

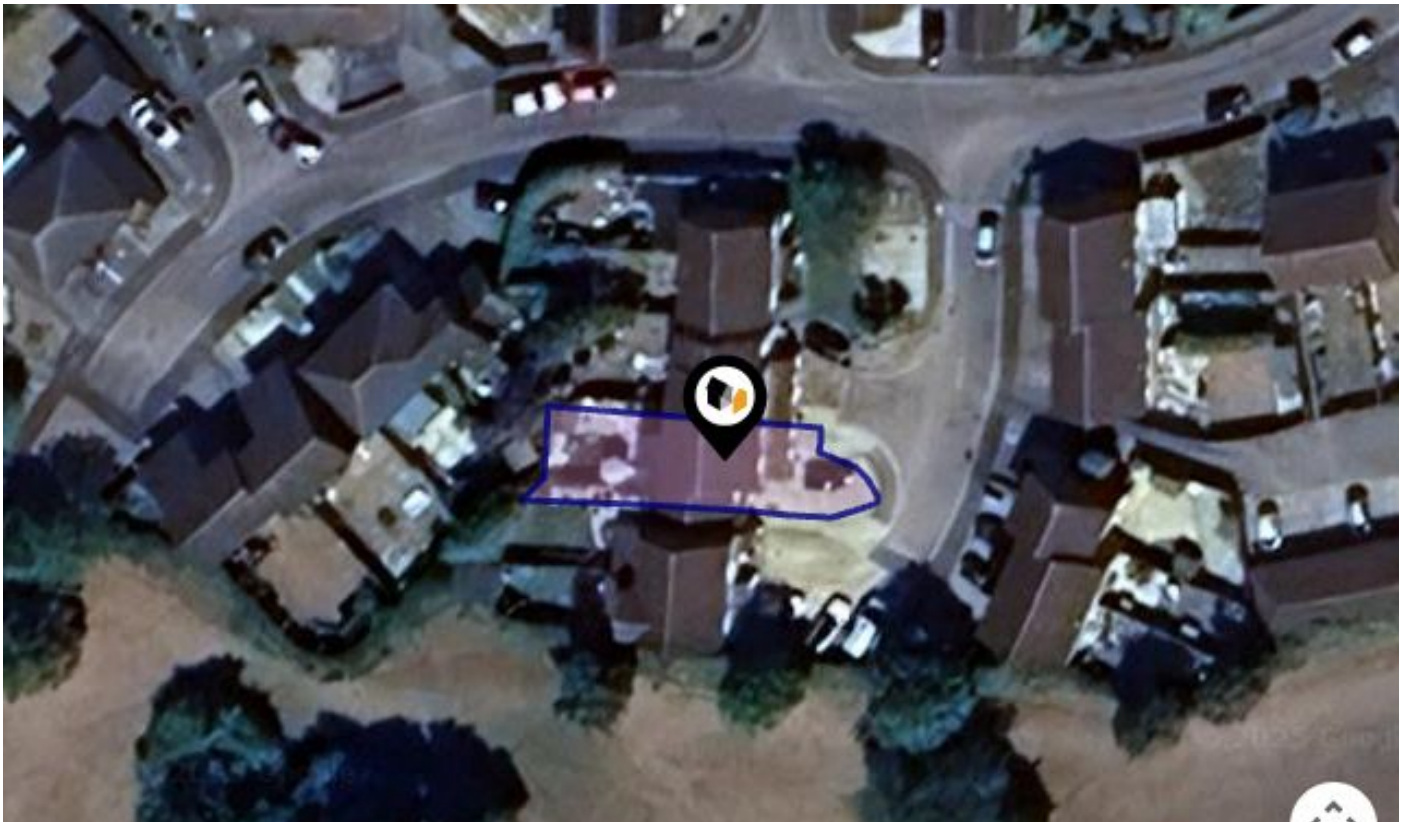


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th September 2025



MANSTON CLOSE, BICESTER, OX26

Avocado Property

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Introduction

Our Comments



Seller's comments...

This lovely home has been the heart of our family for many years, where we raised our two children and created countless happy memories. It has always been filled with warmth, love, and laughter, making it a very special place to us.

