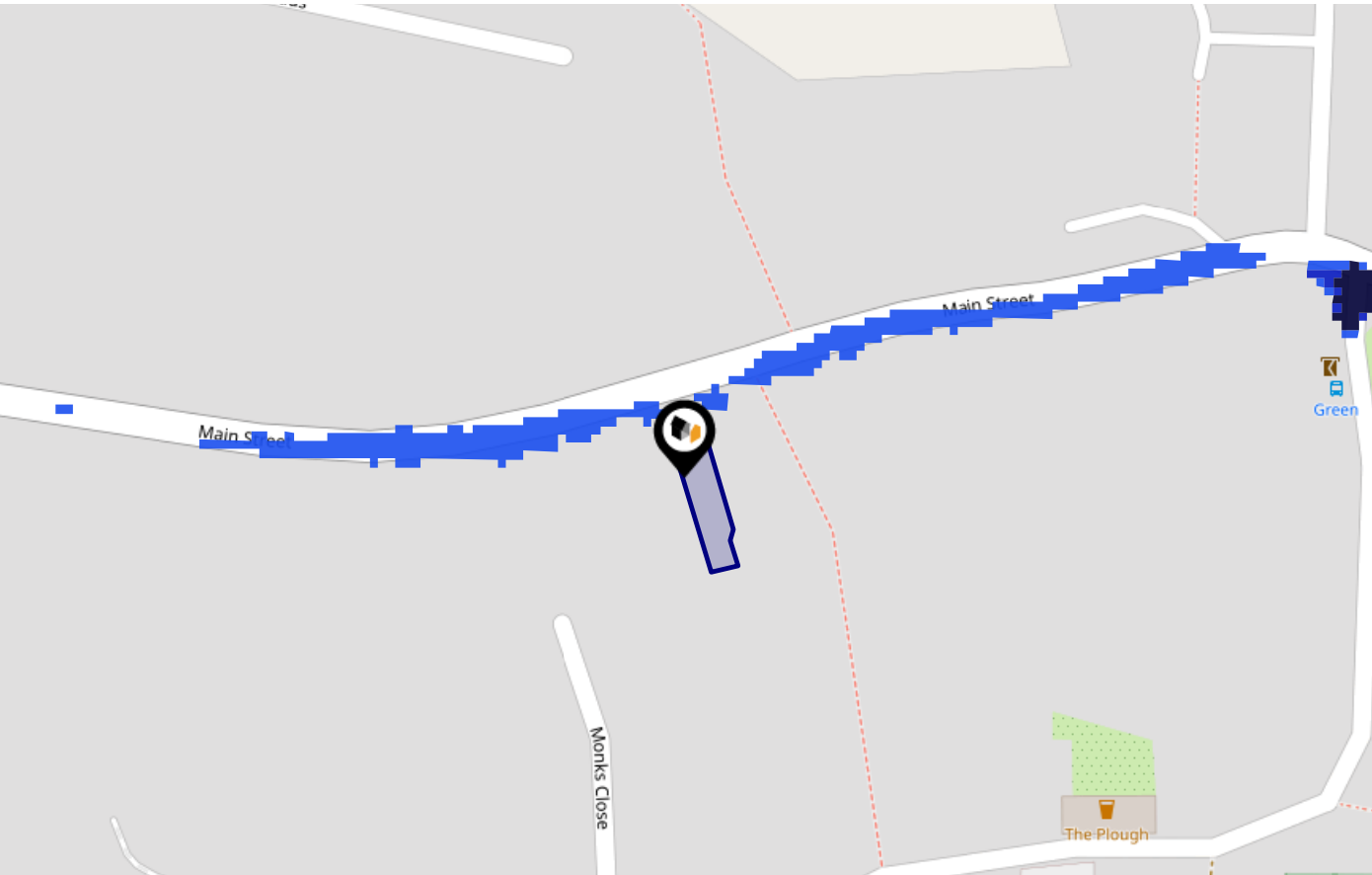


# Flood Risk

## 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.

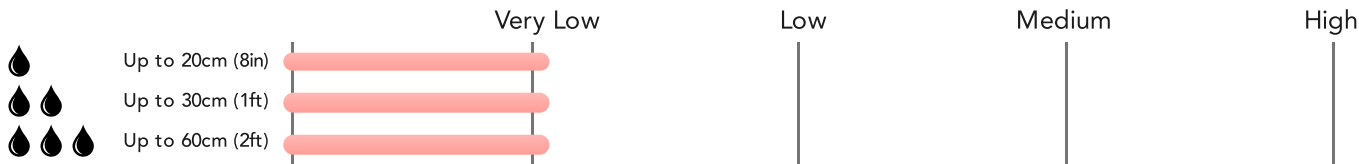


Risk Rating: Very low

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:

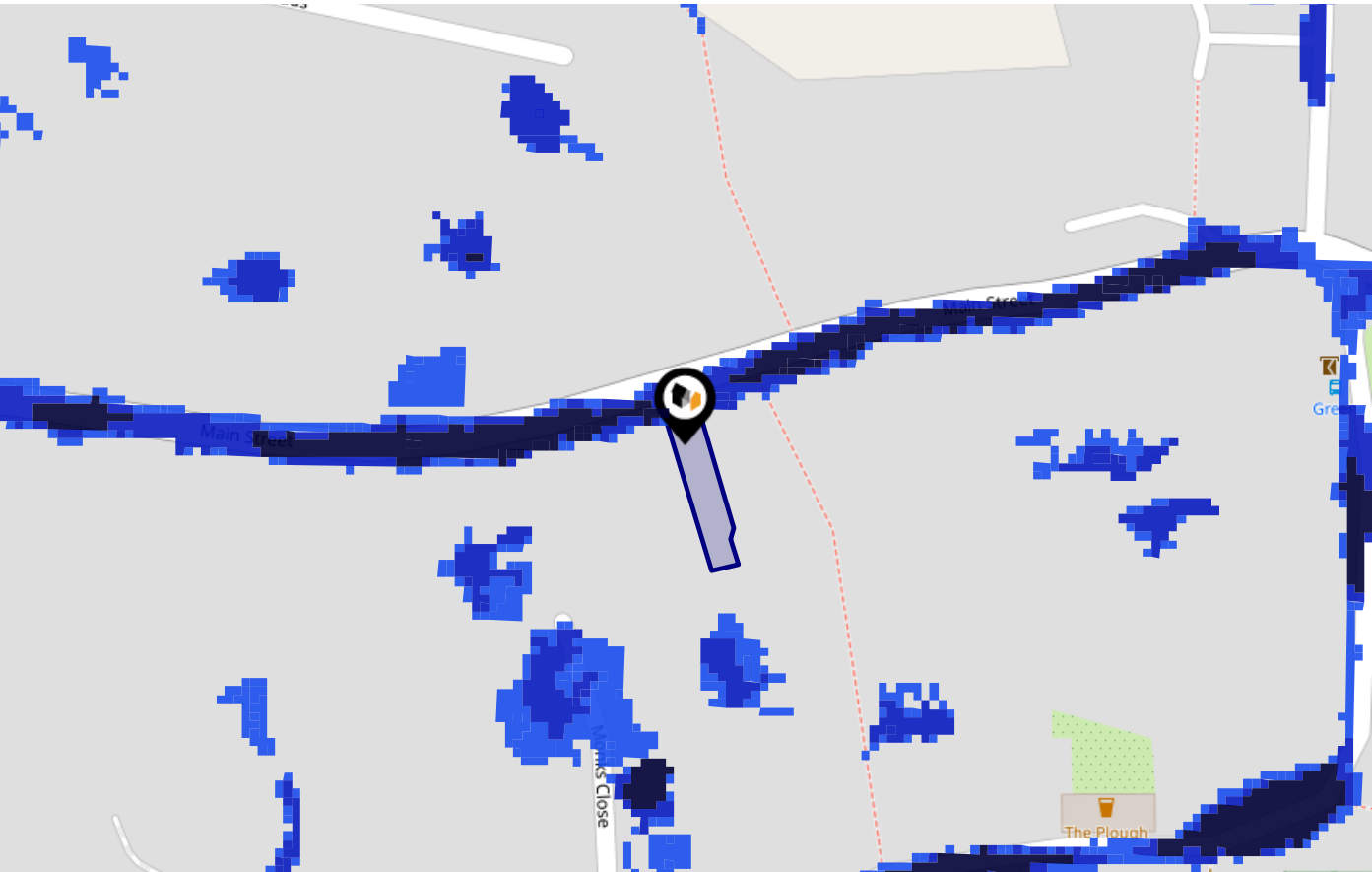


# Flood Risk

## 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.

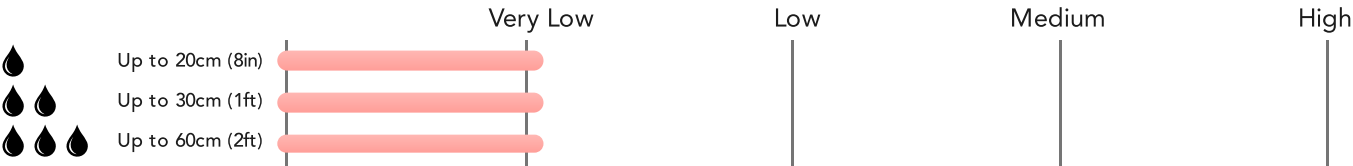


Risk Rating: Very low

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 (0.1%) 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:

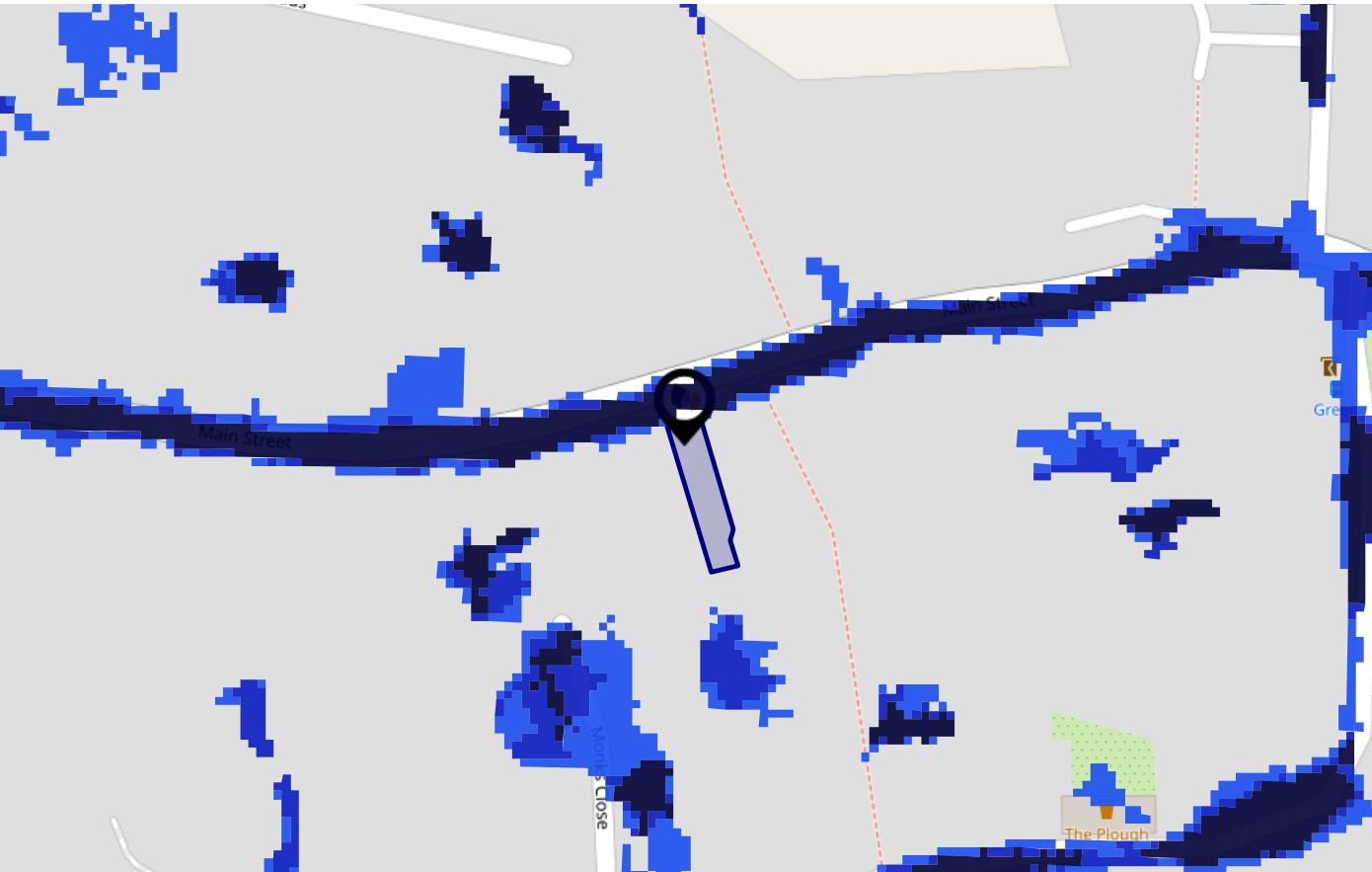


# Flood Risk

## 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.

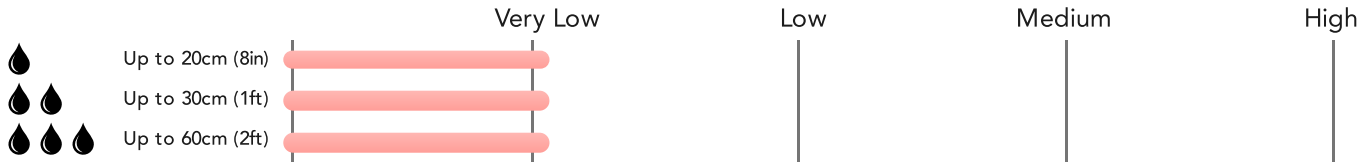


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

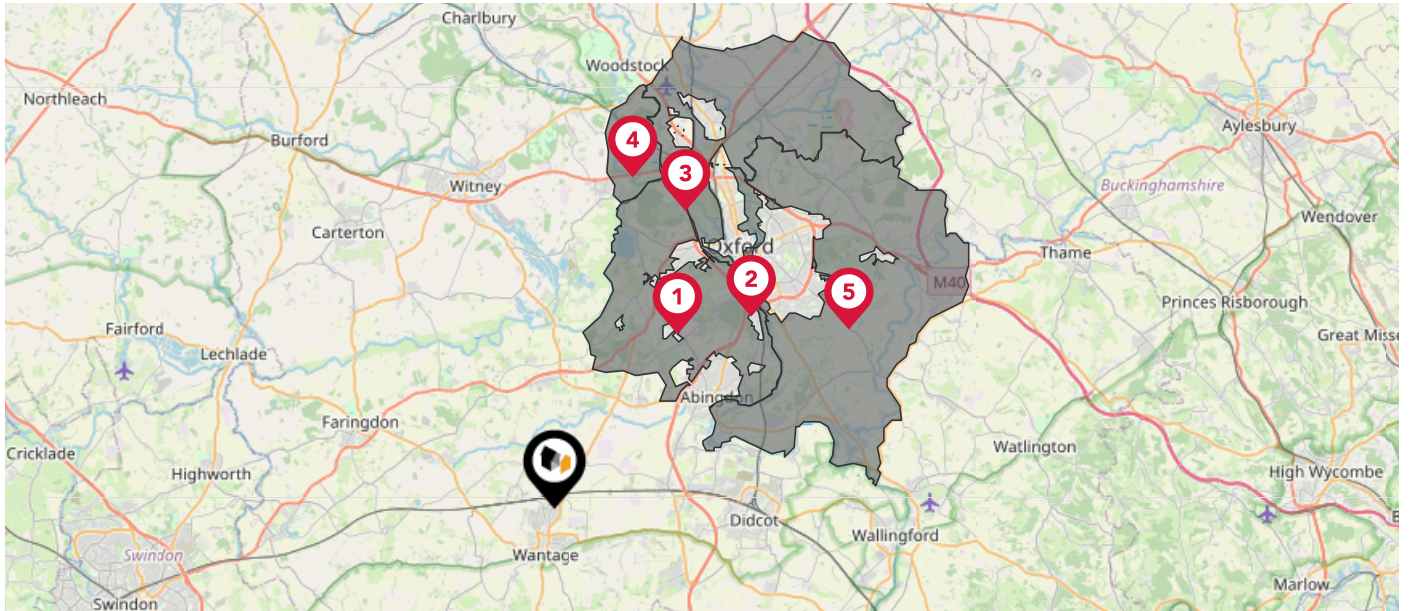


# Maps

## Green Belt



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



### Nearby Green Belt Land

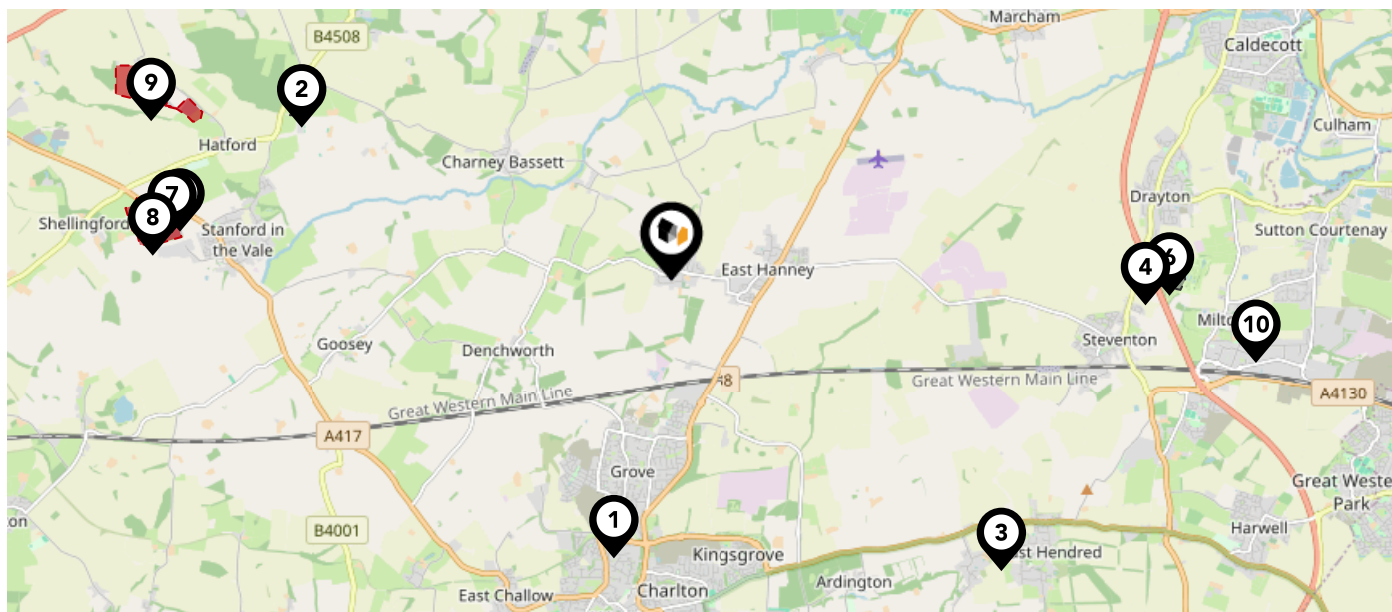
-  Oxford Green Belt - Vale of White Horse
-  Oxford Green Belt - Oxford
-  Oxford Green Belt - Cherwell
-  Oxford Green Belt - West Oxfordshire
-  Oxford Green Belt - South Oxfordshire

# 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	Wantage Canals-Mably Way, Wantage, Oxfordshire	Historic Landfill	
2	Gainfield-By B4508, Gainfield, Oxfordshire	Historic Landfill	
3	East Hendred-Off Mill Lane, East Hendred, Oxfordshire	Historic Landfill	
4	South Of A34 at Drayton-Drayton, Oxfordshire	Historic Landfill	
5	Faringdon Road-Stanford In The Vale, Berkshire	Historic Landfill	
6	Drayton Golf Course-Drayton, Oxfordshire	Historic Landfill	
7	Stanford-In-The-Vale-A417, Stanford-in-the-Vale, Oxfordshire	Historic Landfill	
8	EA/EPR/BP3095EU/V002	Active Landfill	
9	EA/EPR/KB3009XM/A001	Active Landfill	
10	Manor Farm-Milton, Oxfordshire	Historic Landfill	

