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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



HAMPDEN SQUARE, UPPER HEYFORD, BICESTER, OX25

Avocado Property

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Introduction

Our Comments



Seller's comments...

I've absolutely loved living here. The house is tucked away on the edge of the development, so it feels peaceful and private, but I'm still just a short walk from the village centre with the Sainsbury's, café, and all the local amenities.

One of my favourite things about the home is the open-plan layout downstairs—it makes everyday life and entertaining feel so easy. The south-facing garden gets sun all day and is wonderfully private; it's the perfect spot for morning coffee or evening drinks in the summer.

I also added built-in shutters, which are brilliant for both privacy and keeping things cool in the warmer months. There's a handy downstairs W.C., and off-road parking for two cars, which is great when friends or family visit.

The home was built by Dorchester Living, and you can really feel the quality in the finish. Upstairs, the three bedrooms are all a great size, and the family bathroom is modern and well laid out.

It's been a fantastic home for me in a friendly, growing community. Whether you're starting out, upsizing, or looking for a quieter pace of life with everything on your doorstep, this is a great place to be

Agent's comments...

Three Bedroom Semi-Detached Home – South-Facing Garden & Open Plan Living

Situated on the edge of the ever-popular Upper Heyford development, this beautifully presented three-bedroom semi-detached family home offers modern living in a peaceful village setting.

Built by the highly regarded Dorchester Living, the property has been thoughtfully designed with families in mind, featuring open-plan living downstairs, ideal for both entertaining and day-to-day life. Double doors lead out to a private, south-facing rear garden, providing a sunny and secluded outdoor space to enjoy.

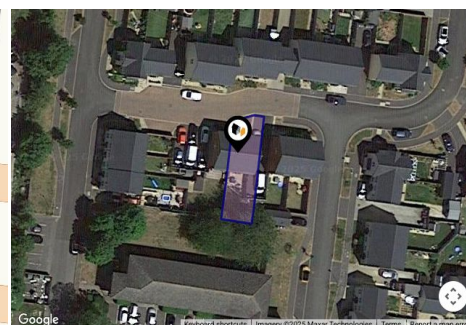
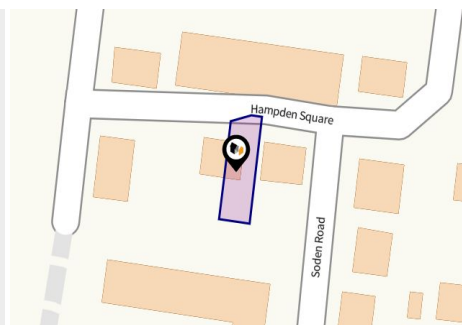
Additional ground floor benefits include a downstairs W.C. and built-in shutters throughout the home, offering both style and added privacy.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. Outside, there is off-road parking for at least two vehicles, making it as practical as it is attractive.

Located within close proximity to the village centre, residents enjoy easy access to local amenities including a Sainsbury's Local, café, pub, play parks and Heyford Park Free School—all within a short walk.

This is a fantastic opportunity to own a well-maintained home in a growing and well-connected village community.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	828 ft ² / 77 m ²
Plot Area:	0.05 acres
Year Built :	2016
Council Tax :	Band C
Annual Estimate:	£2,190
Title Number:	ON328534

Tenure: Freehold

Local Area

Local Authority:	Oxfordshire
Conservation Area:	Kirkton
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