Since my husband passed away, it feels like the right time to begin a new chapter. While it is hard to say goodbye, I hope that the next owners will feel the same happiness and comfort here that we have cherished for so long, and make their own wonderful memories in this home.

Agent's comments...

Spacious Four/Five Bedroom Extended Semi-Detached Home in Quiet Cul-de-Sac

Set in a peaceful cul-de-sac, close to a children's playpark and open fields, this extended semi-detached home offers versatile and well-proportioned accommodation for modern family living.

The ground floor features a bright through lounge, providing a welcoming space for both relaxing and entertaining. The garage has been thoughtfully converted to create a flexible fifth bedroom or playroom, complete with its own wet room – ideal for guests, older children, or multigenerational living. To the rear, the home has been extended to form a generous kitchen/diner, perfectly designed for family meals and gatherings, while a separate utility room adds further practicality.

Upstairs, the property offers four bedrooms, served by two bathrooms – one being a family shower room. Outside, the low-maintenance rear garden provides a private and enjoyable space for outdoor living.

This spacious home combines flexibility, comfort, and convenience in a sought-after family-friendly location, making it a superb opportunity for buyers seeking long-term living space.

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,162 ft ² / 108 m ²		
Plot Area:	0.05 acres		
Title Number:	ON92160		

Local Area

Local Authority:

Conservation Area:

Flood Risk:

Rivers & Seas

Surface Water

Oxfordshire

No

Very low

Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

11

mb/s

265

mb/s

1800

mb/s

Mobile Coverage:

(based on calls indoors)

O₂

EE

3

O₂

Satellite/Fibre TV Availability:

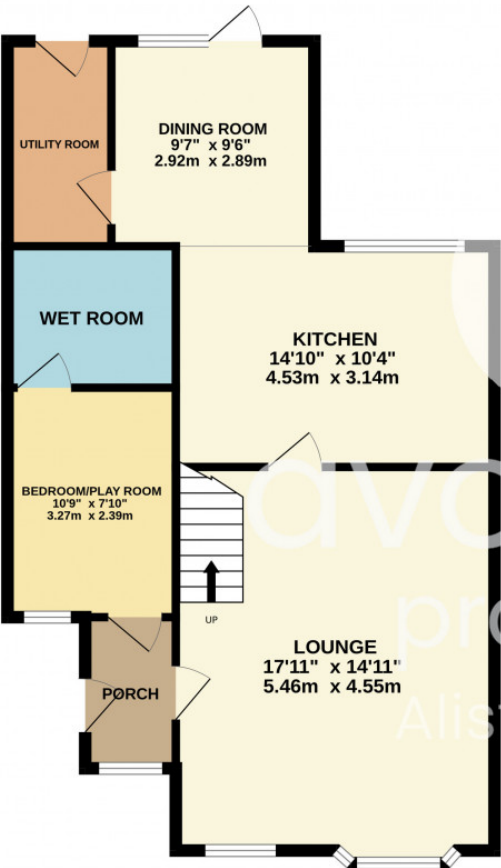




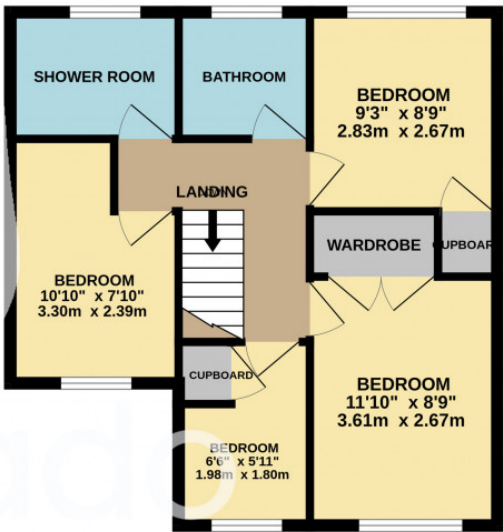


MANSTON CLOSE, BICESTER, OX26

GROUND FLOOR

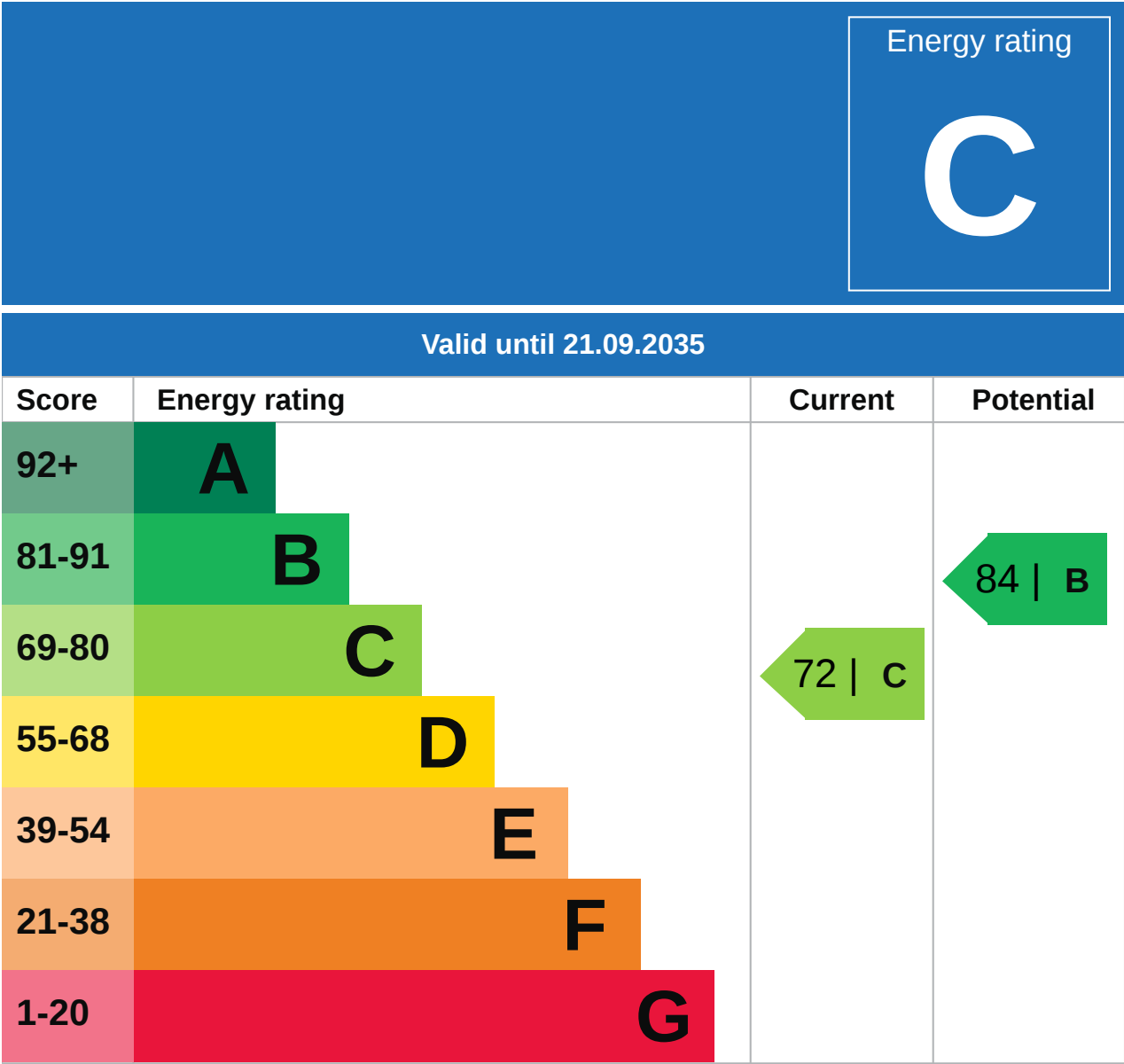


1ST FLOOR



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.
