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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th August 2025



BRADFORD STREET, BICESTER, OX26

Avocado Property

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Introduction

Our Comments



Seller's comments...

We've truly loved living here — it's a peaceful spot tucked away from the hustle and bustle, yet still within easy reach of everything you could need. Bicester Village, Next, Marks & Spencer, and Tesco are all just a short walk away, along with plenty of excellent local schools.

It's a home with a warm, welcoming feel that has worked beautifully for our family life, and we know it will be just as special for its next owners.

One of its best features is the three generous double bedrooms. Which has made our lives easier with no arguing amongst the children about whose room is bigger. They are all a great size.

It's been a wonderful place to raise our family, but also to enjoy as our children have grown into young adults.

Agent's comments...

Spacious Three-Bedroom Home with Garden Office – Kingsmere, Bicester

This beautifully presented three-bedroom property, built to the sought-after Spitfire design by David Wilson, offers far more space than meets the eye – truly like a Tardis once inside.

The heart of the home is the generous kitchen/diner, complete with built-in appliances and plenty of room for family meals or entertaining. A bright and comfortable lounge sits alongside, with shutter blinds adding both style and privacy across most rooms.

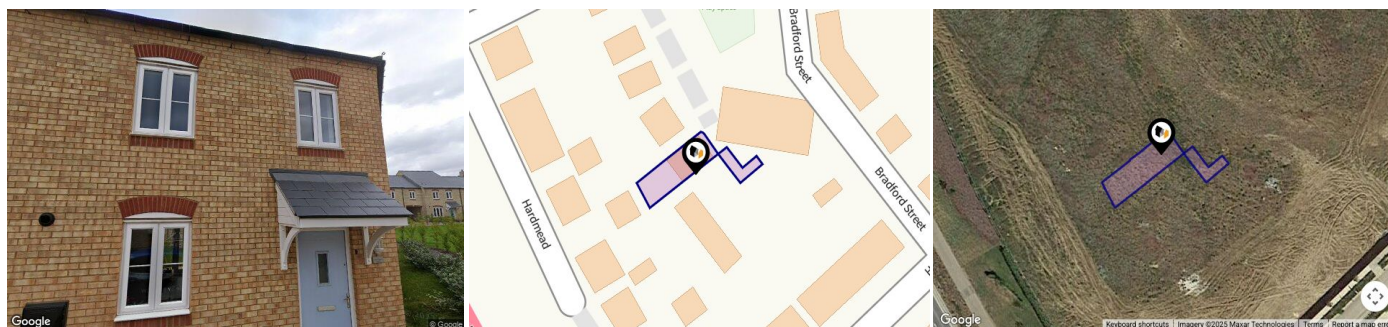
Upstairs, you'll find three double bedrooms, including a master with en-suite, as well as a modern family bathroom.

Outside, the property boasts a private garden with a purpose-built home office – perfect for those working from home or needing extra flexible space. Allocated parking adds further practicality.

Located on the ever-popular Kingsmere development, this home is close to local schools, parks, shops, and excellent transport links, including Bicester Village Station.

This is a fantastic opportunity to secure a versatile and stylish family home in one of Bicester's most desirable neighbourhoods.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,151 ft ² / 107 m ²		
Plot Area:	0.05 acres		
Year Built :	2020		
Council Tax :	Band D		
Annual Estimate:	£2,464		
Title Number:	ON372069		

Local Area

Local Authority:	Oxfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9	63	1800
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)

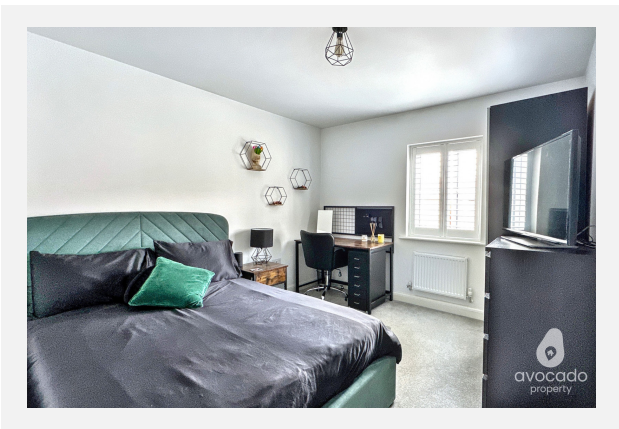
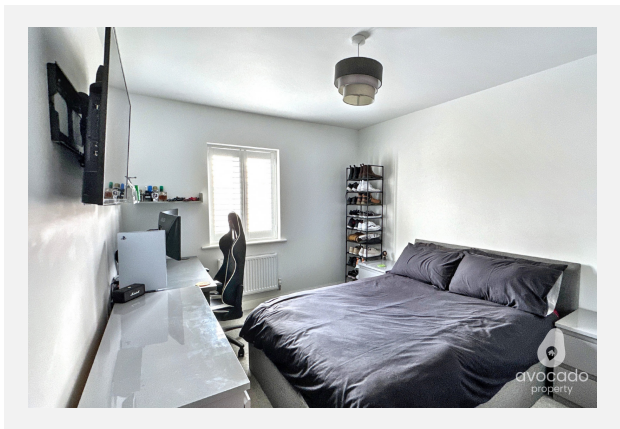


Satellite/Fibre TV Availability:



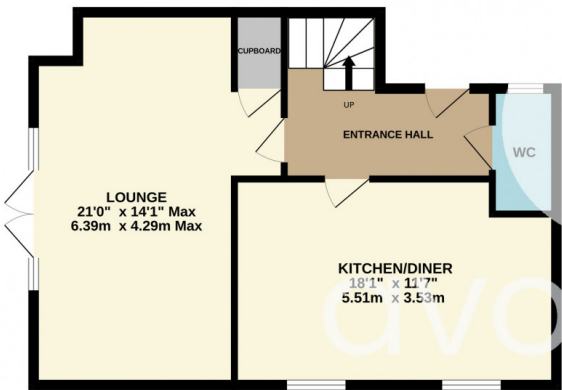




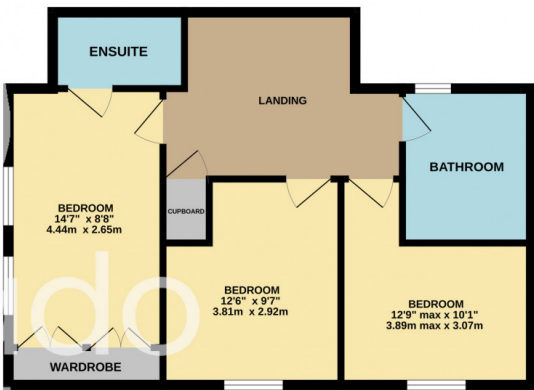


BRADFORD STREET, BICESTER, OX26

GROUND FLOOR

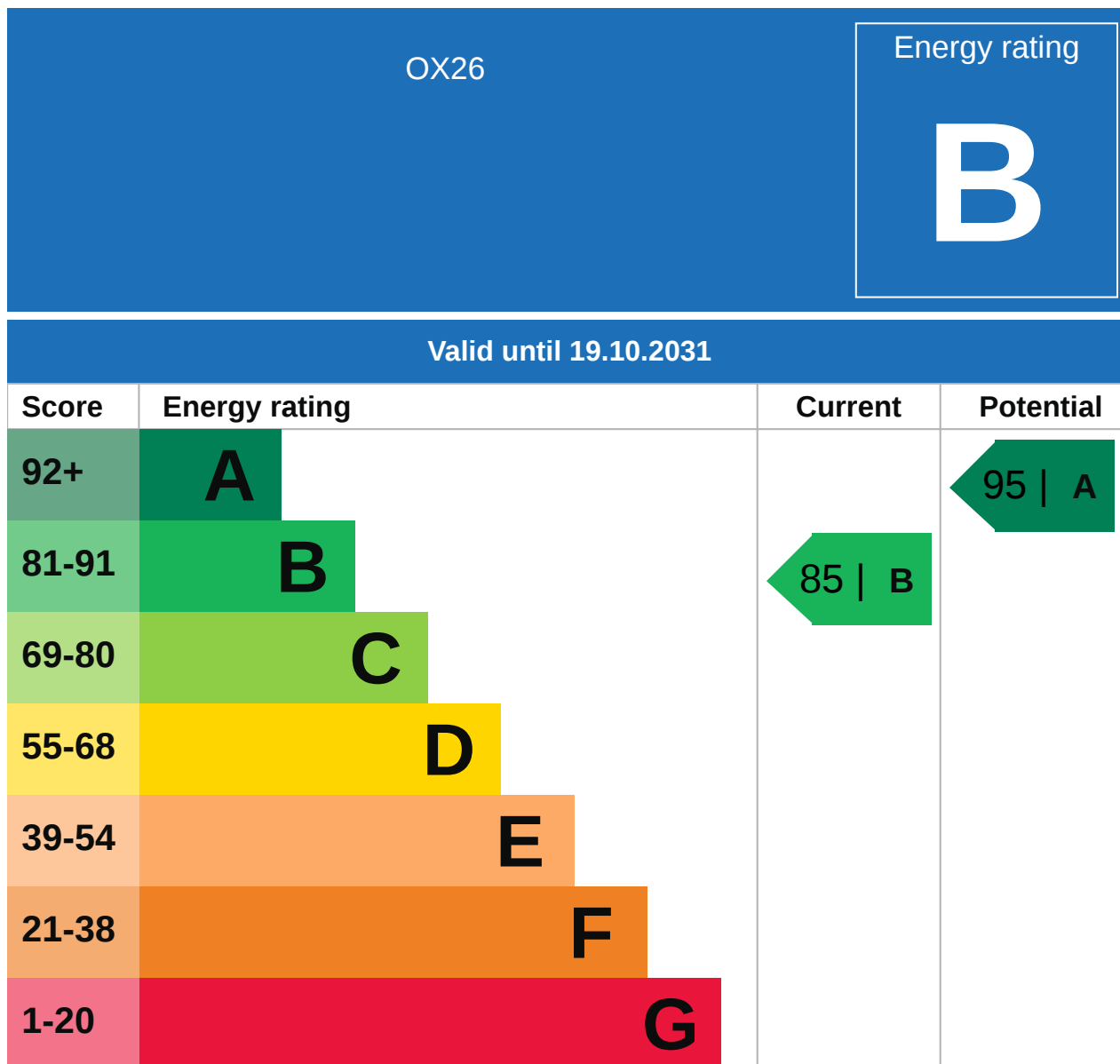


1ST FLOOR



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.
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