30
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

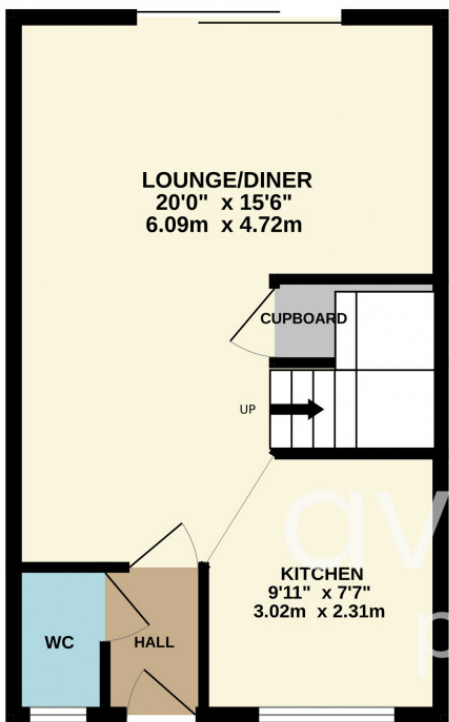




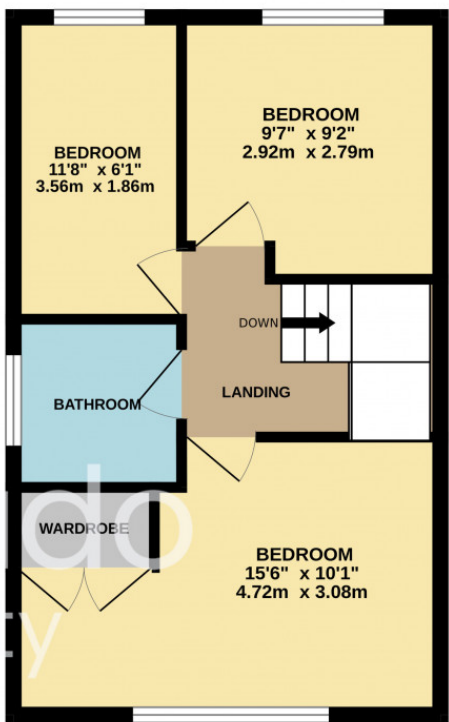


HAMPDEN SQUARE, UPPER HEYFORD, BICESTER, OX25

GROUND FLOOR

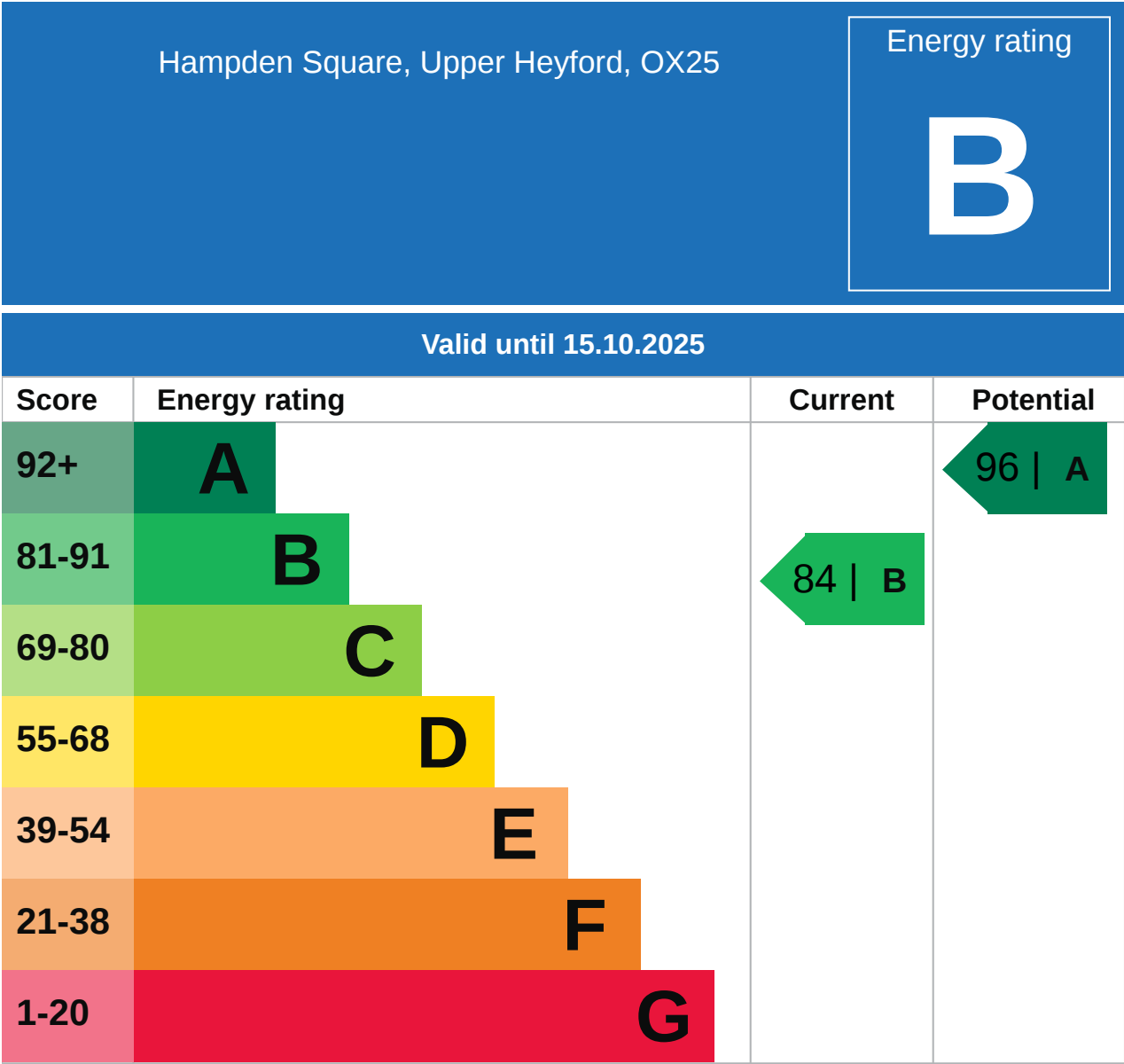


1ST FLOOR



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

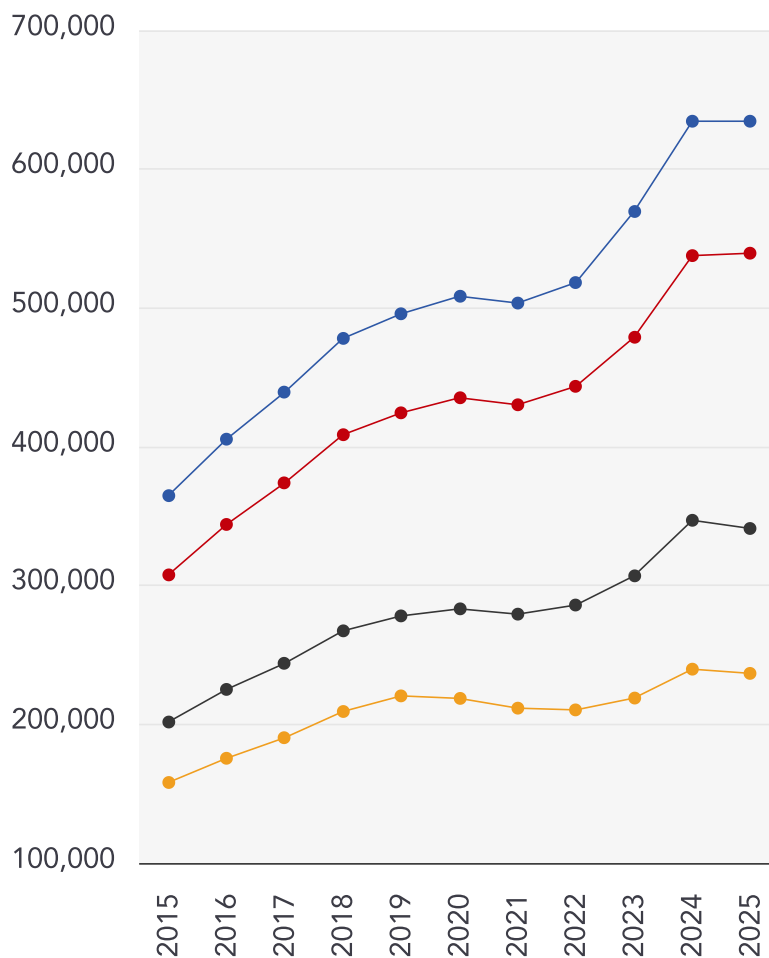
Property Type:	House
Build Form:	NO DATA!
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.18 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	77 m ²

Market

House Price Statistics



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



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

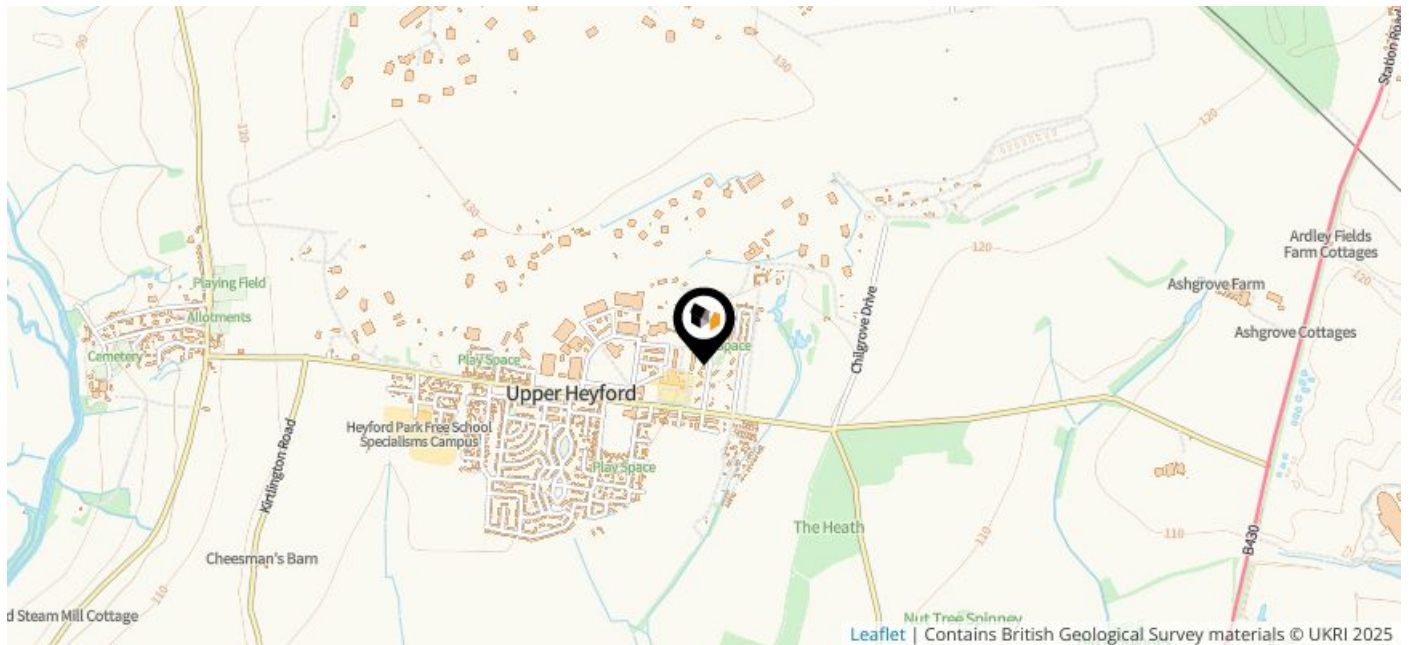
+49.74%

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.

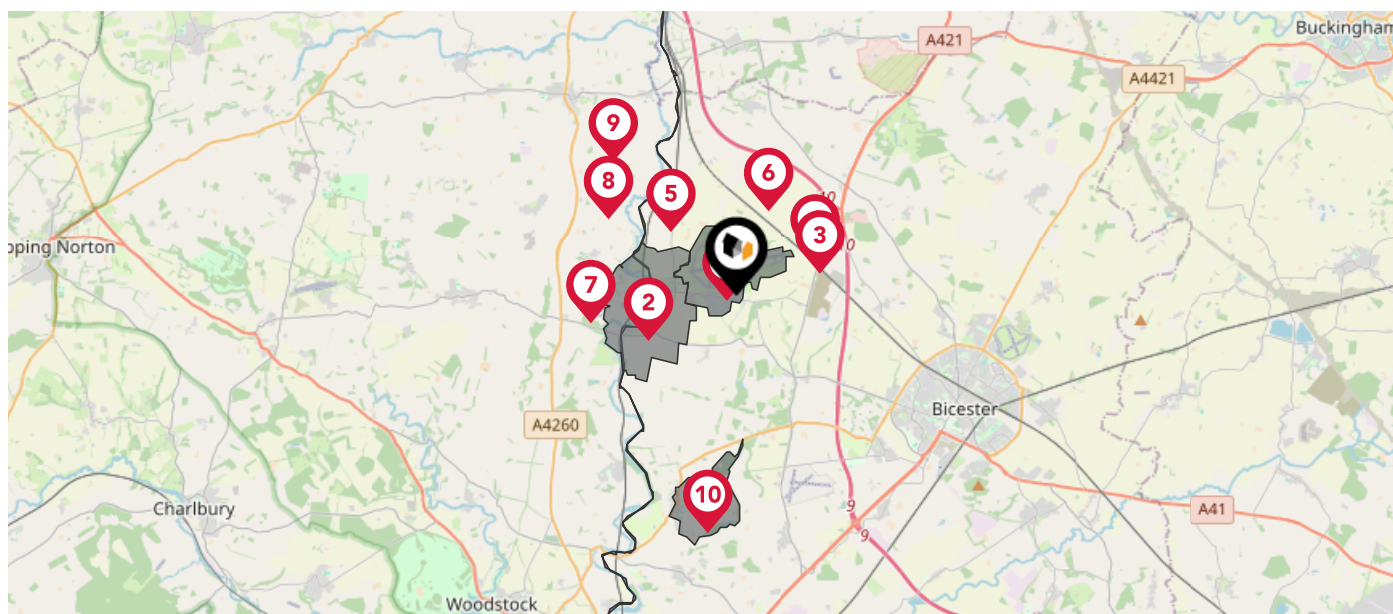
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

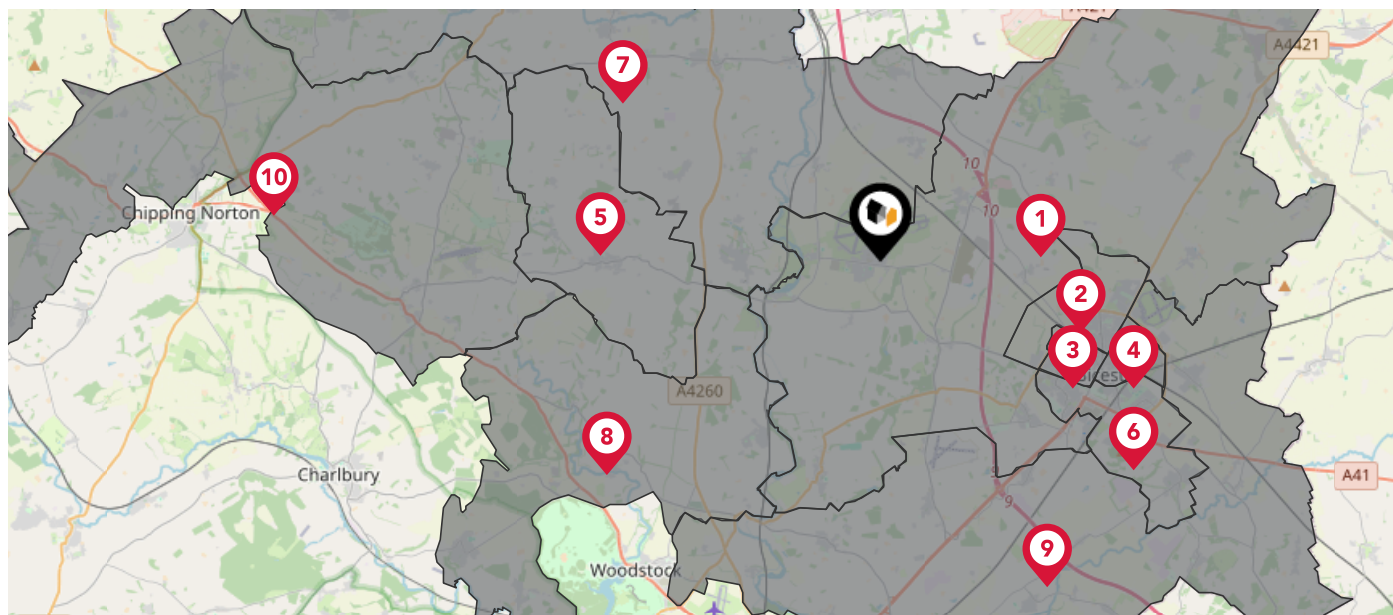
- | | |
|----|-------------------|
| 1 | RAF Upper Heyford |
| 2 | Rousham |
| 3 | Ardley |
| 4 | Fewcott |
| 5 | Somerton |
| 6 | Fritwell |
| 7 | Steeple Aston |
| 8 | North Aston |
| 9 | Oxford Canal |
| 10 | Kirtlington |