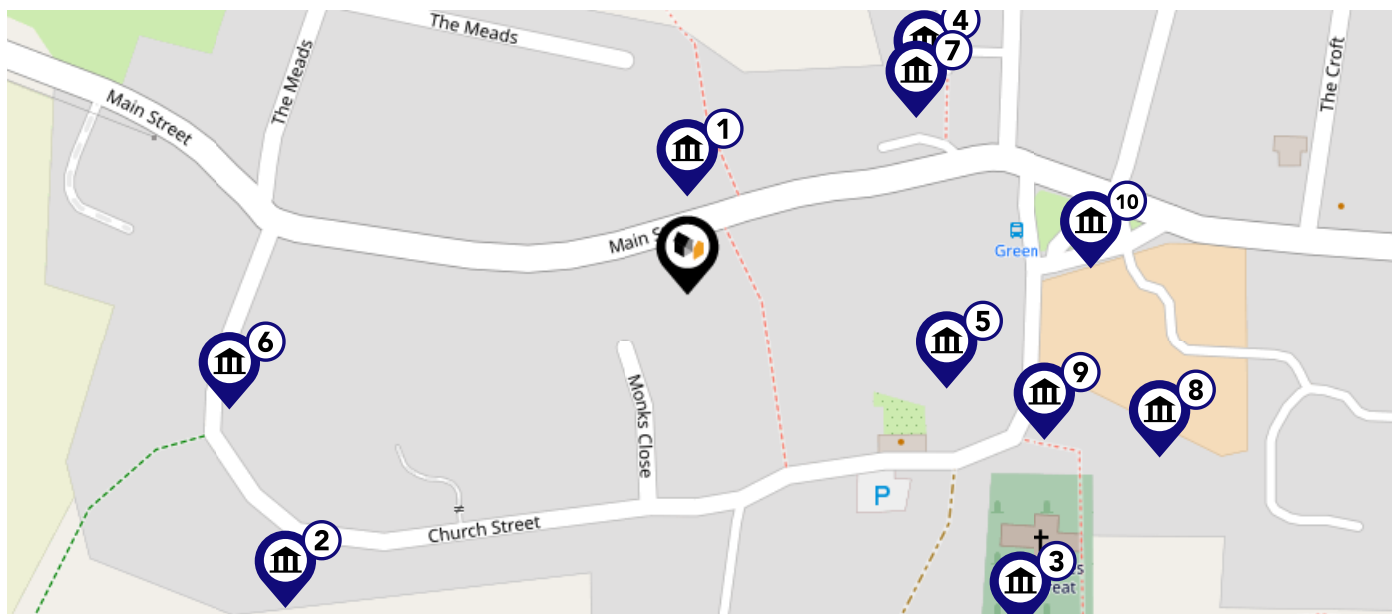












# Maps

## Listed Buildings



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



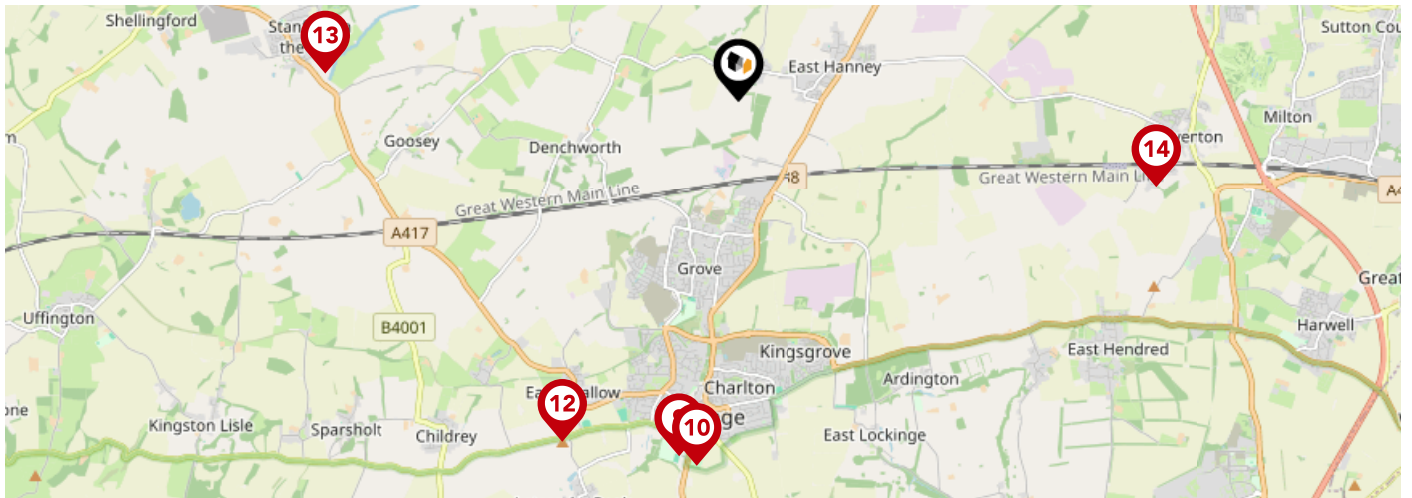
Listed Buildings in the local district		Grade	Distance
	1200292 - Carter's Close	Grade II	0.0 miles
	1048129 - Rose Cottage	Grade II	0.1 miles
	1048128 - Chest Tomb To William Woodward Approximately 20 Metres South Of Transept Of Church Of St James	Grade II	0.1 miles
	1368681 - Old Dunsdons	Grade II	0.1 miles
	1300843 - West Hanney House And Attached Archways	Grade II	0.1 miles
	1368705 - Implement Shed Approximately 20 Metres To North West Of Aldworths	Grade II	0.1 miles
	1300838 - Manor Cottage	Grade II	0.1 miles
	1048126 - Church Farmhouse	Grade II	0.1 miles
	1048125 - The Vicarage	Grade II	0.1 miles
	1368682 - Village Cross	Grade II	0.1 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St James Church of England Primary School, Hanney</b> Ofsted Rating: Good   Pupils: 207   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Grove Church of England School</b> Ofsted Rating: Good   Pupils: 192   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Millbrook Primary School</b> Ofsted Rating: Good   Pupils: 482   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Wantage Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Fitzwaryn School</b> Ofsted Rating: Outstanding   Pupils: 122   Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Charlton Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stockham Primary School</b> Ofsted Rating: Outstanding   Pupils: 213   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Huckleberry Therapeutic School</b> Ofsted Rating: Good   Pupils: 6   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