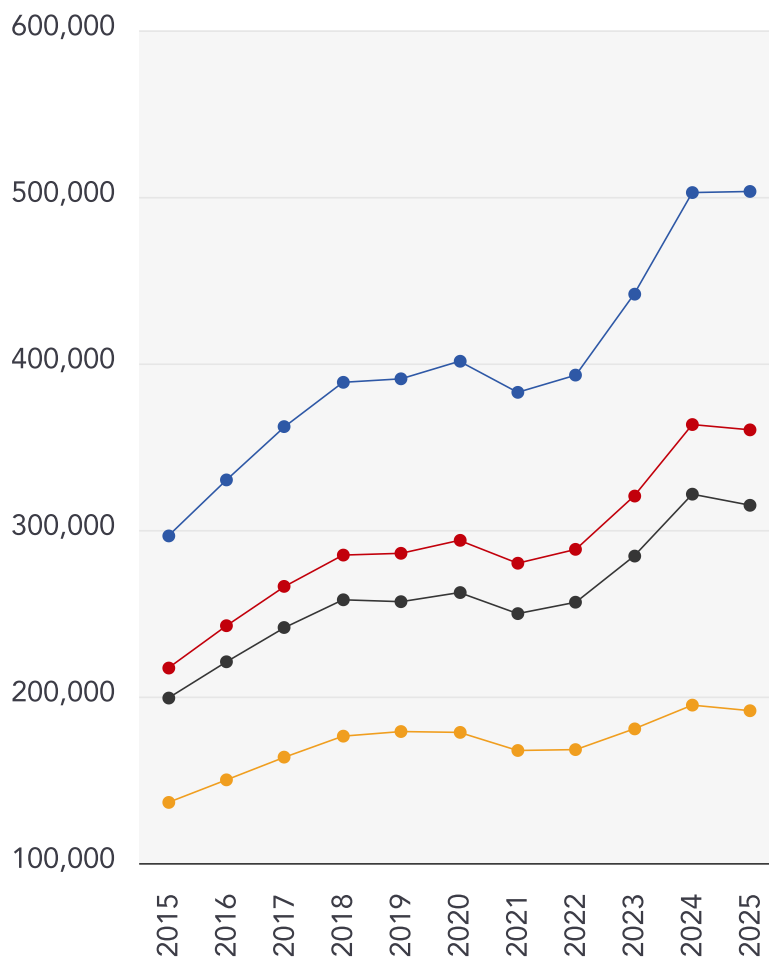
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² 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 0.14 W/m ² K
Total Floor Area:	107 m ²

Market

House Price Statistics



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



Detached

+69.78%

Semi-Detached

+65.88%

Terraced

+58.14%

Flat

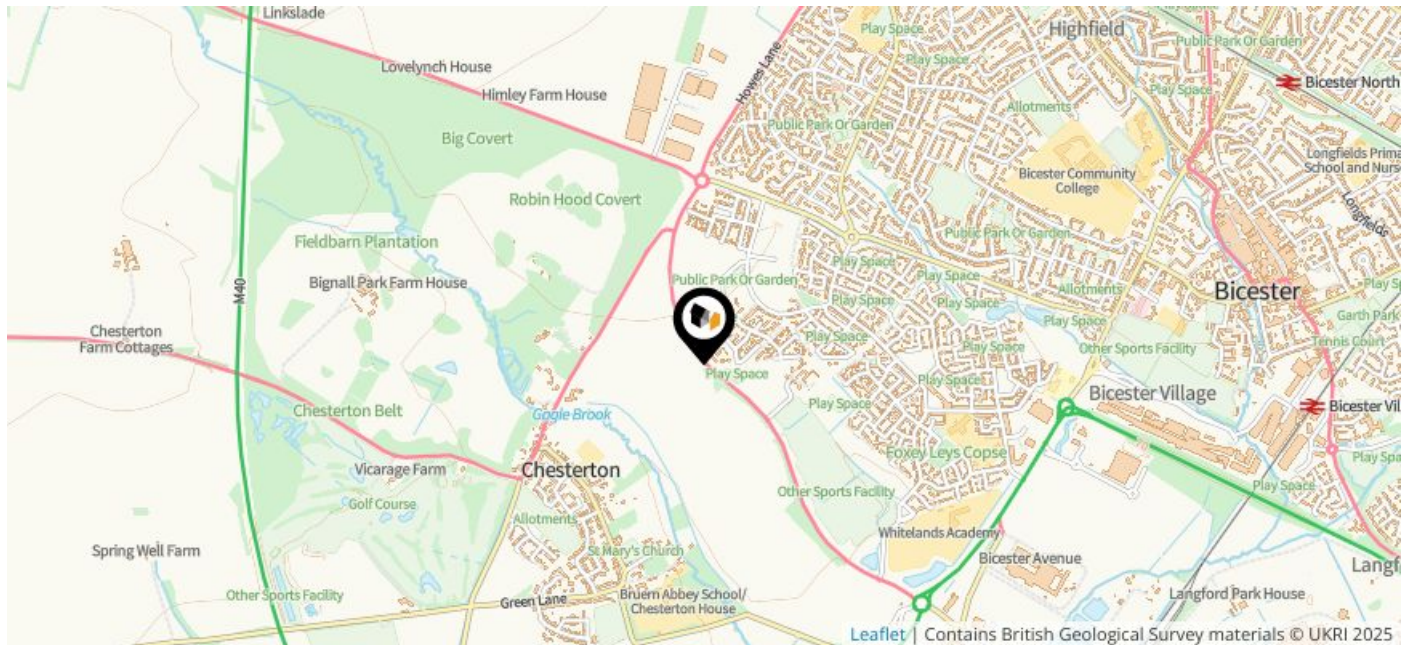
+40.36%

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.

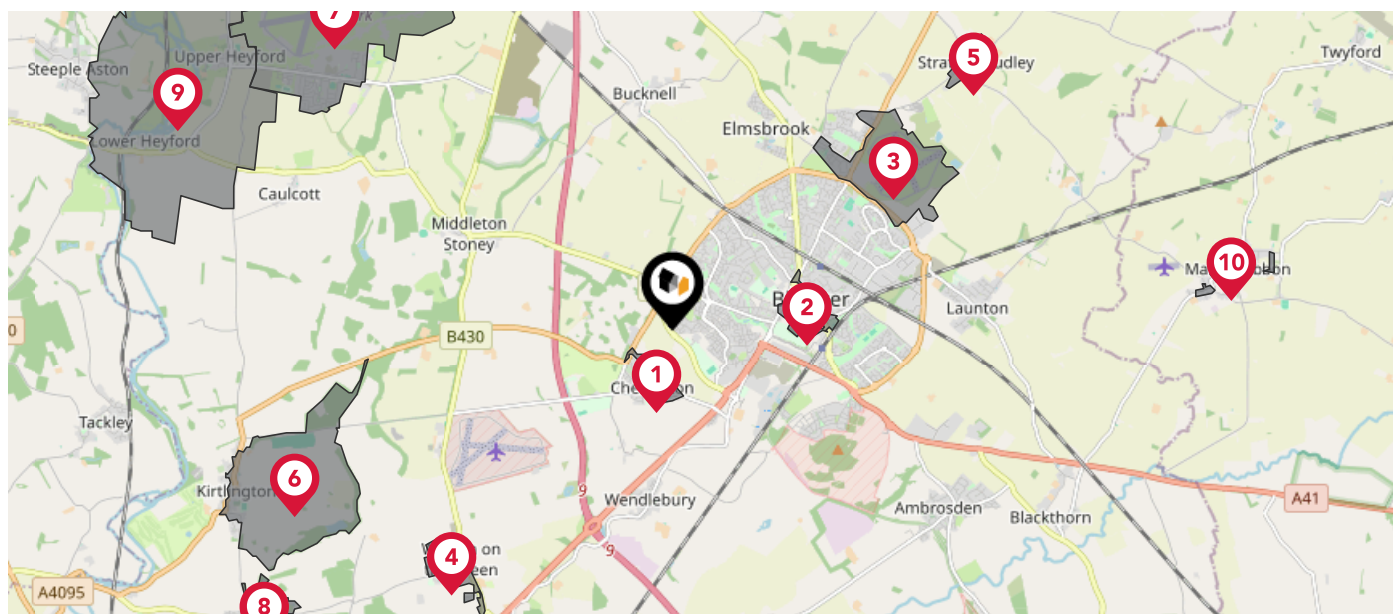
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