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

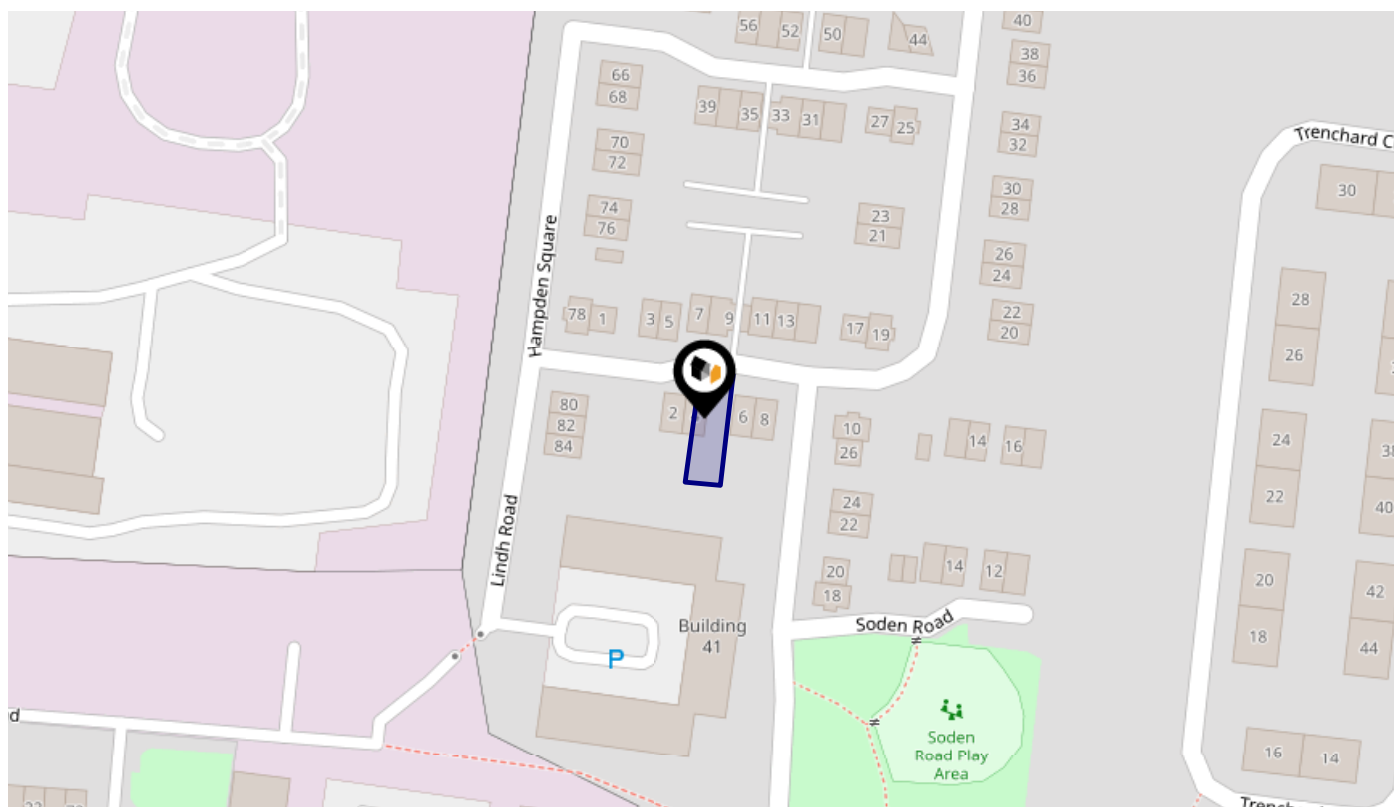
-  Fringford & Heyfords Ward
-  Bicester North & Caversfield Ward
-  Bicester West Ward
-  Bicester East Ward
-  The Bartons Ward
-  Bicester South & Ambrosden Ward
-  Deddington Ward
-  Stonesfield and Tackley Ward
-  Launton & Otmoor Ward
-  Kingham, Rollright and Enstone Ward

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:

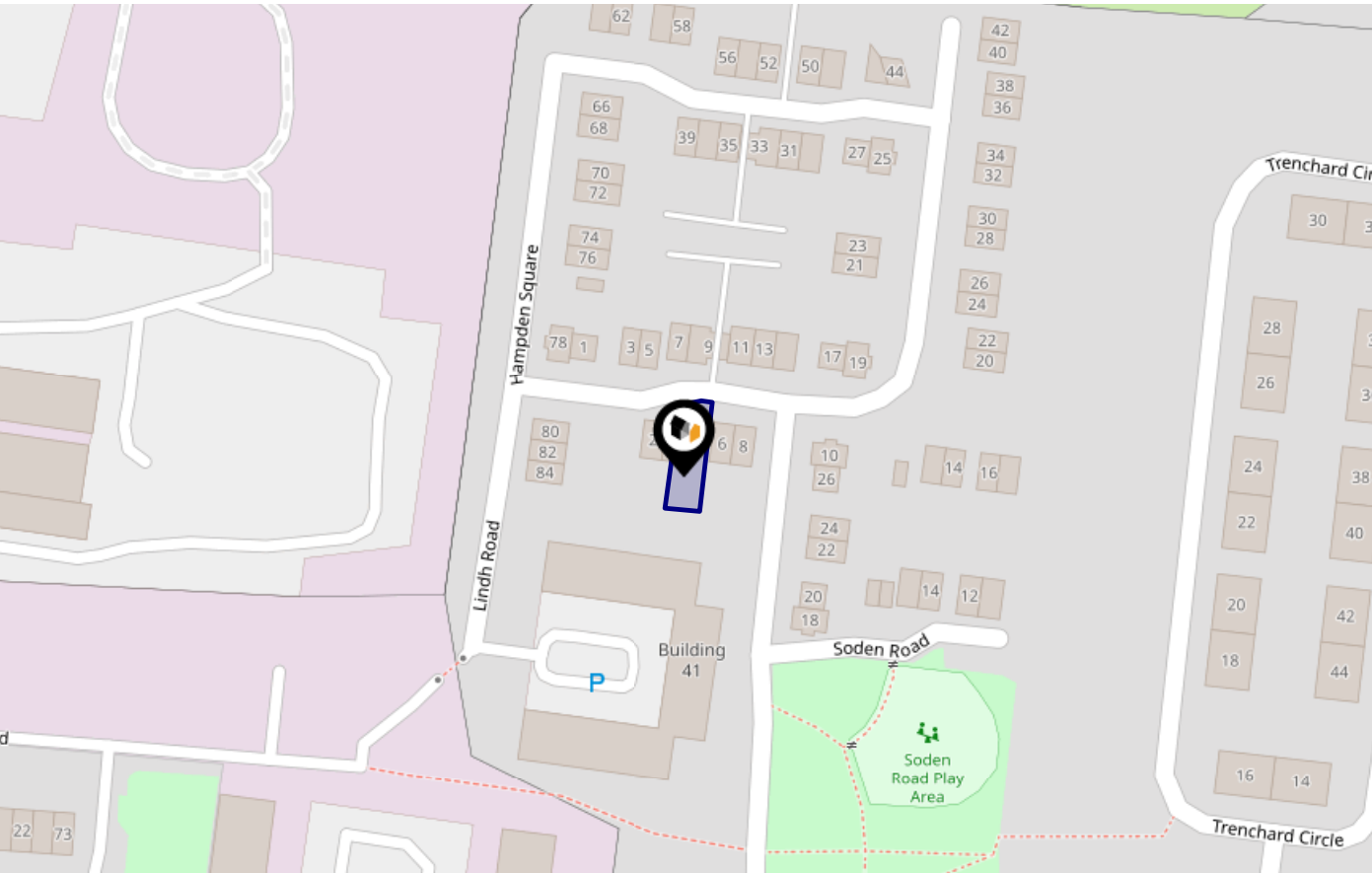
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

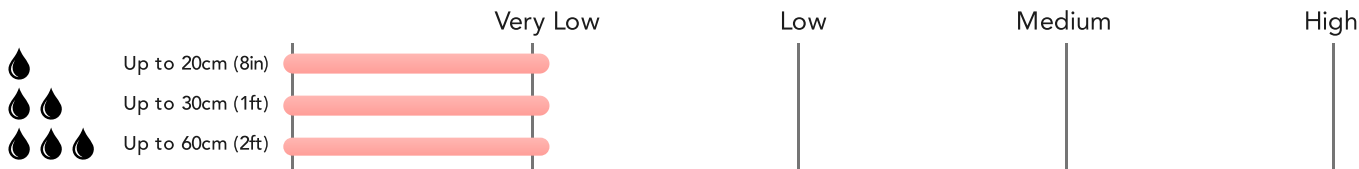


Risk Rating: Very low

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:

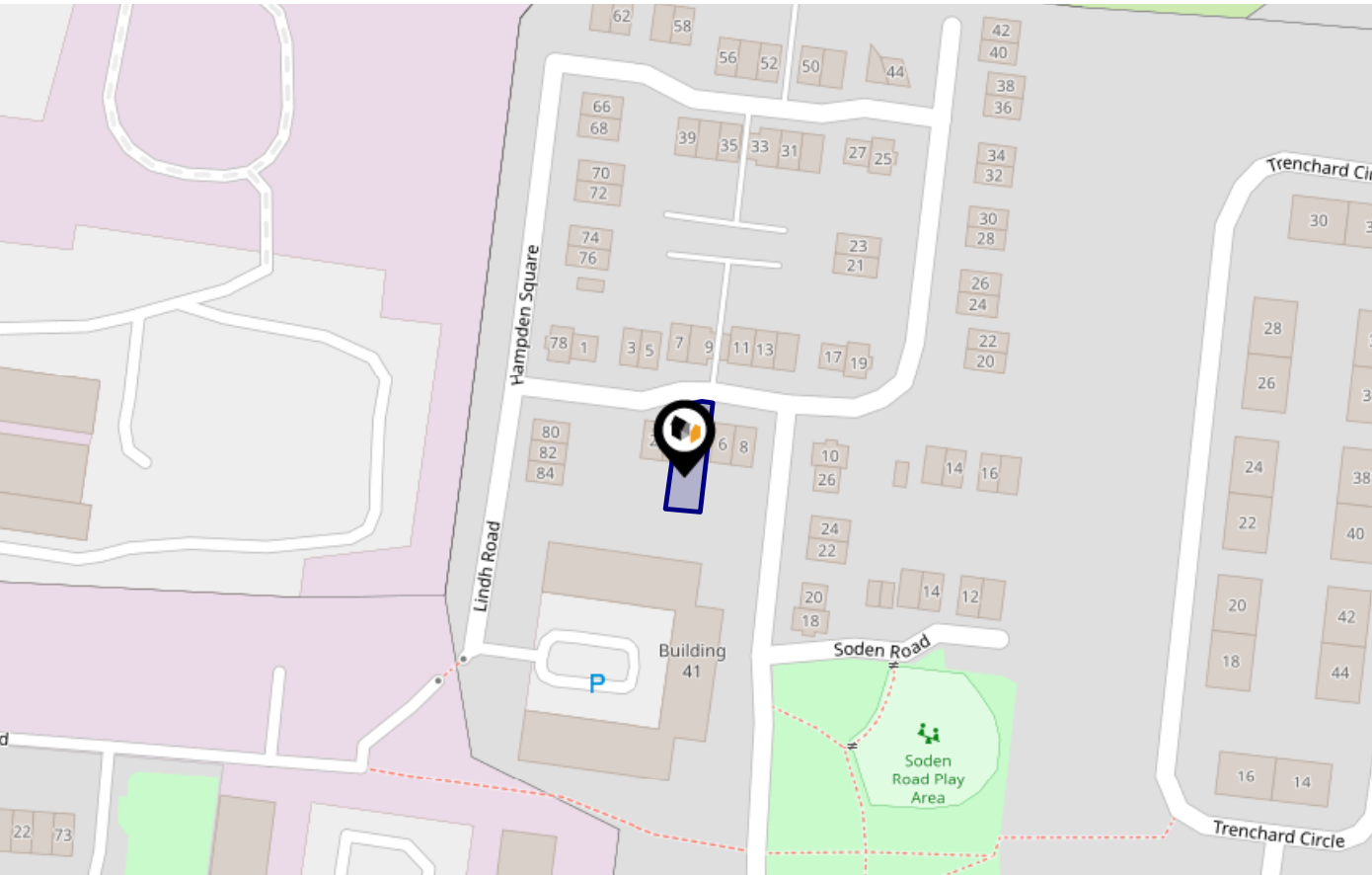


Flood Risk

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.

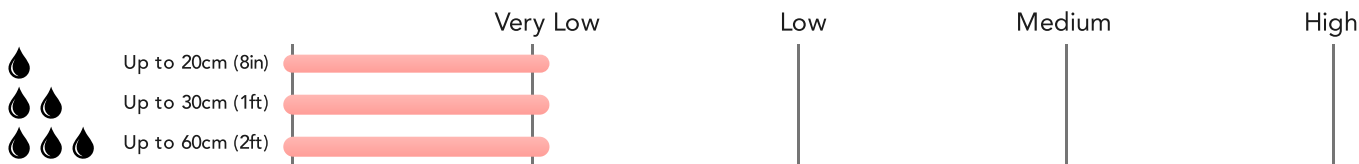


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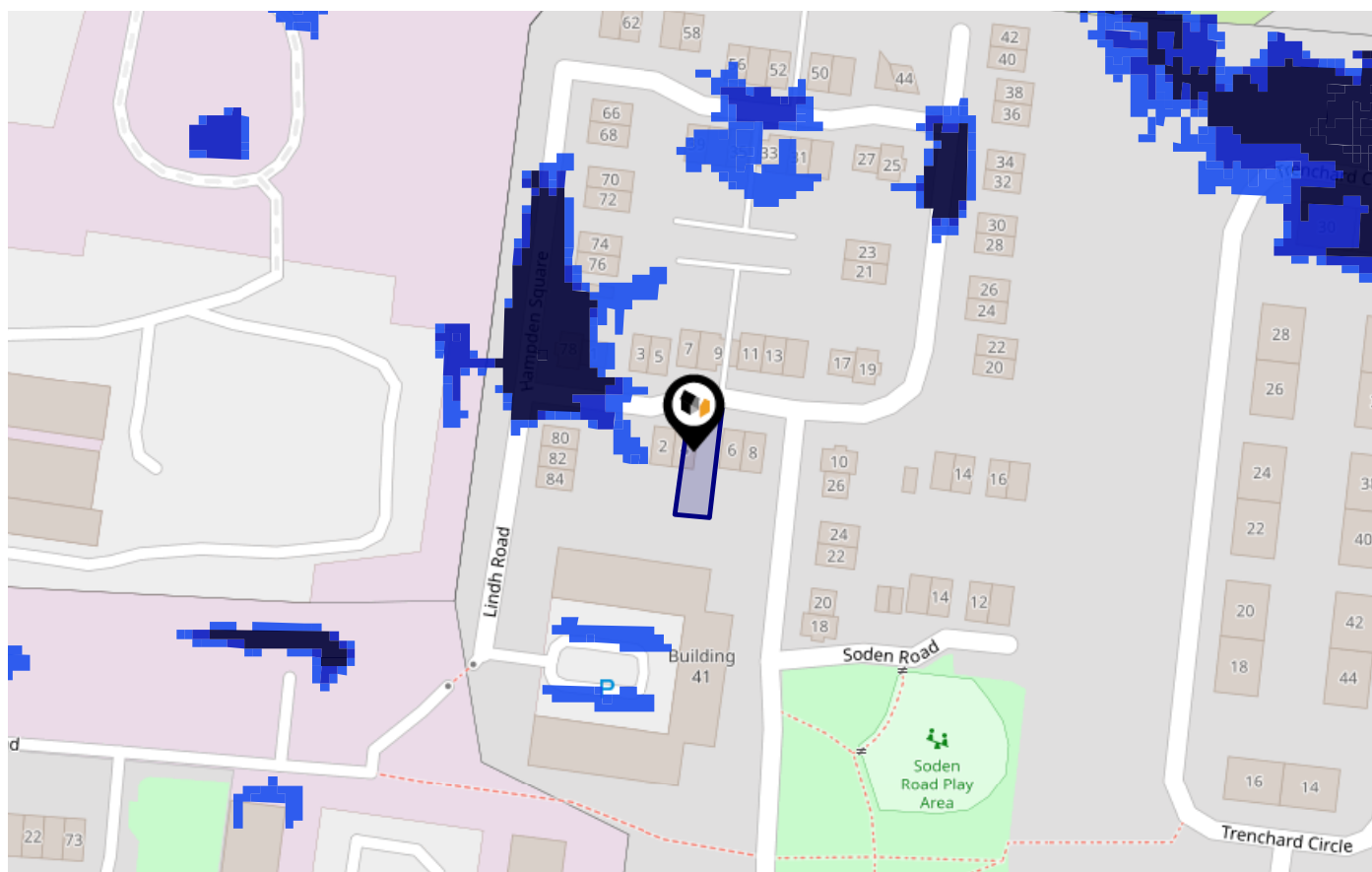


Flood Risk

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.