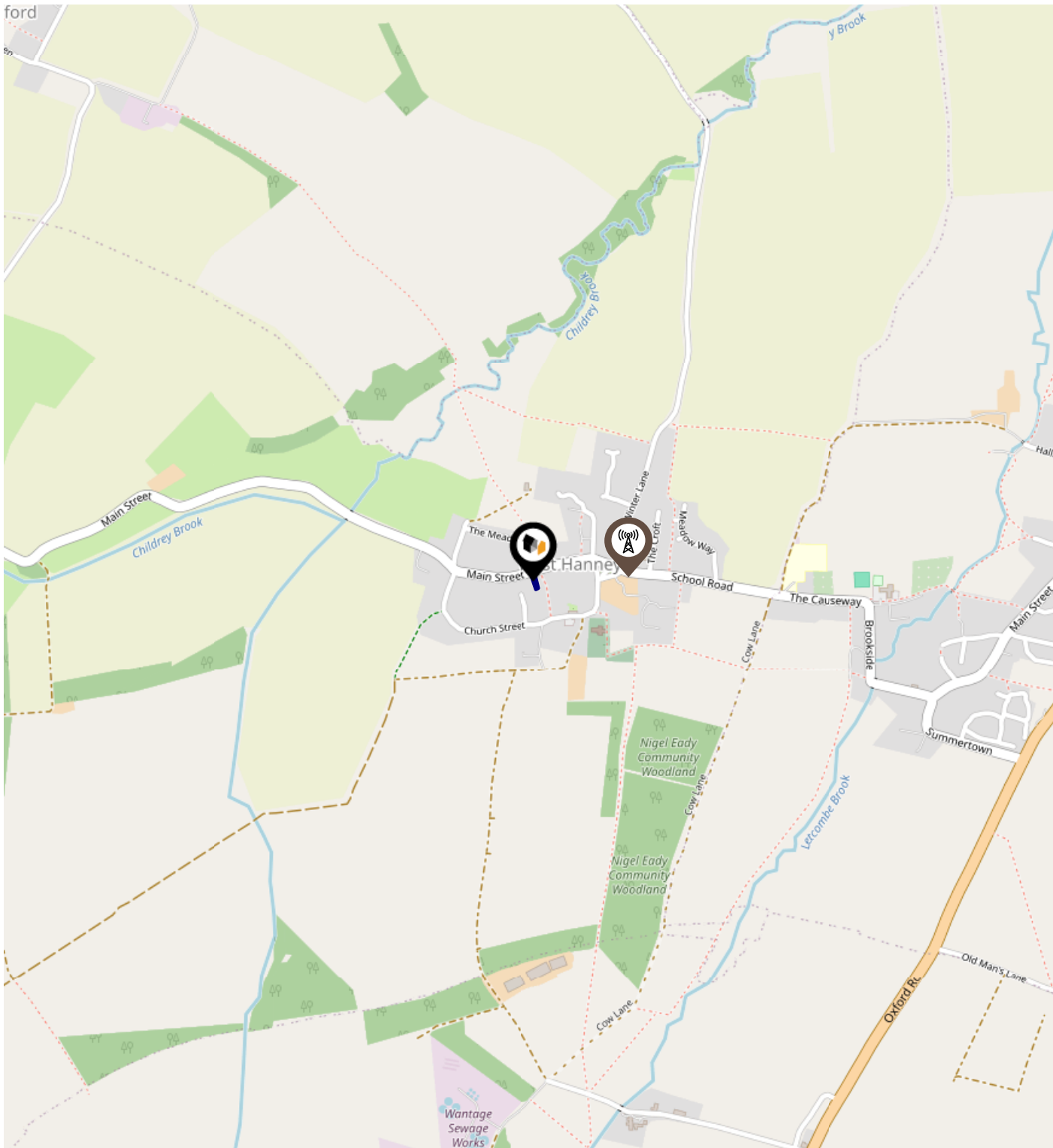
# Area Schools





		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>King Alfred's</b> Ofsted Rating: Good   Pupils: 1682   Distance:3.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Wantage Church of England Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance:3.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>John Blandy Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Nicholas CofE Primary School</b> Ofsted Rating: Good   Pupils: 125   Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Stanford In the Vale CofE Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Michaels CofE Primary School, Steventon Village</b> Ofsted Rating: Good   Pupils: 222   Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Longworth Primary School</b> Ofsted Rating: Outstanding   Pupils: 73   Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Marcham Church of England (Voluntary Controlled) Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:4.14	<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

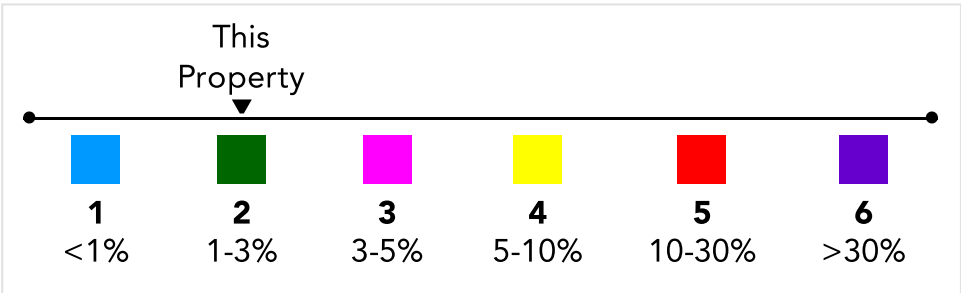
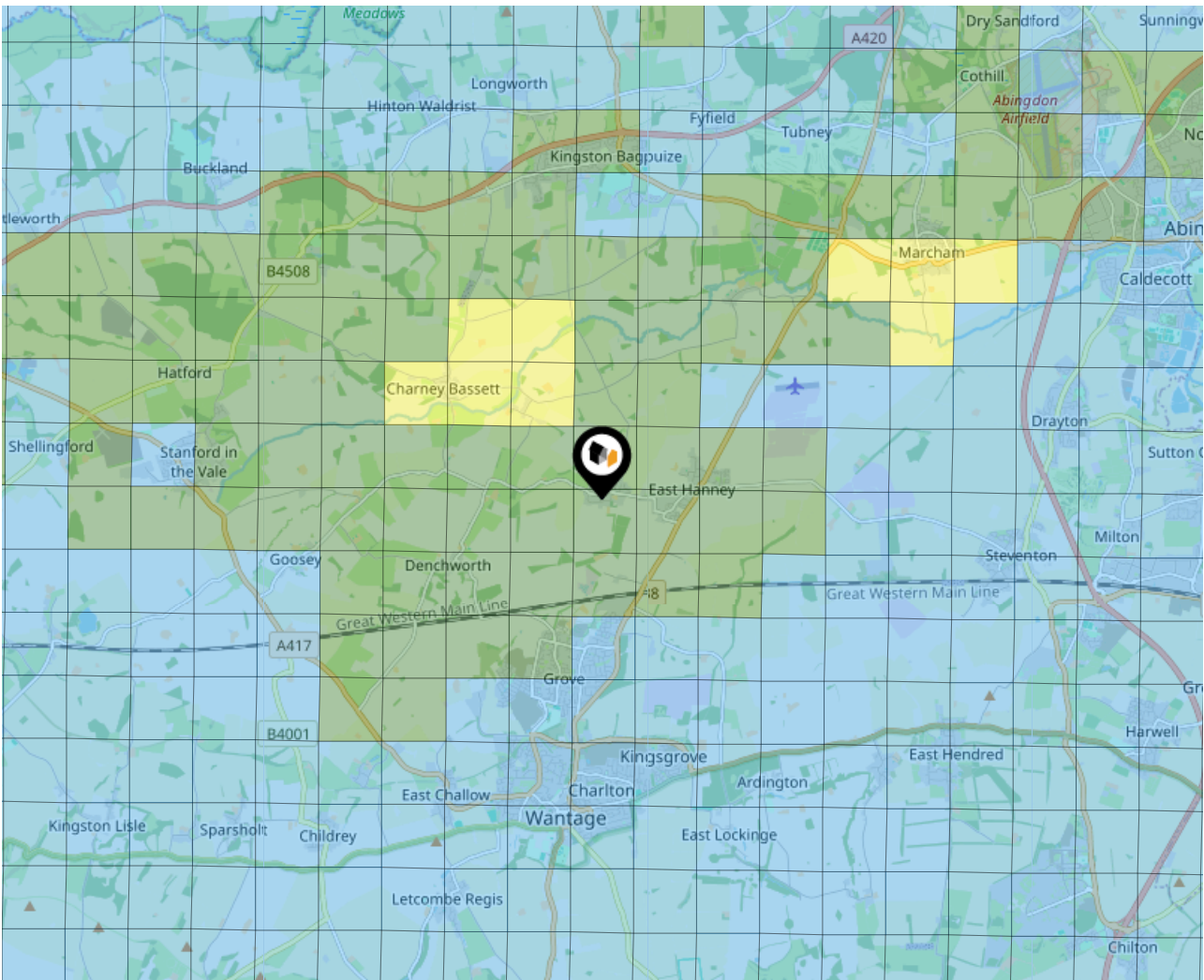
# Environment