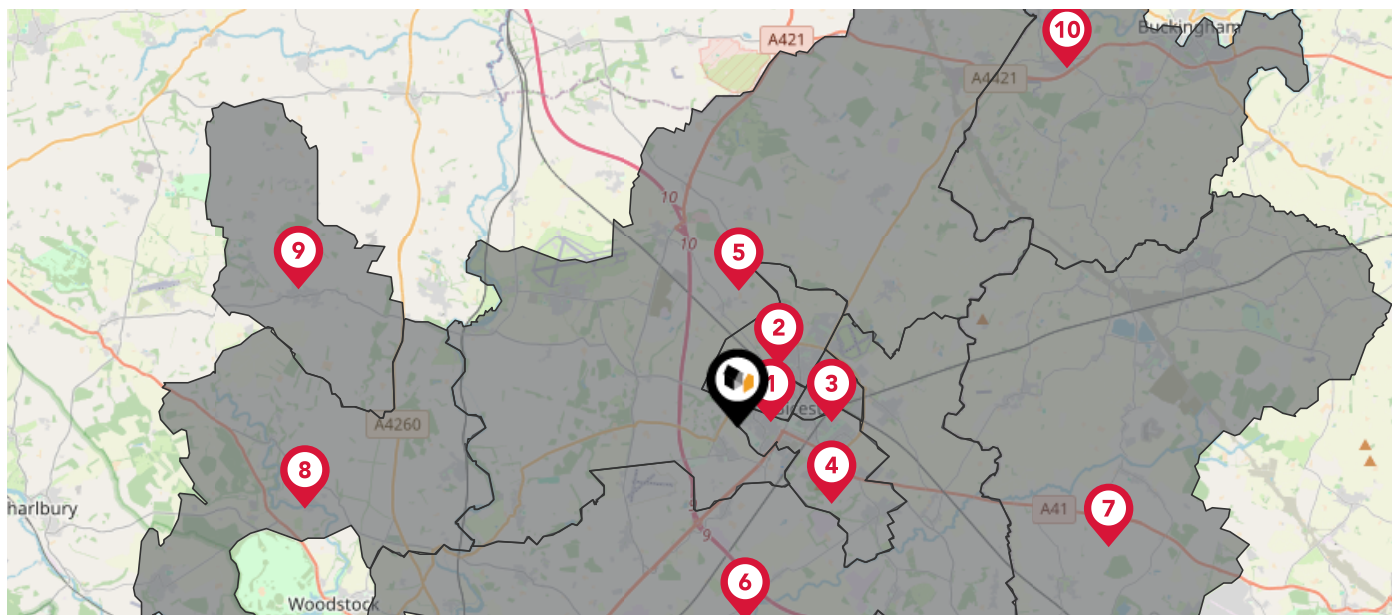
- 1 Chesterton
- 2 Bicester
- 3 RAF Bicester
- 4 Weston on the Green
- 5 Stratton Audley
- 6 Kirtlington
- 7 RAF Upper Heyford
- 8 Bletchington
- 9 Rousham
- 10 Marsh Gibbon

Maps

Council Wards



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



Nearby Council Wards



Bicester West Ward



Bicester North & Caversfield Ward



Bicester East Ward



Bicester South & Ambrosden Ward



Fringford & Heyfords Ward



Launton & Otmoor Ward



Grendon Underwood Ward



Stonesfield and Tackley Ward



The Bartons Ward



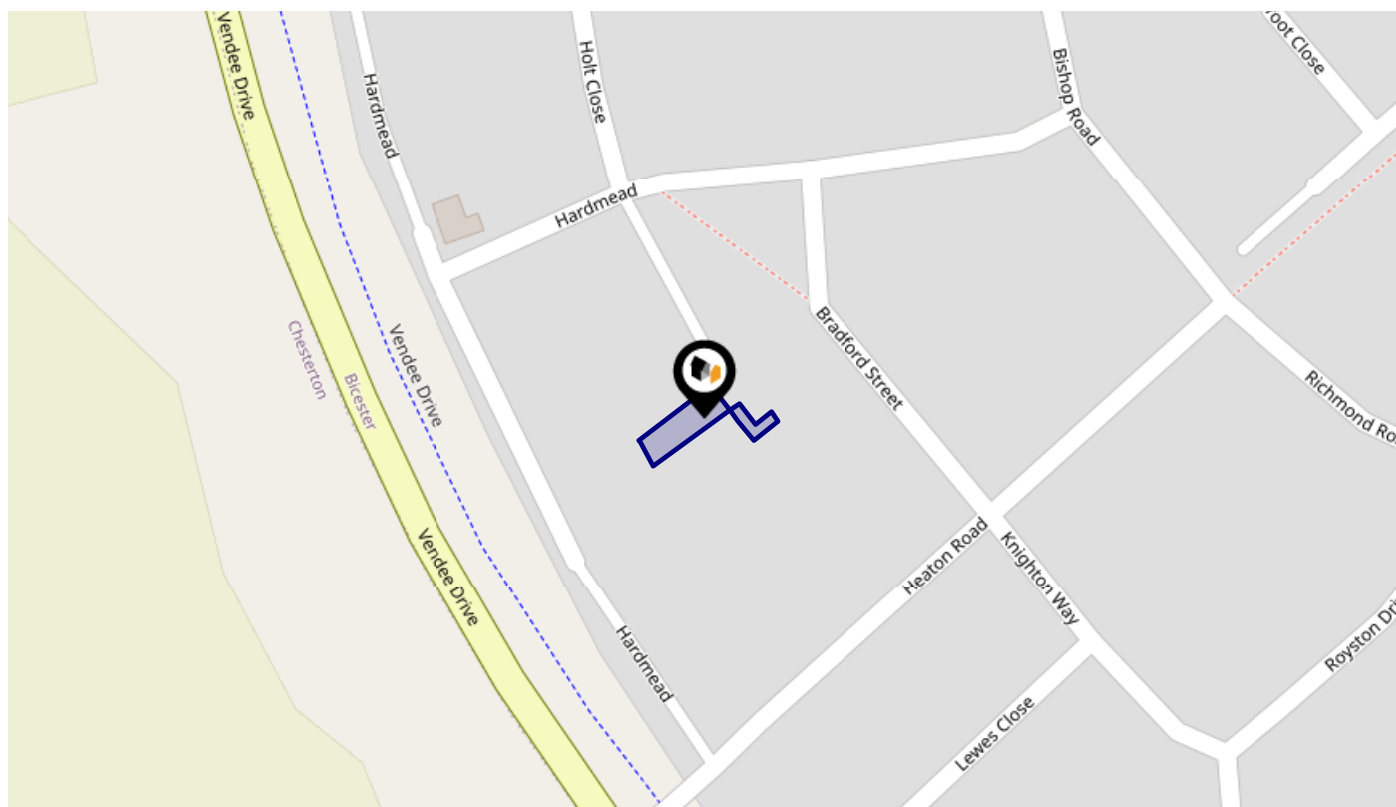
Buckingham West Ward

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:

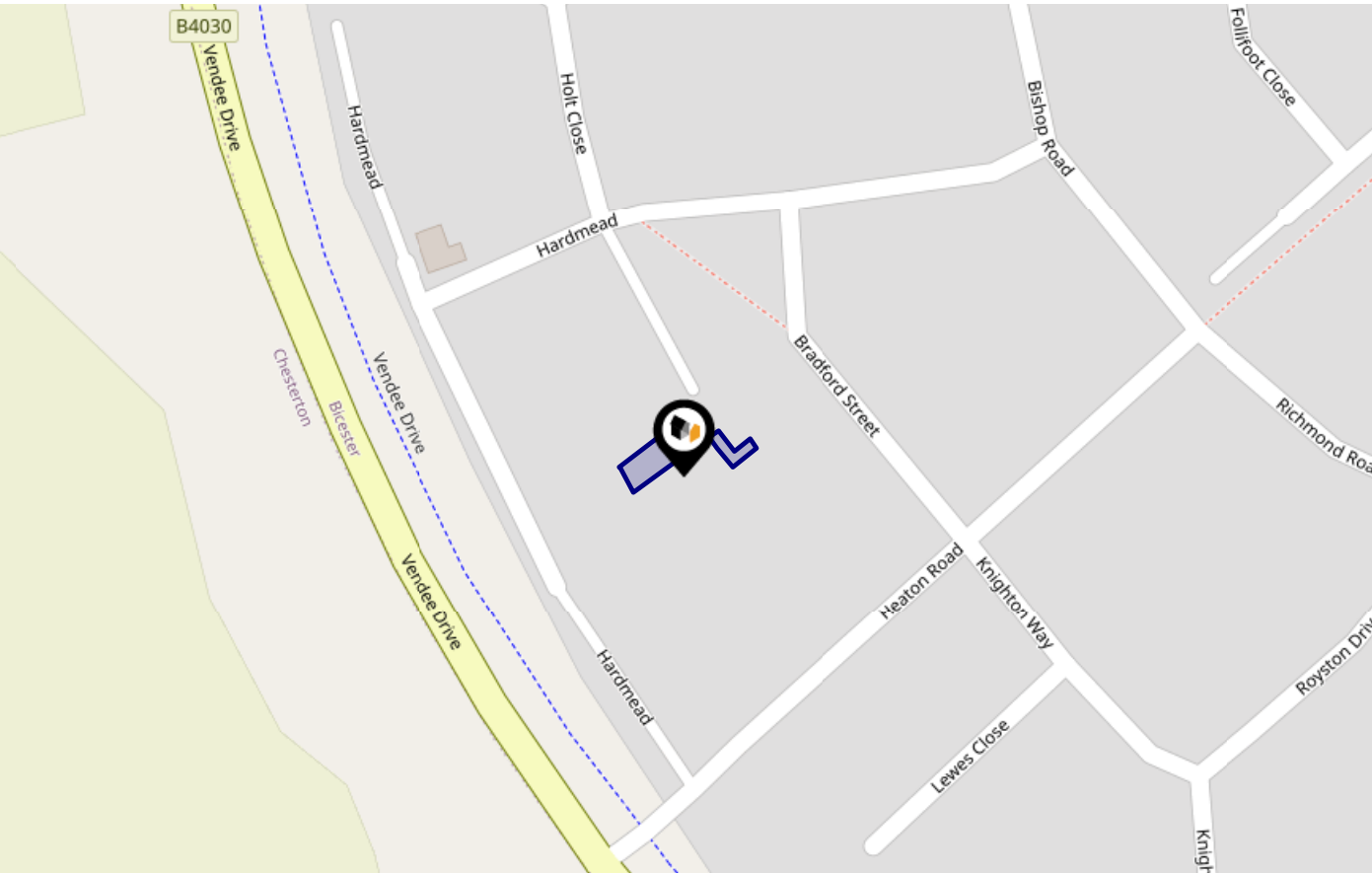
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