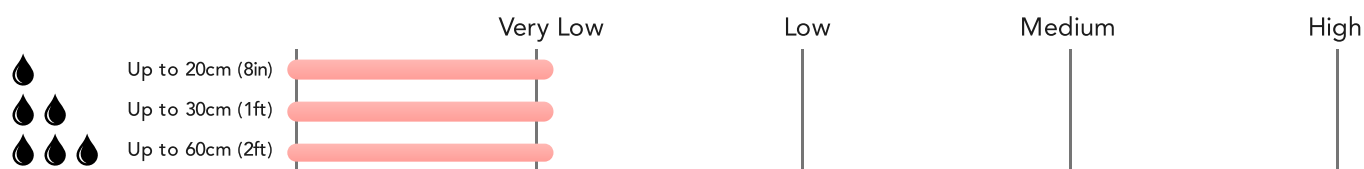


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

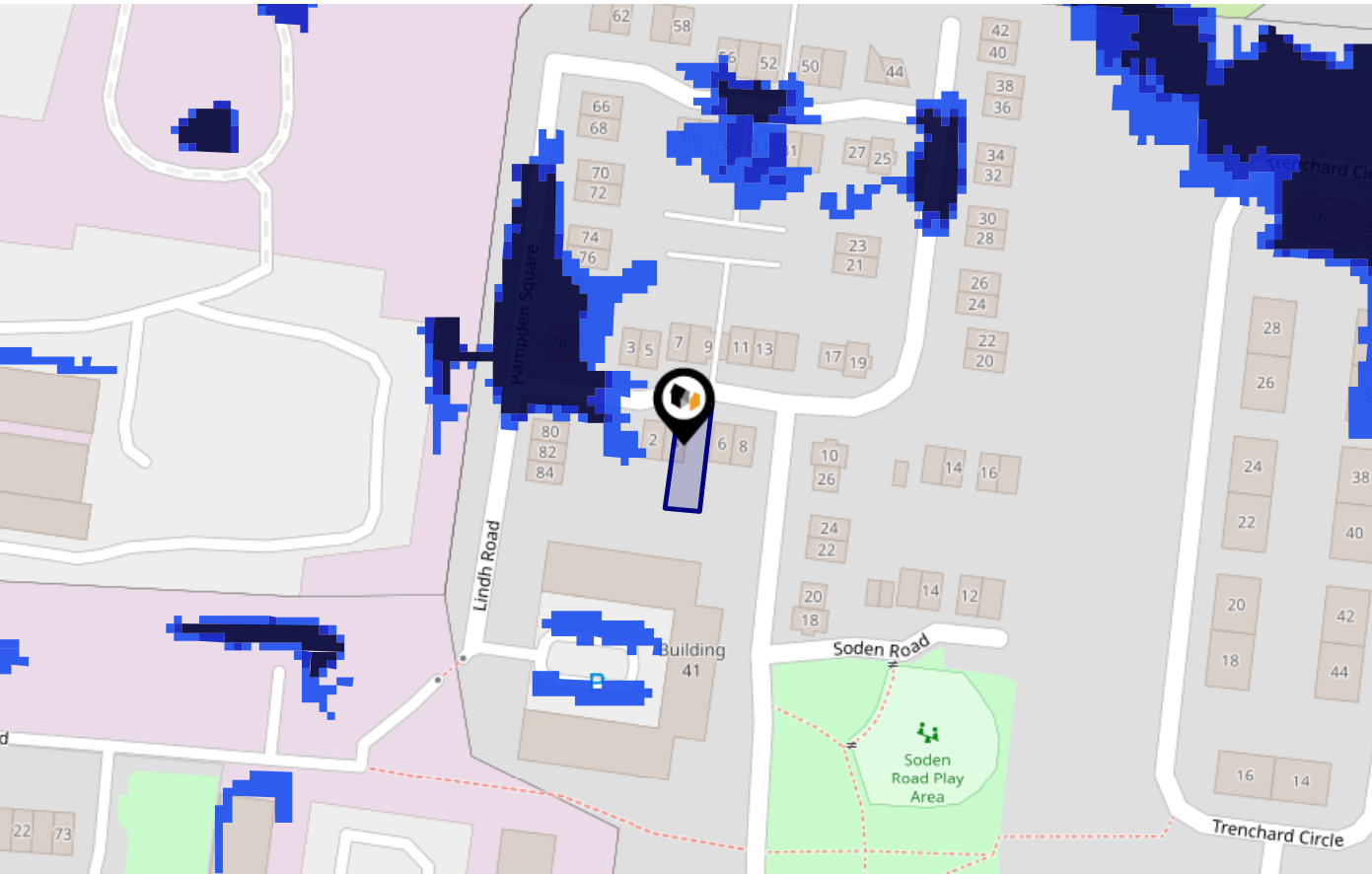


Flood Risk

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.

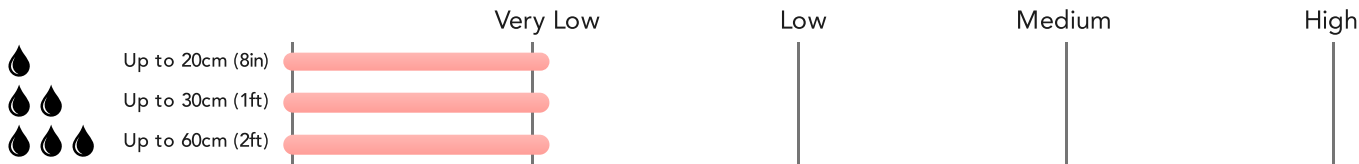


Risk Rating: Very low

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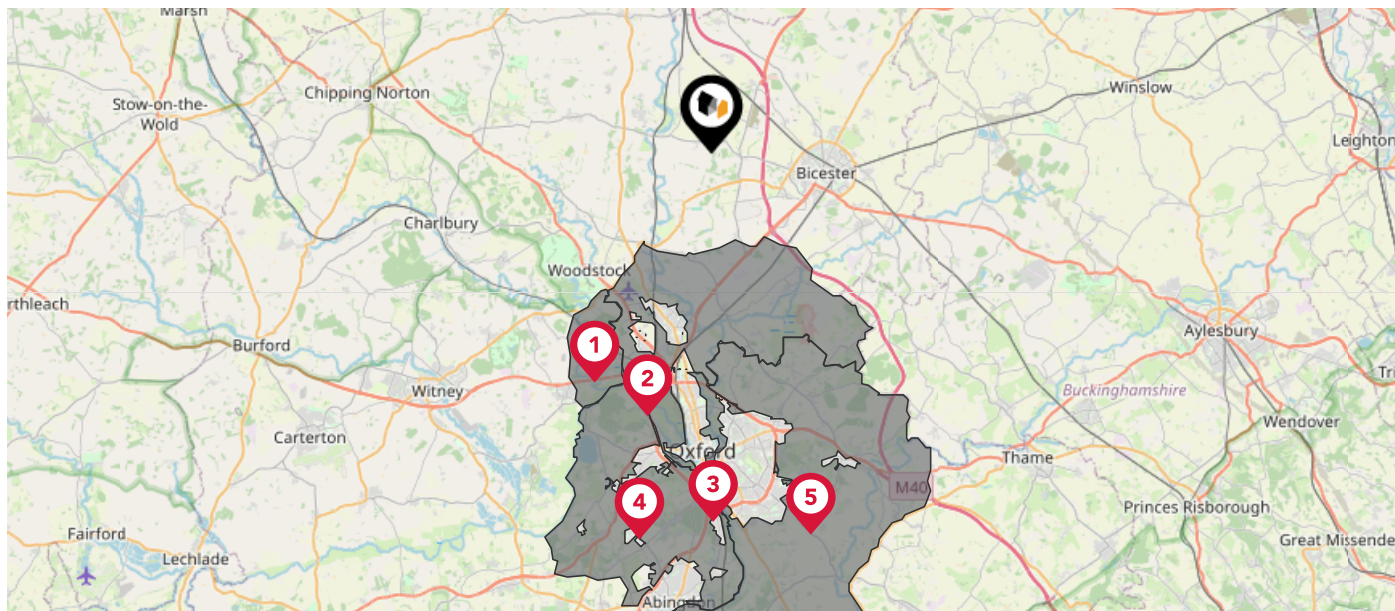