## Radon Gas



### What is Radon?

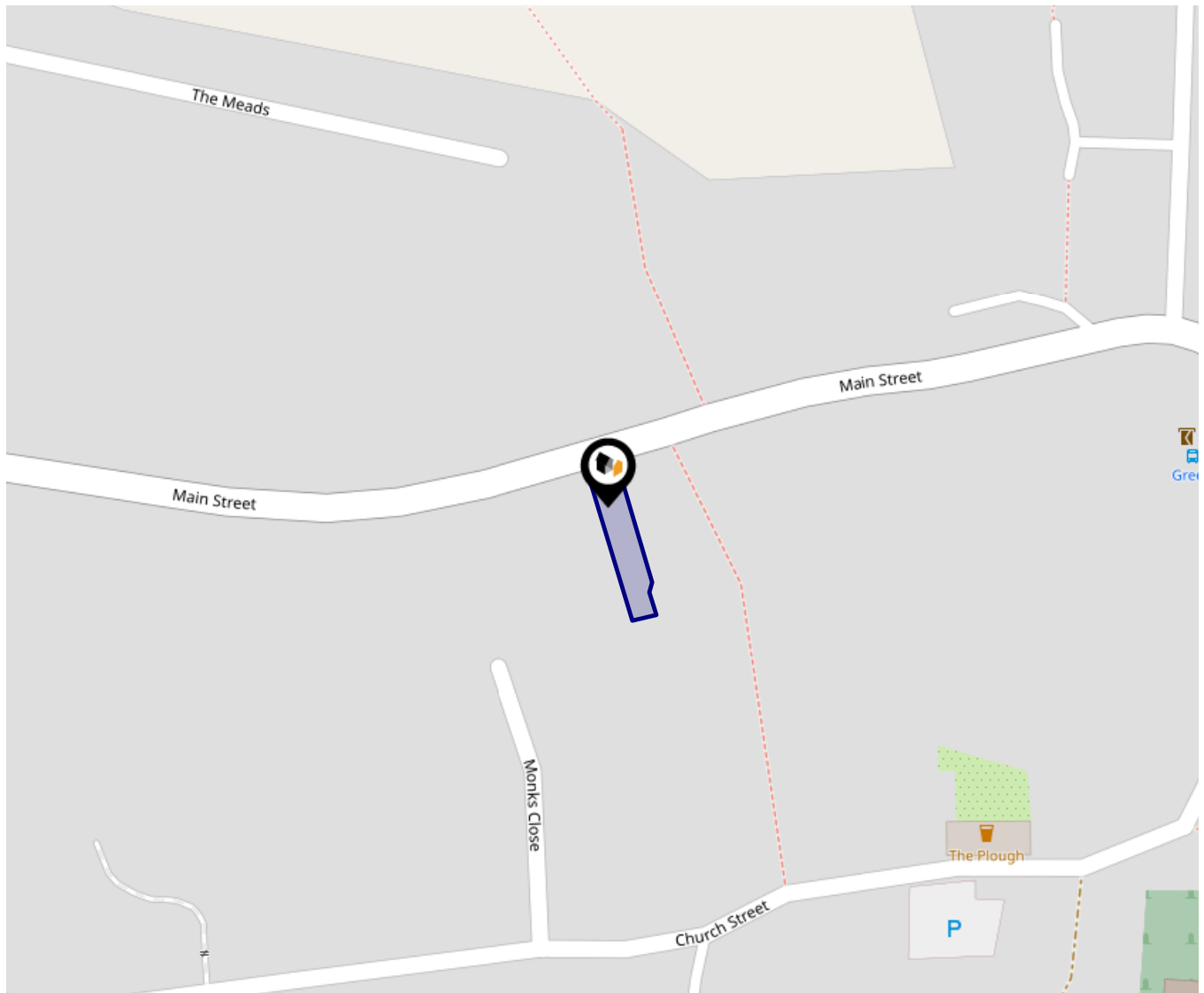
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