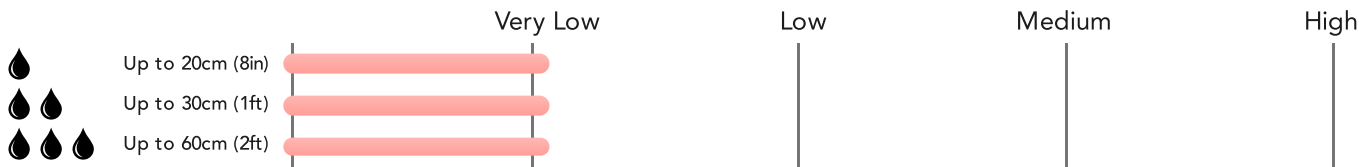


Risk Rating: Very low

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:

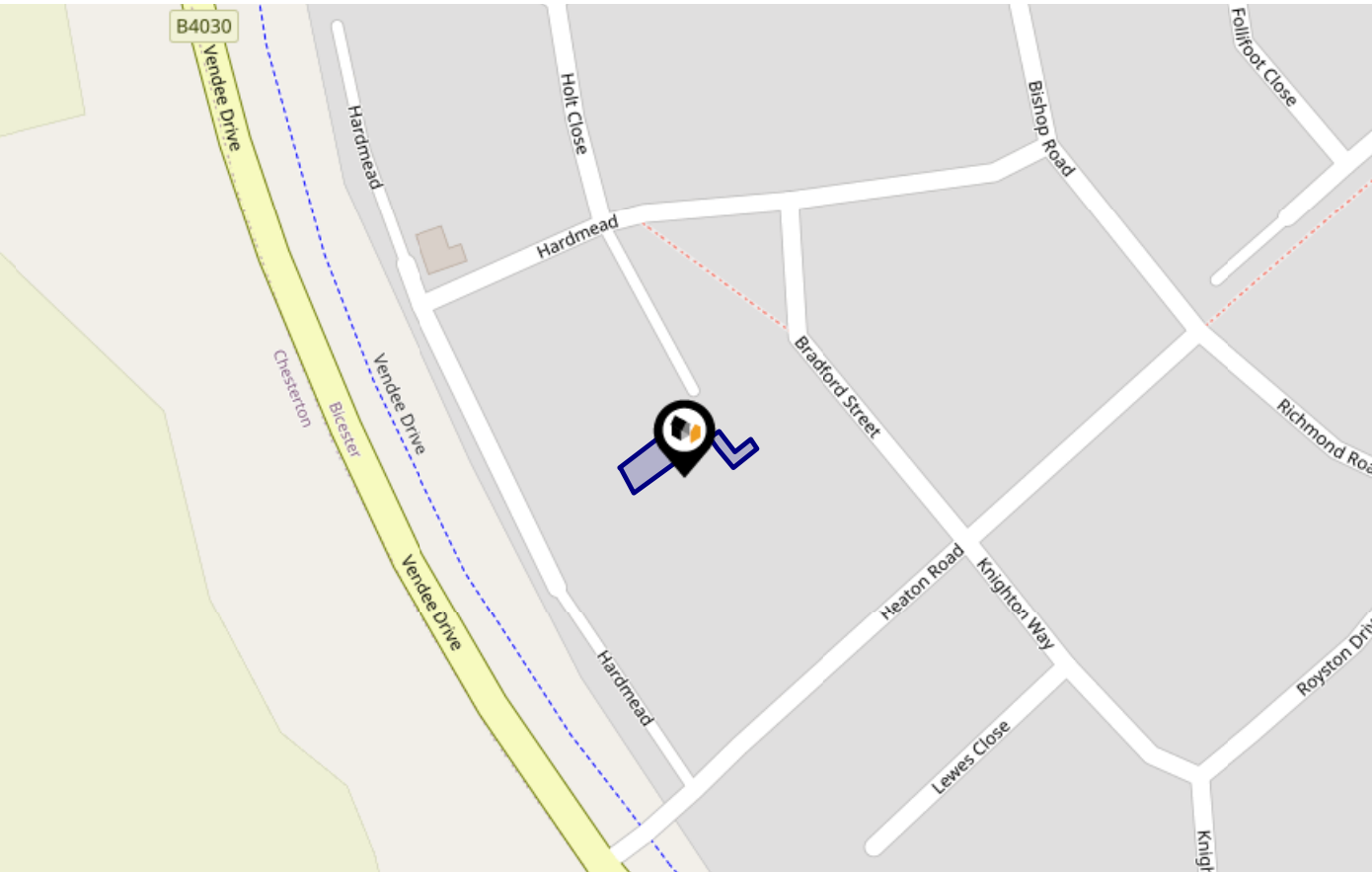


Flood Risk

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.

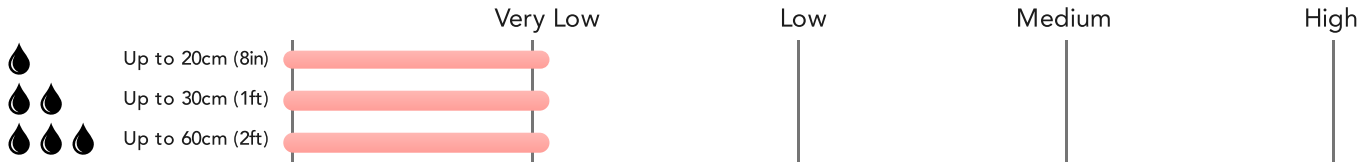


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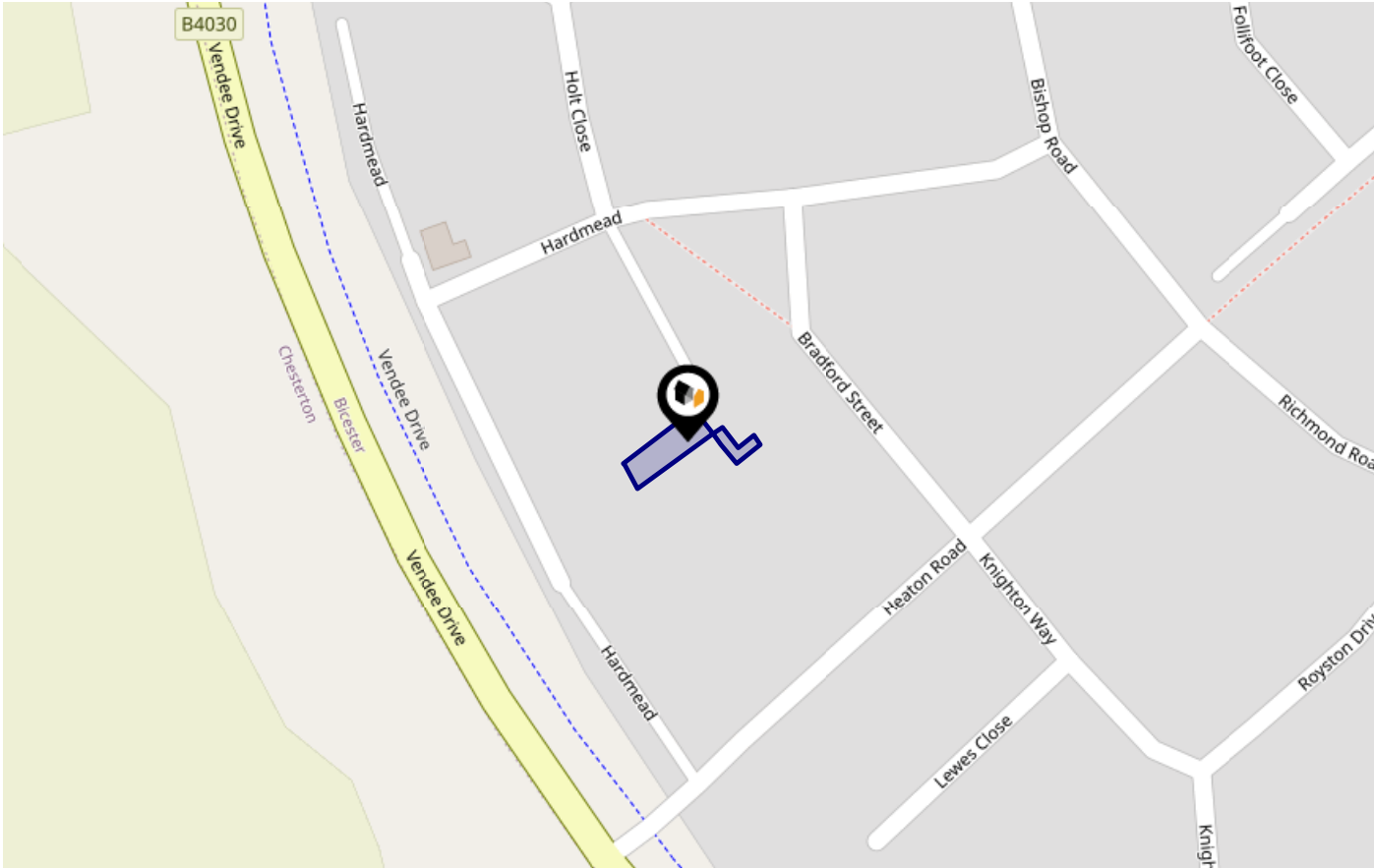


Flood Risk

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.