Maps

Green Belt



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



Nearby Green Belt Land



Oxford Green Belt - West Oxfordshire



Oxford Green Belt - Cherwell



Oxford Green Belt - Oxford



Oxford Green Belt - Vale of White Horse



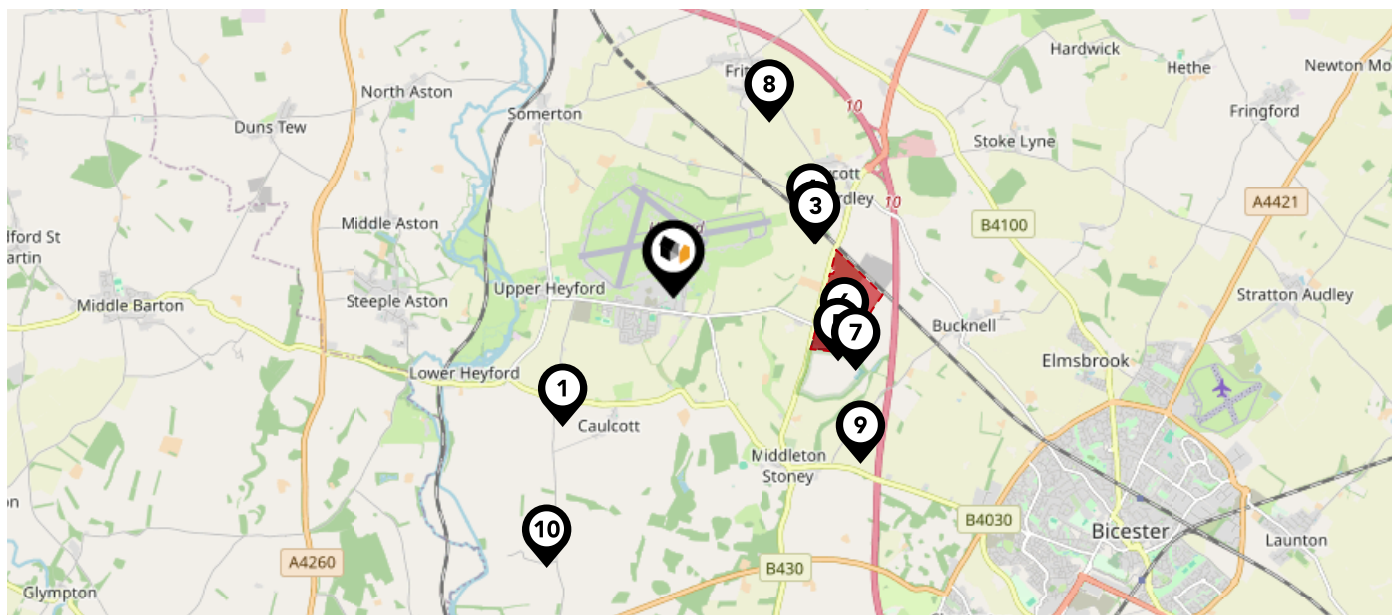
Oxford Green Belt - South Oxfordshire

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

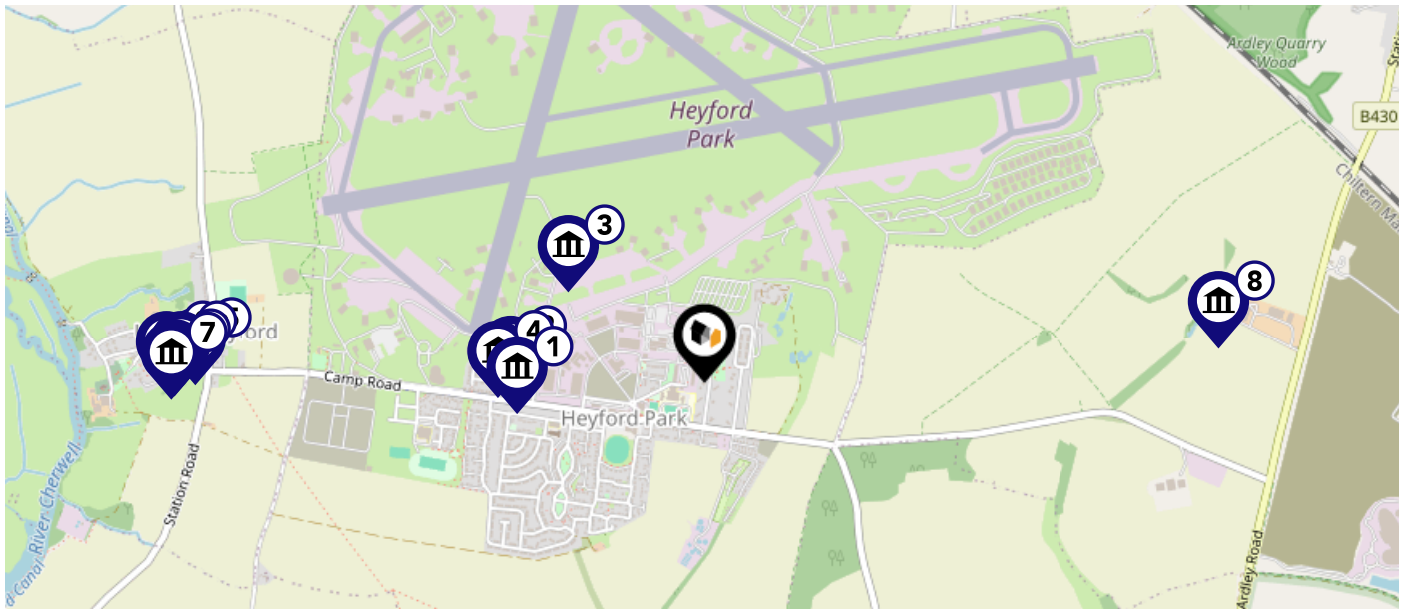
1	Land off Port Way-Lower Heyford, Oxfordshire	Historic Landfill	
2	Ardley Wood-Ardley, Oxfordshire	Historic Landfill	
3	Ardley Wood-Ardley, Oxfordshire	Historic Landfill	
4	Ardley Wood-Cherwell	Historic Landfill	
5	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill	
6	No name provided by source	Active Landfill	
7	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill	
8	Fritwell-Lodge Farm	Historic Landfill	
9	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill	
10	Northbrook Farm-Kirtlington	Historic Landfill	

Maps

Listed Buildings

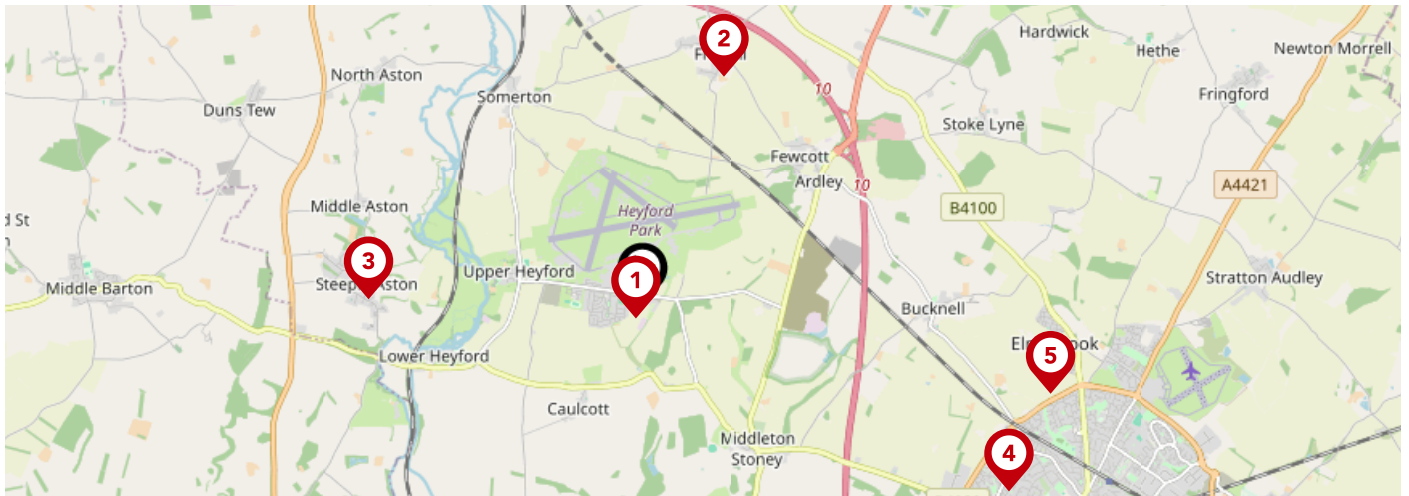


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



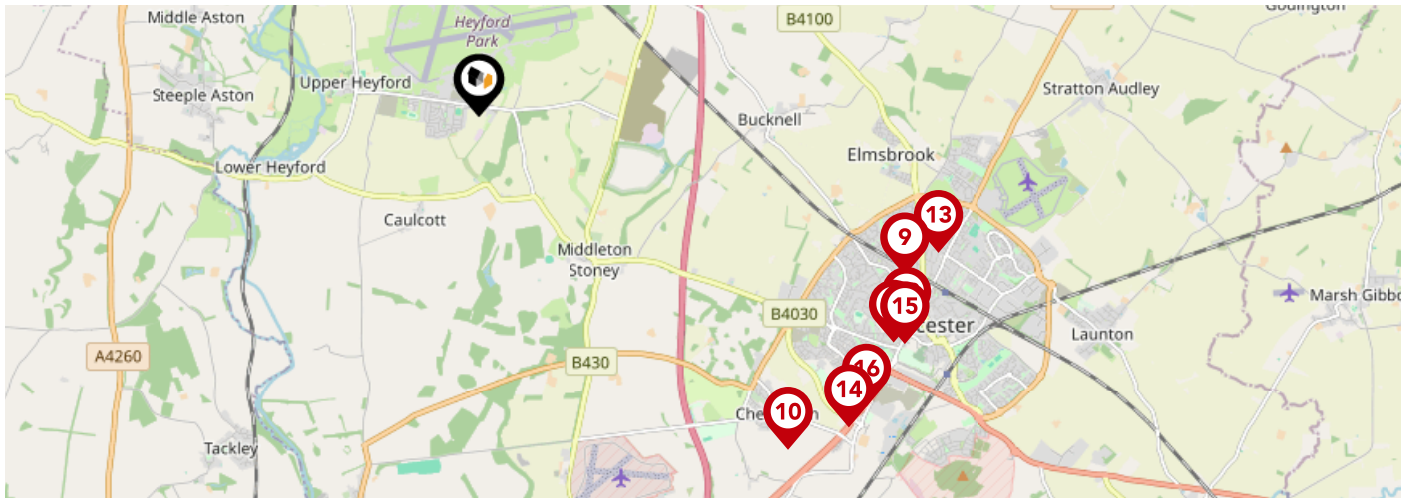
Listed Buildings in the local district		Grade	Distance
	1392505 - Nose Dock Hangar At Former Raf Upper Heyford (building 325)	Grade II	0.4 miles
	1392507 - Nose Dock Hangar At Former Raf Upper Heyford (building 328)	Grade II	0.4 miles
	1392508 - Control Tower (building 340), Upper Heyford Airbase	Grade II	0.4 miles
	1392506 - Nose Dock Hangar At Former Raf Upper Heyford (building 327)	Grade II	0.5 miles
	1226062 - Rose Cottage	Grade II	1.1 miles
	1226075 - Farmbuilding Approximately 30 Metres South East Of Two Trees Farmhouse	Grade II	1.2 miles
	1266034 - Cartshed Approximately 50 Metres South Of Two Trees Farmhouse	Grade II	1.2 miles
	1046879 - Barn Approximately 30 Metres North Of Ashgrove Farmhouse (not Included)	Grade II	1.2 miles
	1226074 - Two Trees Farmhouse And Attached Farmbuildings	Grade II	1.2 miles
	1266030 - Mudginwell Farmhouse	Grade II	1.2 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Heyford Park School Ofsted Rating: Good Pupils: 595 Distance:0.14	☐	☒	☒	☐	☐
2	Fritwell Church of England Primary School Ofsted Rating: Good Pupils: 134 Distance:2.22	☐	☒	☐	☐	☐
3	Dr Radcliffe's Church of England Primary School Ofsted Rating: Good Pupils: 192 Distance:2.52	☐	☒	☐	☐	☐
4	King's Meadow Primary School Ofsted Rating: Good Pupils: 445 Distance:3.75	☐	☒	☐	☐	☐
5	Gagle Brook Primary School Ofsted Rating: Good Pupils: 164 Distance:3.82	☐	☒	☐	☐	☐
6	Chesterton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 195 Distance:3.83	☐	☒	☐	☐	☐
7	Kirtlington Church of England Primary School Ofsted Rating: Good Pupils: 94 Distance:4.03	☐	☒	☐	☐	☐
8	Tackley Church of England Primary School Ofsted Rating: Good Pupils: 124 Distance:4.04	☐	☒	☐	☐	☐