# Local Area

## Road Noise



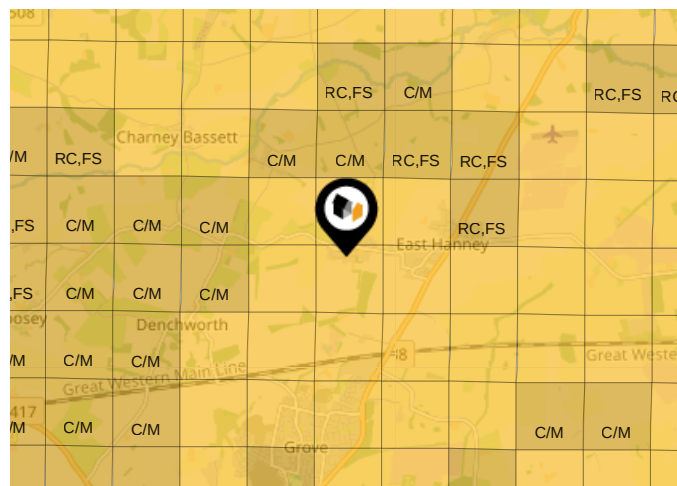
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

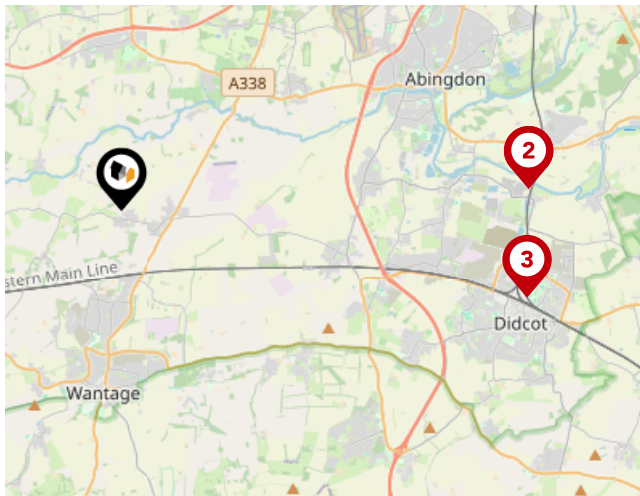


### Primary Classifications (Most Common Clay Types)

<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

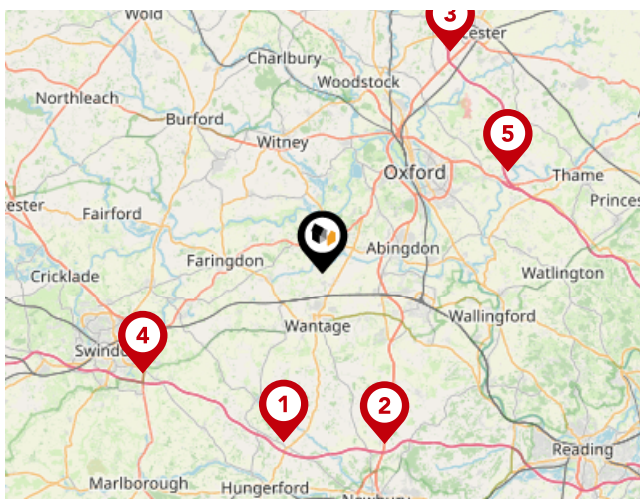
# Area

## Transport (National)



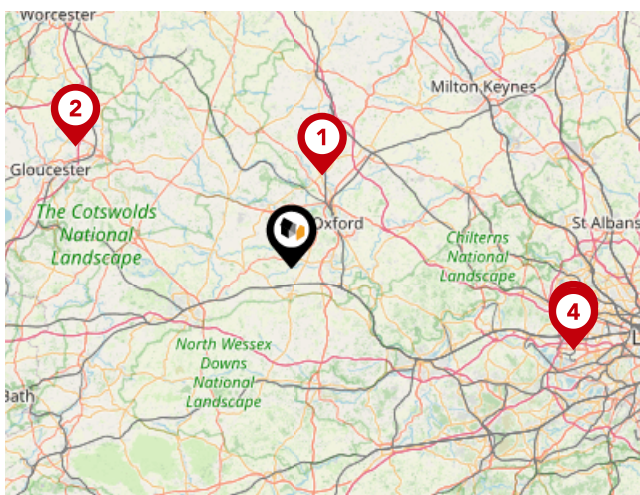
### National Rail Stations

Pin	Name	Distance
1	Appleford Rail Station	7.5 miles
2	Appleford Rail Station	7.51 miles
3	Didcot Parkway Rail Station	7.63 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J14	12.81 miles
2	M4 J13	13.33 miles
3	M40 J9	18.77 miles
4	M4 J15	15.19 miles
5	M40 J8A	15.6 miles

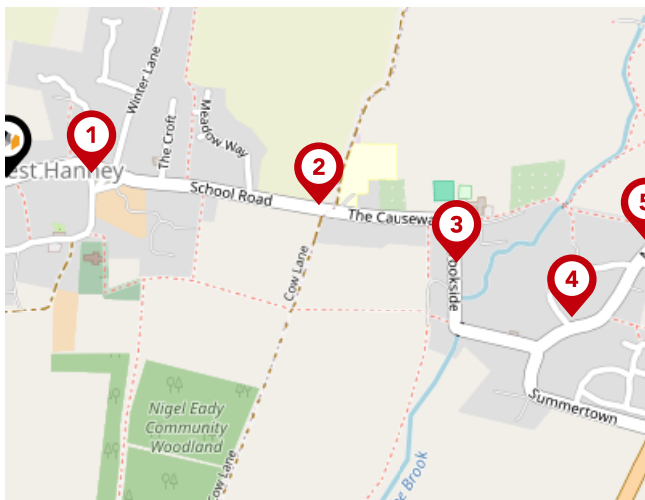


### Airports/Helipads

Pin	Name	Distance
1	Kidlington	14.48 miles
2	Staverton	36.43 miles
3	Heathrow Airport	42.9 miles
4	Heathrow Airport Terminal 4	43.38 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Green Bus Shelter	0.1 miles
2	Hanney School	0.36 miles
3	Weir Farm	0.53 miles
4	The Mulberries	0.67 miles
5	The Black Horse	0.74 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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**Avocado Property**

07894820821

[alistair@avocadopropertyagents.co.uk](mailto:alistair@avocadopropertyagents.co.uk)

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)