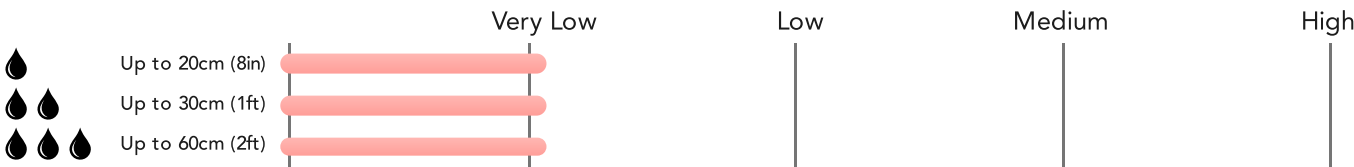


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

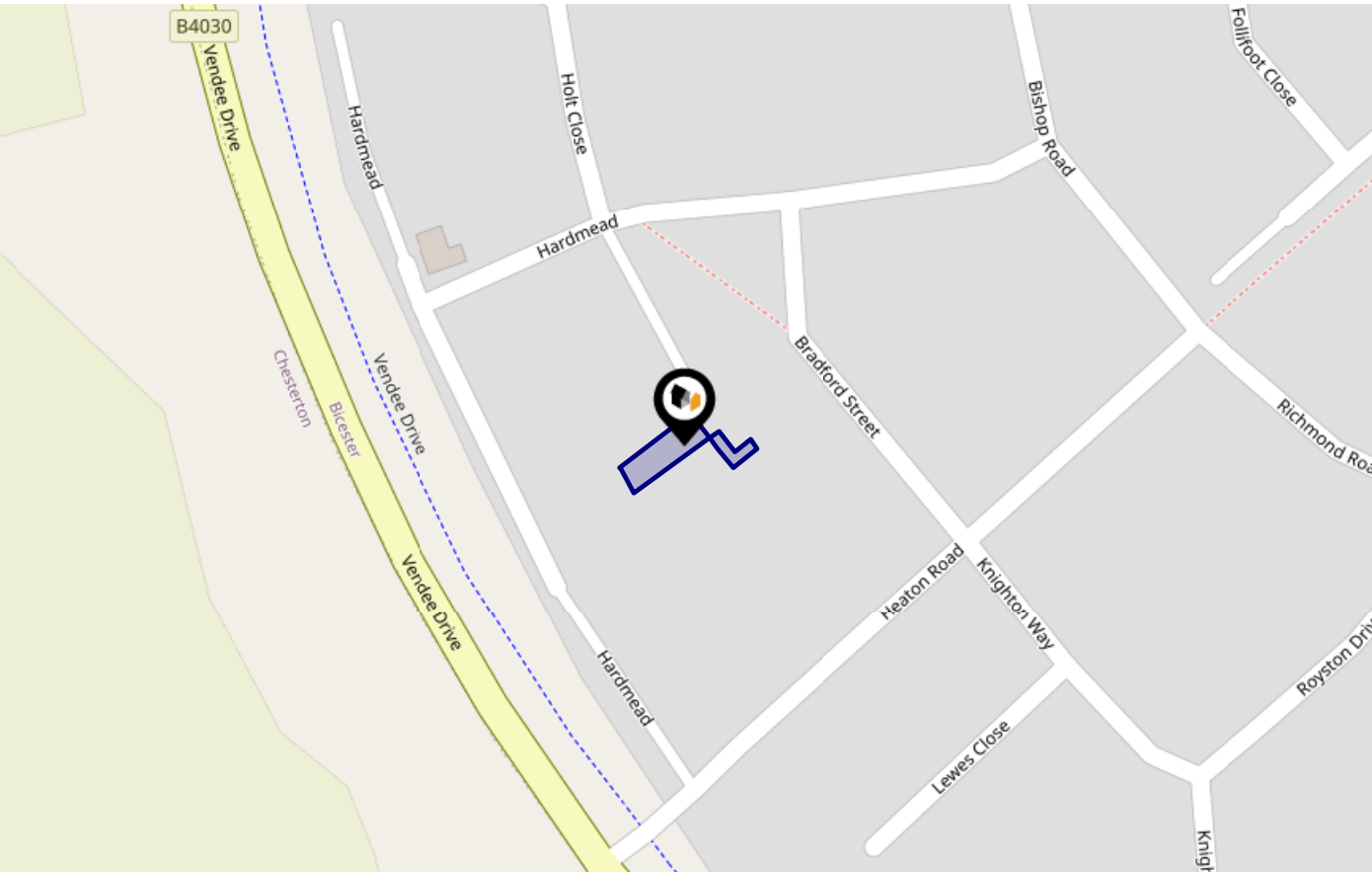


Flood Risk

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

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.
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Chance of flooding to the following depths at this property:

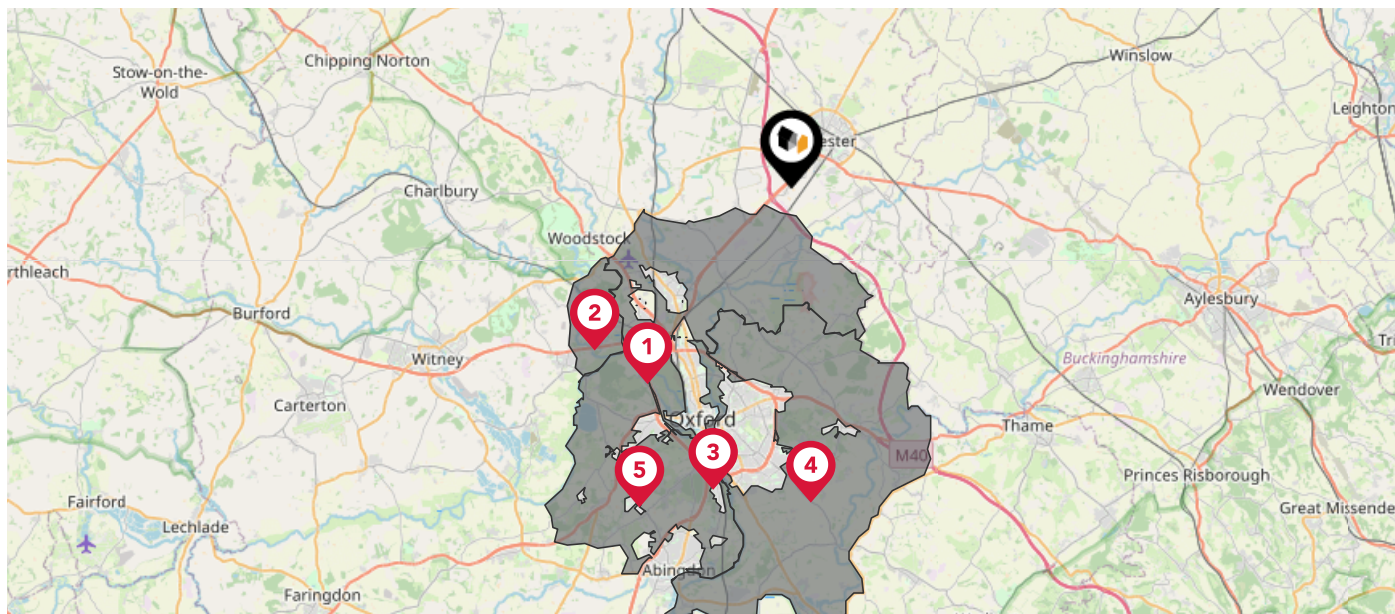


Maps

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 - West Oxfordshire



Oxford Green Belt - Oxford



Oxford Green Belt - South Oxfordshire



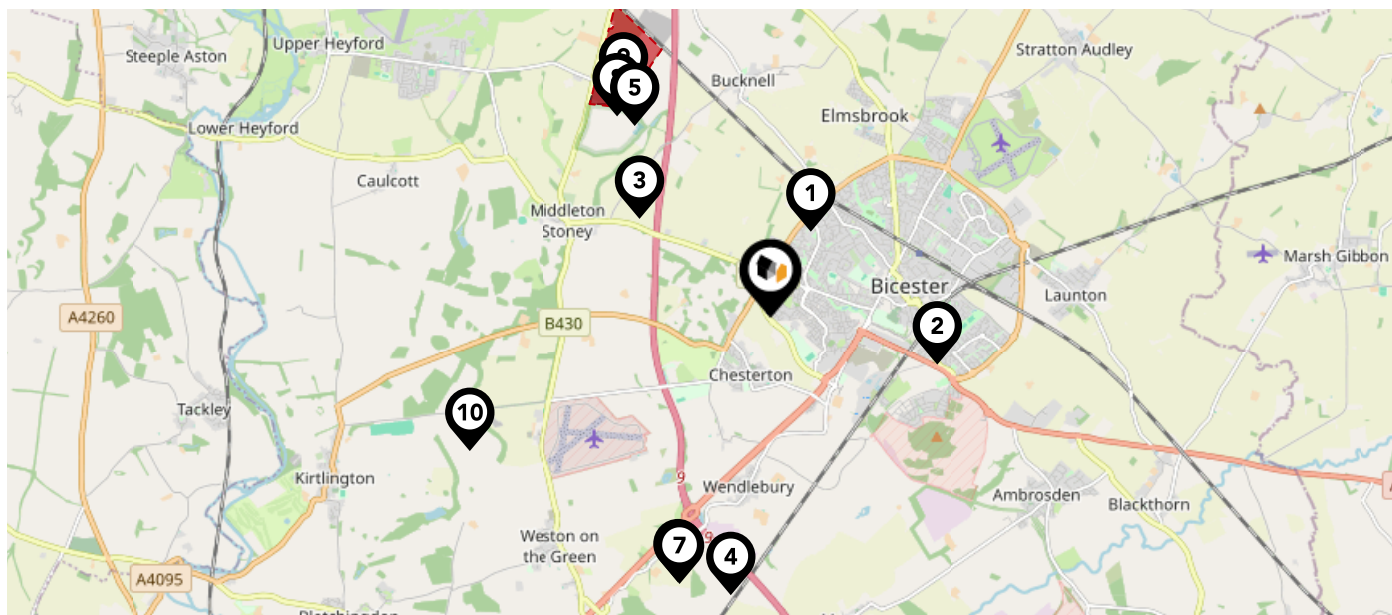
Oxford Green Belt - Vale of White Horse

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

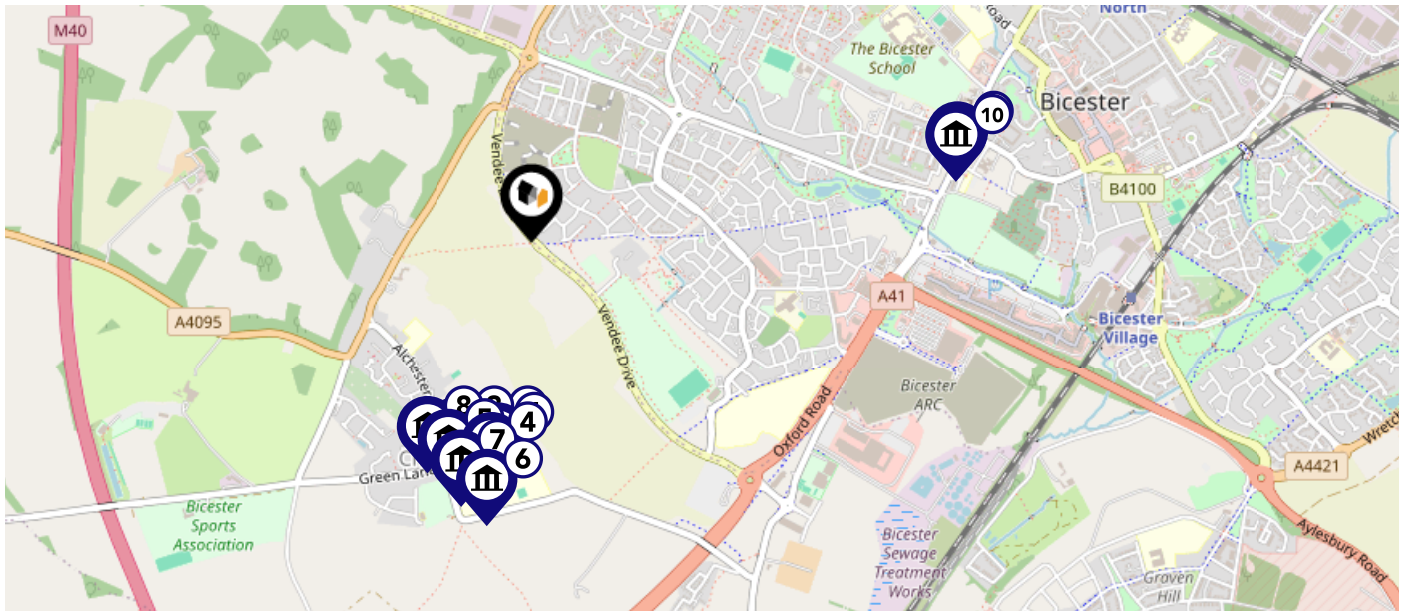
1	Gowell Farm-Bicester, Oxfordshire	Historic Landfill	
2	London Road-Bicester, Oxfordshire	Historic Landfill	
3	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill	
4	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	
5	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill	
6	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	
7	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill	
8	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill	
9	No name provided by source	Active Landfill	
10	Park Farm-Lazarus Bottoms, Kirtlington	Historic Landfill	

Maps

Listed Buildings

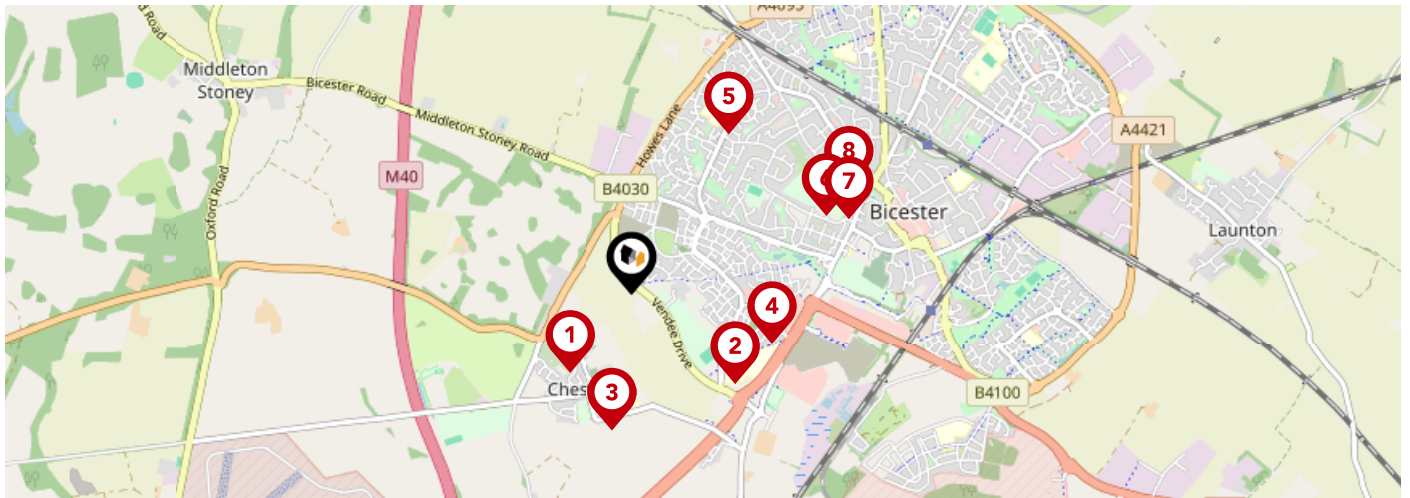


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



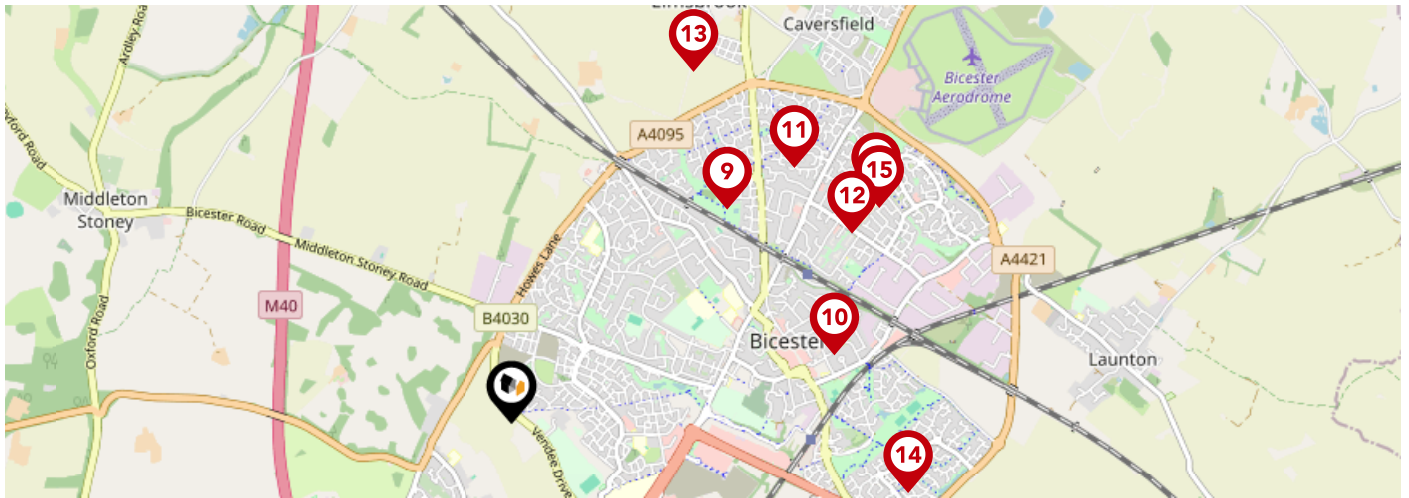
Listed Buildings in the local district		Grade	Distance
	1046536 - 6, Tubbs Lane	Grade II	0.5 miles
	1369747 - Manor Farm House	Grade II	0.5 miles
	1300898 - Church Of St Mary	Grade II	0.5 miles
	1200194 - 4, Tubbs Lane	Grade II	0.6 miles
	1276742 - Ivy Cottage Including Front Garden Area Railings And Gate To West	Grade II	0.6 miles
	1241627 - Chesterton Lodge Including Forecourt Balustrade Immediately West	Grade II	0.6 miles
	1241628 - Stables And Coach Houses North West Of Chesterton Lodge	Grade II	0.6 miles
	1046535 - Thatchover	Grade II	0.6 miles
	1300945 - 20, Kings End	Grade II	1.0 miles
	1046490 - 22 And 24, Kings End	Grade II	1.0 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Chesterton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 195 Distance:0.46	☐	☒	☐	☐	☐
2	Whitelands Academy Ofsted Rating: Good Pupils: 467 Distance:0.63	☐	☐	☒	☐	☐
3	Bruern Abbey School Ofsted Rating: Not Rated Pupils: 201 Distance:0.63	☐	☐	☒	☐	☐
4	St Edburg's Church of England (VA) School Ofsted Rating: Good Pupils: 489 Distance:0.68	☐	☒	☐	☐	☐
5	King's Meadow Primary School Ofsted Rating: Good Pupils: 445 Distance:0.85	☐	☒	☐	☐	☐
6	The Bicester School Ofsted Rating: Good Pupils: 1239 Distance:0.96	☐	☐	☒	☐	☐
7	St Mary's Catholic Primary School, Bicester Ofsted Rating: Good Pupils: 229 Distance:1.05	☐	☒	☐	☐	☐
8	Brookside Primary School Ofsted Rating: Good Pupils: 320 Distance:1.11	☐	☒	☐	☐	☐