Made with Metropix 6/2025

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

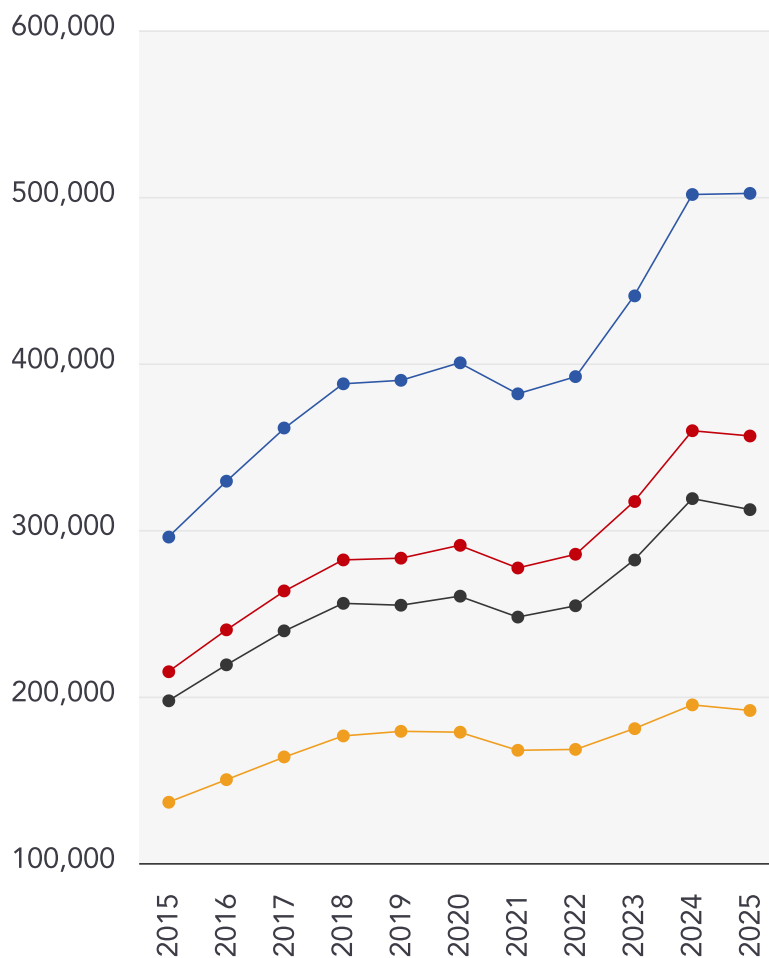
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	108 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