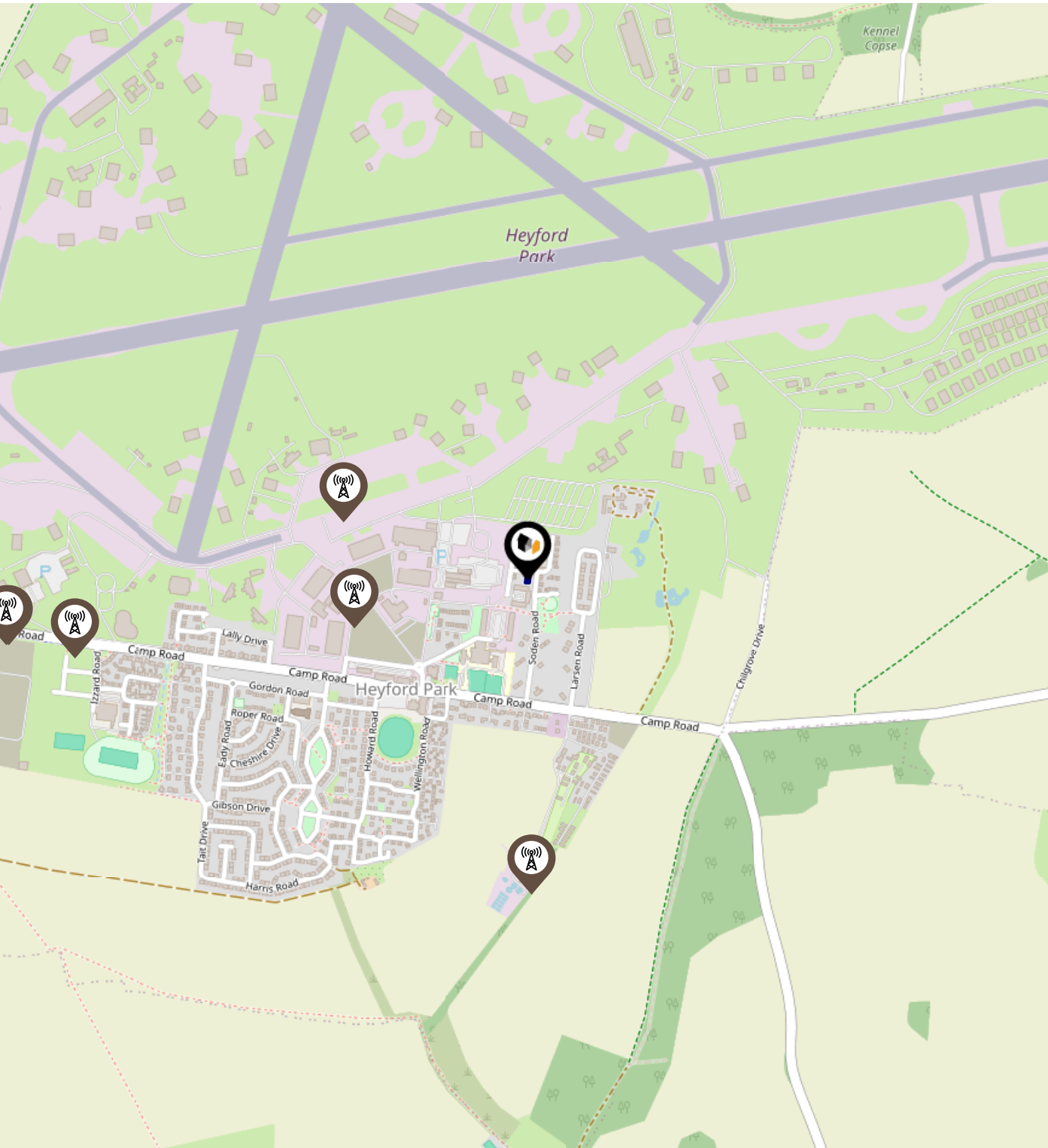
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bure Park Primary School Ofsted Rating: Good Pupils: 415 Distance:4.15	☐	☒	☐	☐	☐
	Bruern Abbey School Ofsted Rating: Not Rated Pupils: 201 Distance:4.15	☐	☐	☒	☐	☐
	The Bicester School Ofsted Rating: Good Pupils: 1239 Distance:4.32	☐	☐	☒	☐	☐
	Brookside Primary School Ofsted Rating: Good Pupils: 320 Distance:4.36	☐	☒	☐	☐	☐
	Southwold Primary School Ofsted Rating: Good Pupils: 350 Distance:4.38	☐	☒	☐	☐	☐
	Whitelands Academy Ofsted Rating: Good Pupils: 467 Distance:4.41	☐	☐	☒	☐	☐
	St Mary's Catholic Primary School, Bicester Ofsted Rating: Good Pupils: 229 Distance:4.42	☐	☒	☐	☐	☐
	St Edburg's Church of England (VA) School Ofsted Rating: Good Pupils: 489 Distance:4.43	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

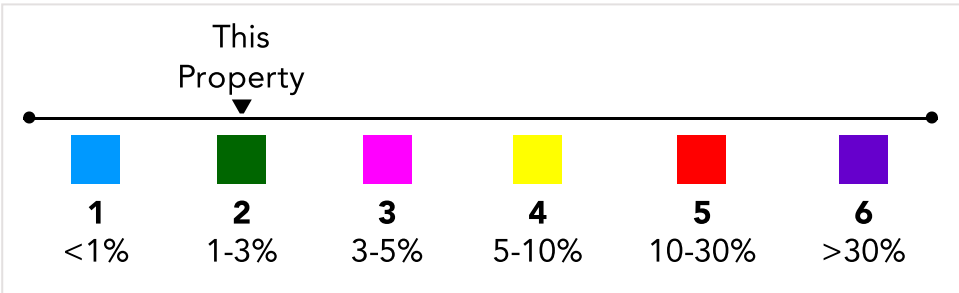
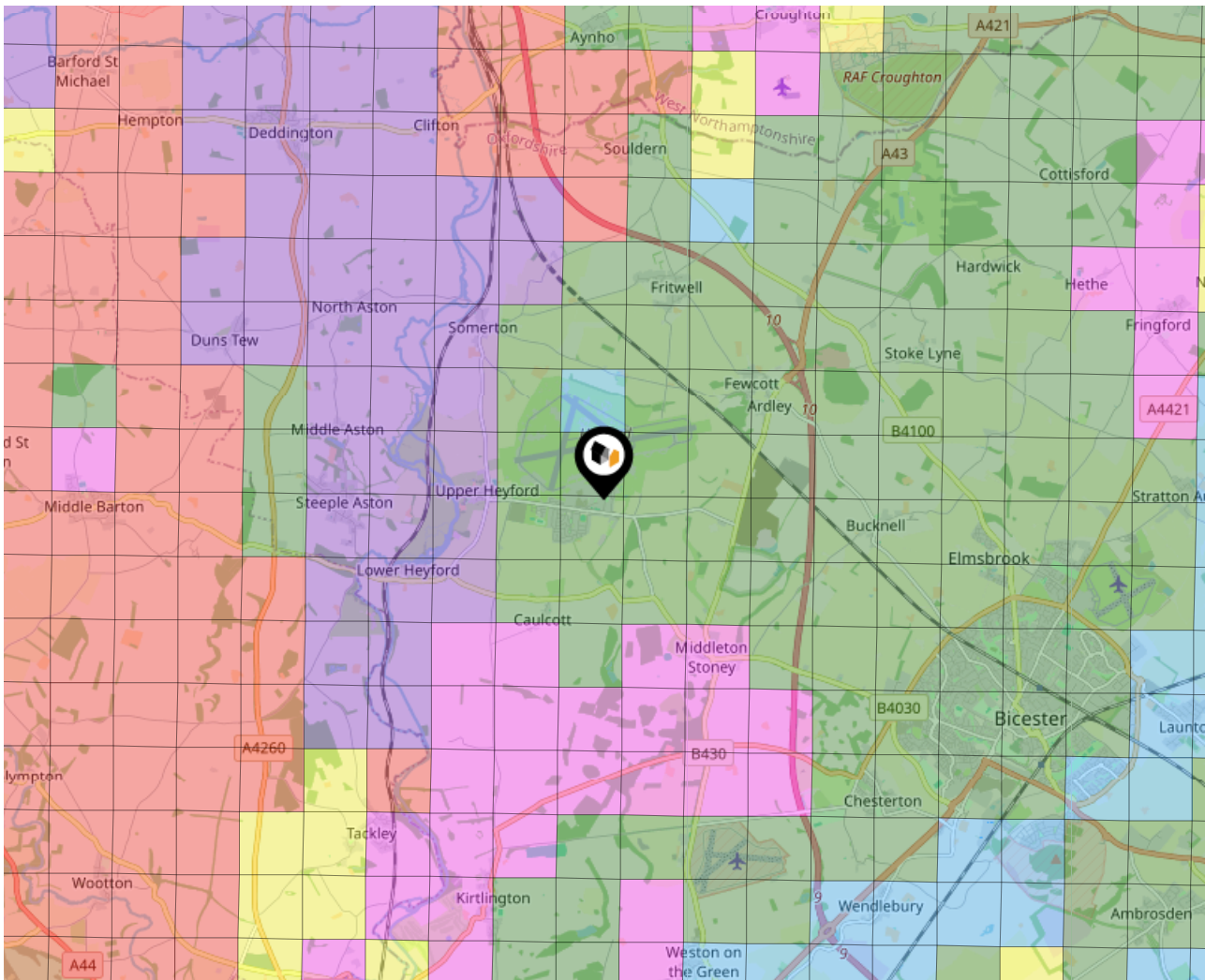


Key:

- Power Pylons
- Communication Masts

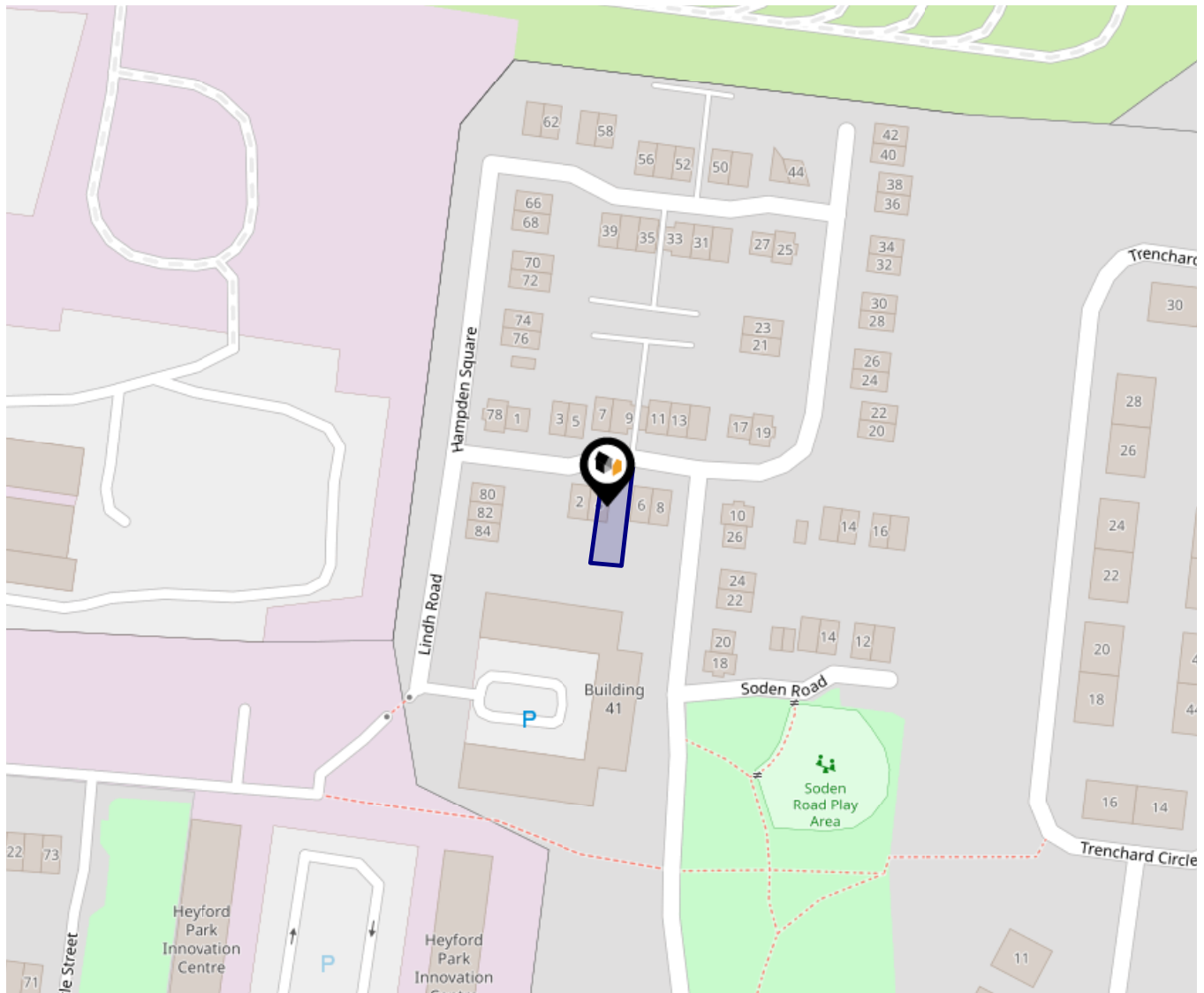
What is Radon?

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



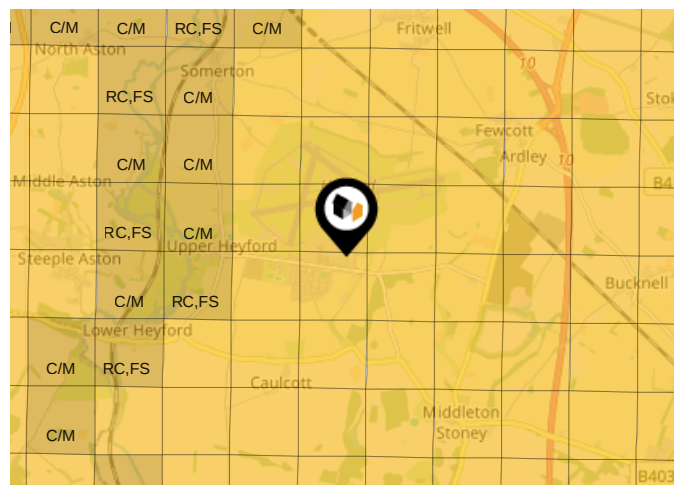
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Carbon Content:	VARIABLE(HIGH)	Soil Texture:	LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

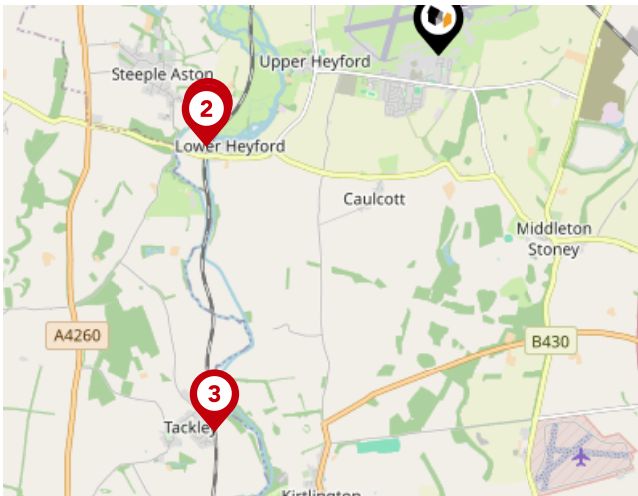


Primary Classifications (Most Common Clay Types)

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

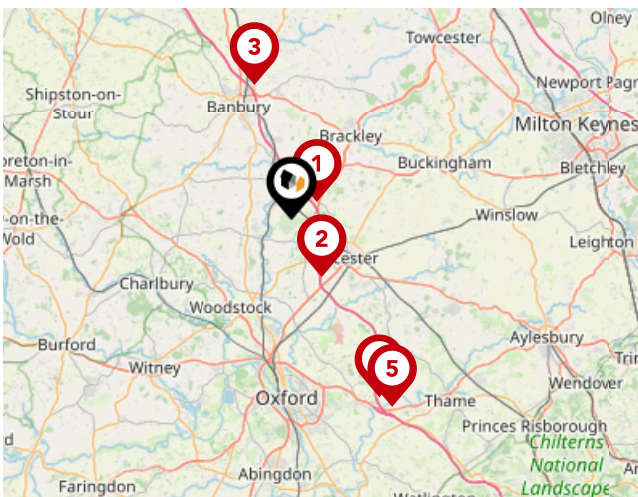
Area

Transport (National)



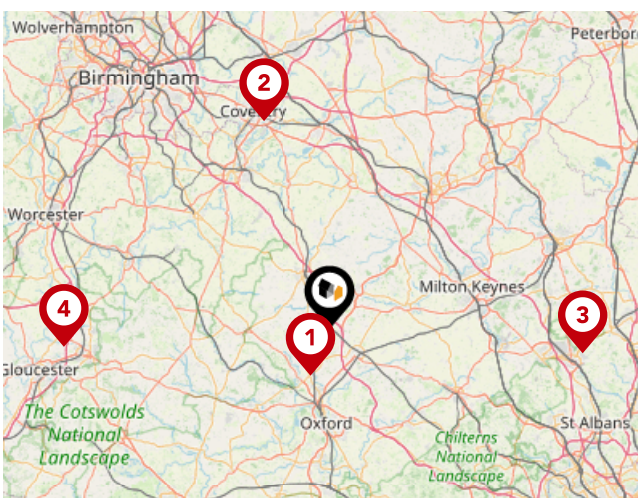
National Rail Stations

Pin	Name	Distance
1	Heyford Rail Station	2.26 miles
2	Heyford Rail Station	2.3 miles
3	Tackley Rail Station	4.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J10	2.26 miles
2	M40 J9	4.77 miles
3	M40 J11	10.19 miles
4	M40 J8A	14.59 miles
5	M40 J8	15.6 miles

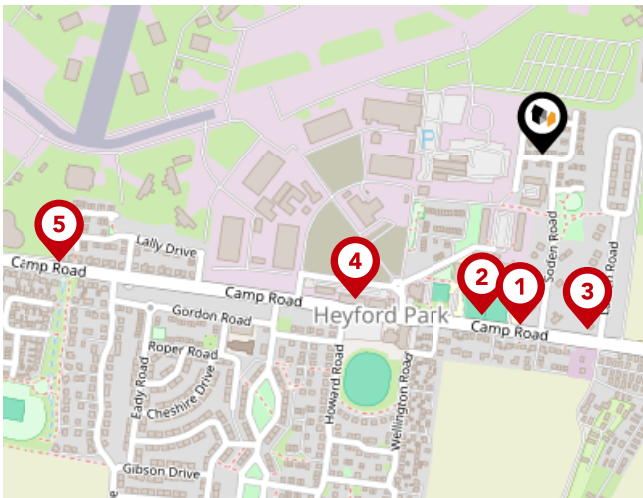


Airports/Helipads

Pin	Name	Distance
1	Kidlington	7.27 miles
2	Baginton	31.72 miles
3	Luton Airport	37.39 miles
4	Staverton	38.84 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Free School	0.2 miles
2	Free School	0.2 miles
3	Park Homes	0.21 miles
4	Village Centre	0.27 miles
5	Dacey Drive	0.57 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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