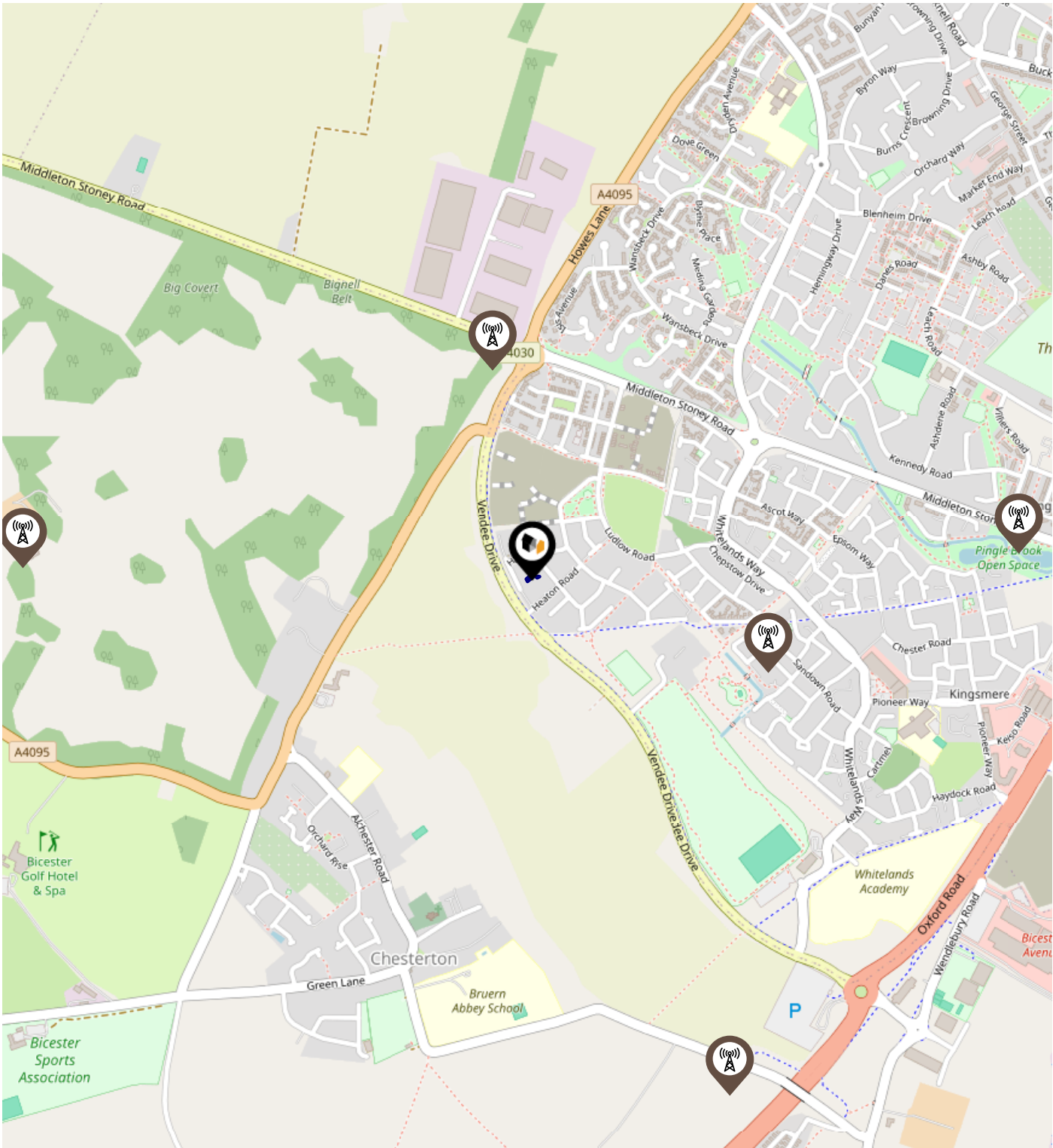
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bure Park Primary School Ofsted Rating: Good Pupils: 415 Distance: 1.39	☐	☒	☐	☐	☐
	Longfields Primary and Nursery School Ofsted Rating: Good Pupils: 388 Distance: 1.51	☐	☒	☐	☐	☐
	Southwold Primary School Ofsted Rating: Good Pupils: 350 Distance: 1.74	☐	☒	☐	☐	☐
	The Cooper School Ofsted Rating: Requires improvement Pupils: 1272 Distance: 1.78	☐	☐	☒	☐	☐
	Gagle Brook Primary School Ofsted Rating: Good Pupils: 164 Distance: 1.81	☐	☒	☐	☐	☐
	Langford Village Community Primary School Ofsted Rating: Good Pupils: 421 Distance: 1.84	☐	☒	☐	☐	☐
	Glory Farm Primary School Ofsted Rating: Good Pupils: 344 Distance: 1.95	☐	☒	☐	☐	☐
	Bardwell School Ofsted Rating: Good Pupils: 113 Distance: 1.97	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

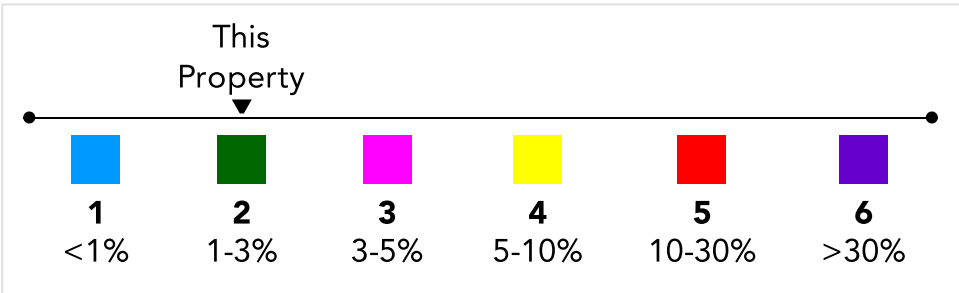
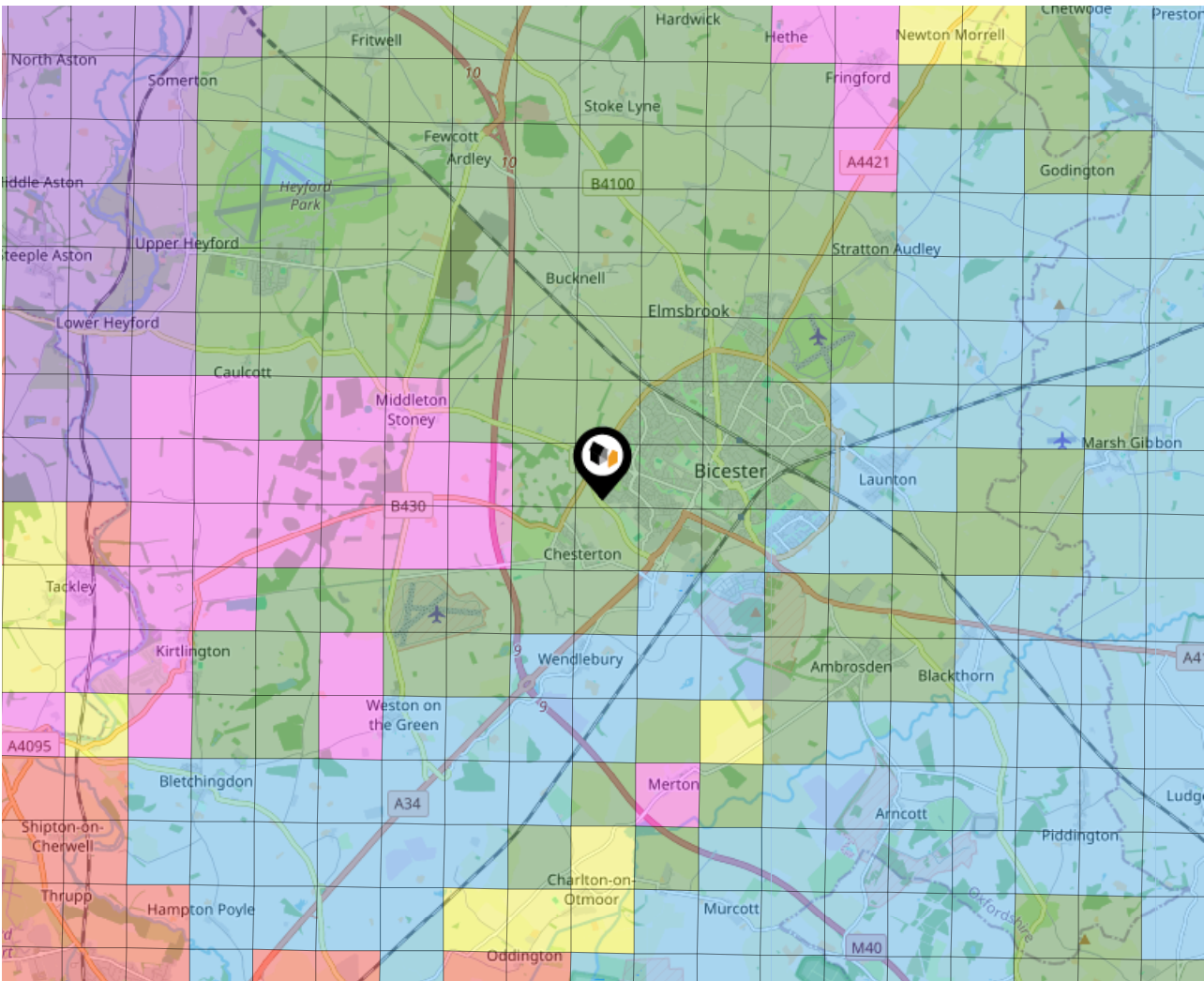
Environment

Radon Gas

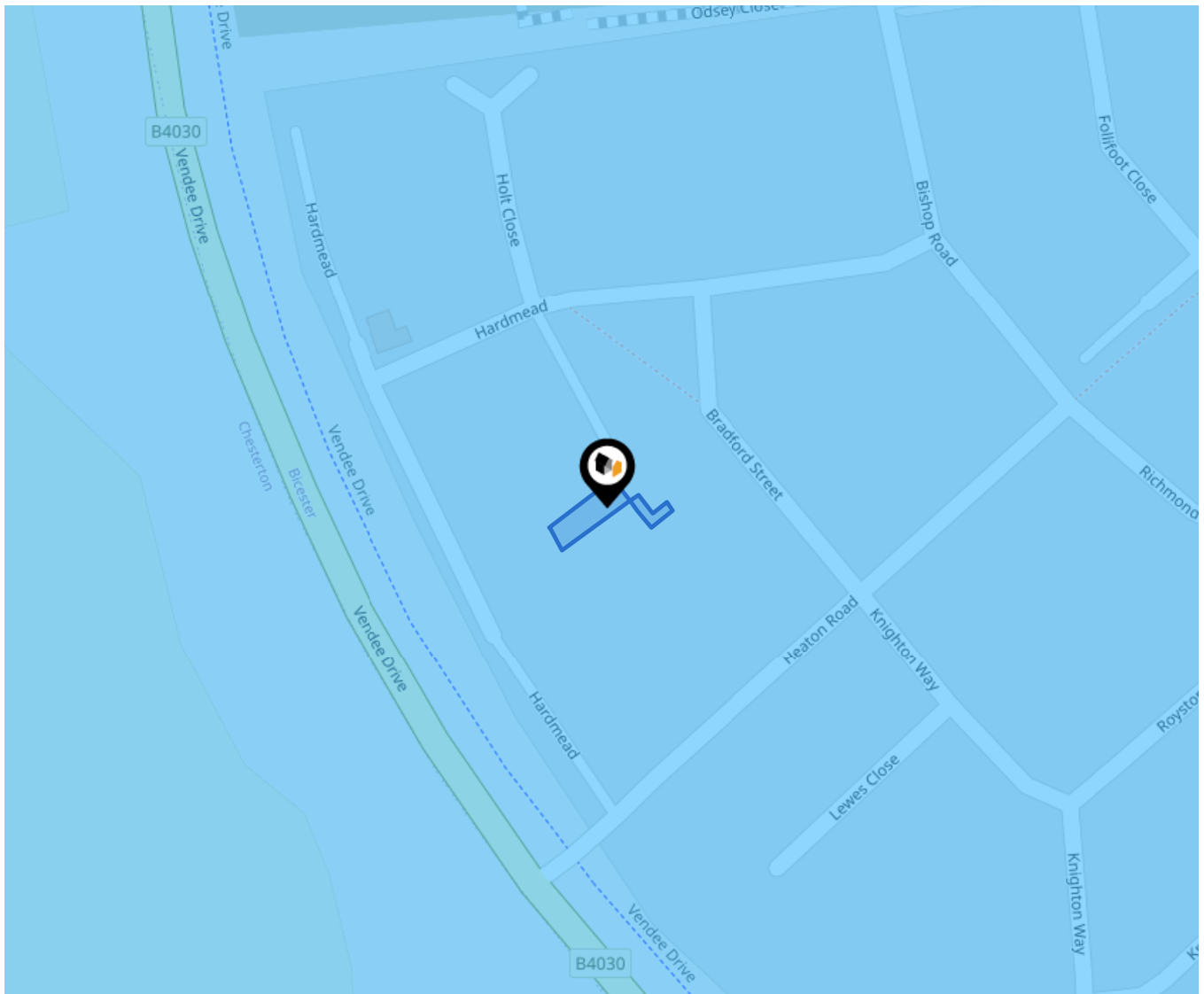


What is Radon?

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



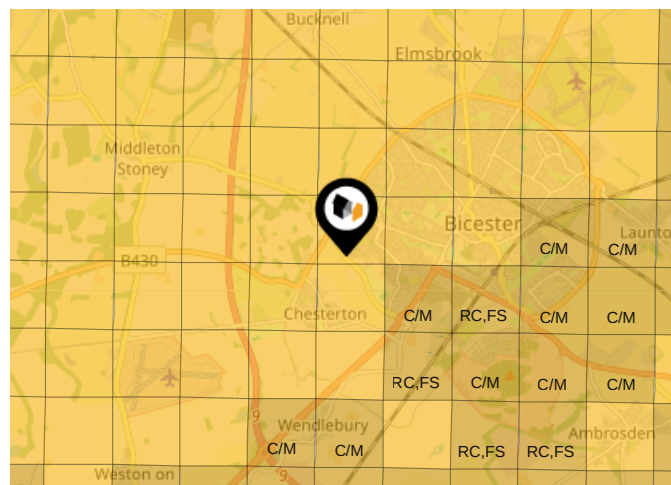
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Carbon Content:	HIGH	Soil Texture:	LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	HEAVY TO MEDIUM		



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

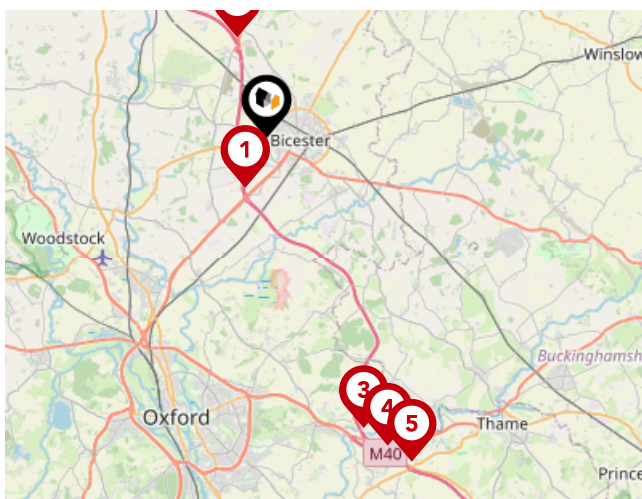
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	1.38 miles
2	Bicester North Rail Station	1.44 miles
3	Bicester Village Rail Station	1.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	1.97 miles
2	M40 J10	3.81 miles
3	M40 J8A	11.23 miles
4	M40 J8	12.16 miles
5	M40 J7	13.02 miles

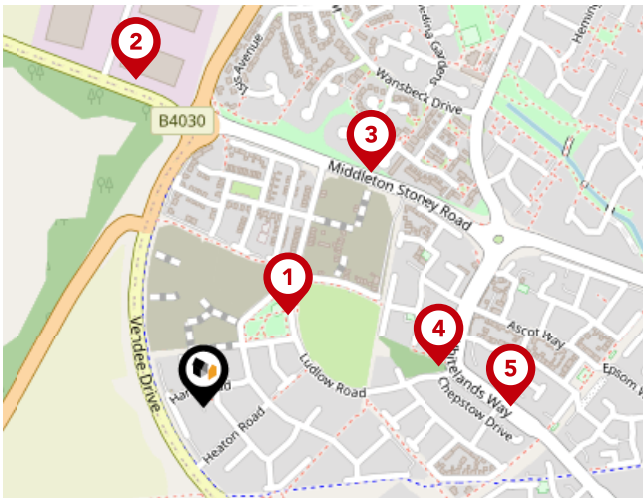


Airports/Helipads

Pin	Name	Distance
1	Kidlington	7.07 miles
2	Baginton	34.97 miles
3	Luton Airport	34.35 miles
4	Staverton	41.67 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Primary School	0.14 miles
2	Empire Road	0.38 miles
3	Ludlow Road	0.33 miles
4	Chepstow Drive	0.27 miles
5	Whitelands Way North	0.35 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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