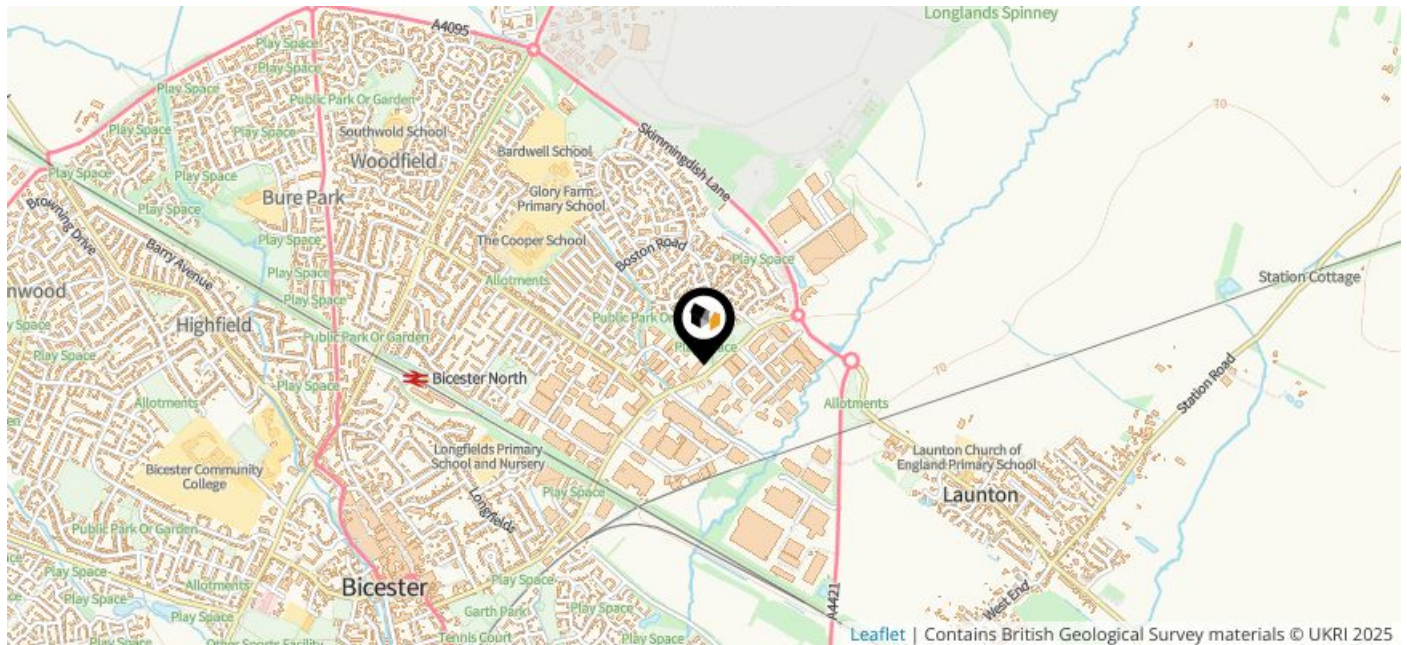
+40.36%

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.

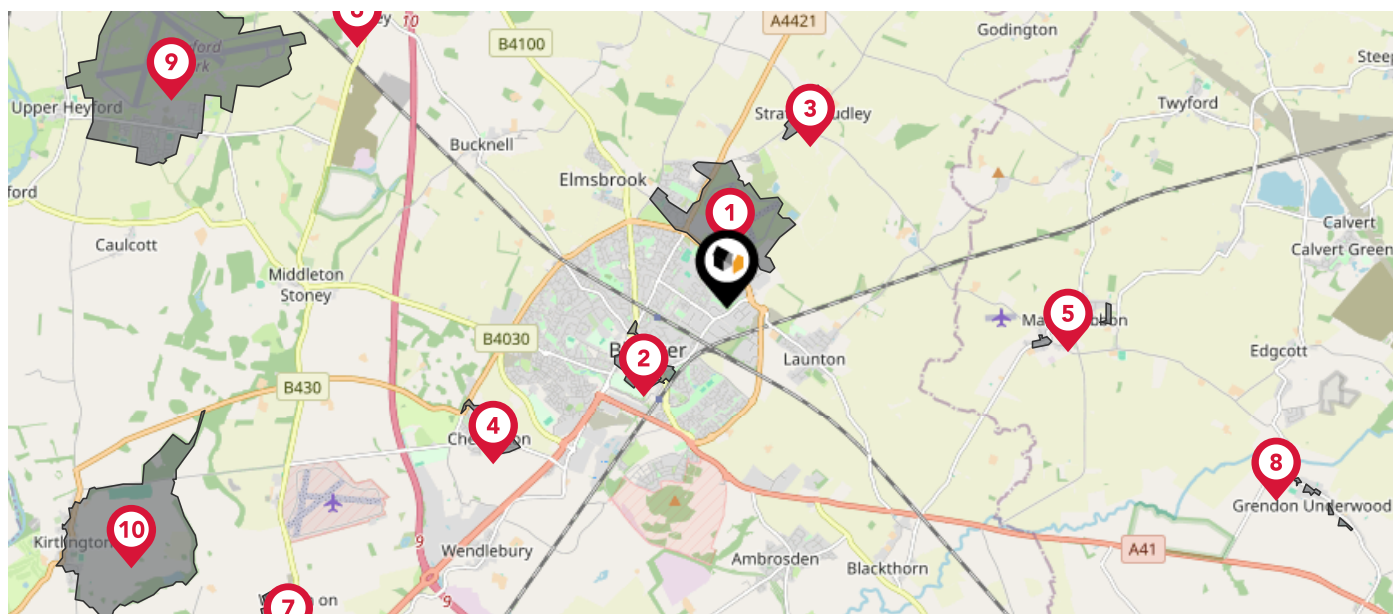
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

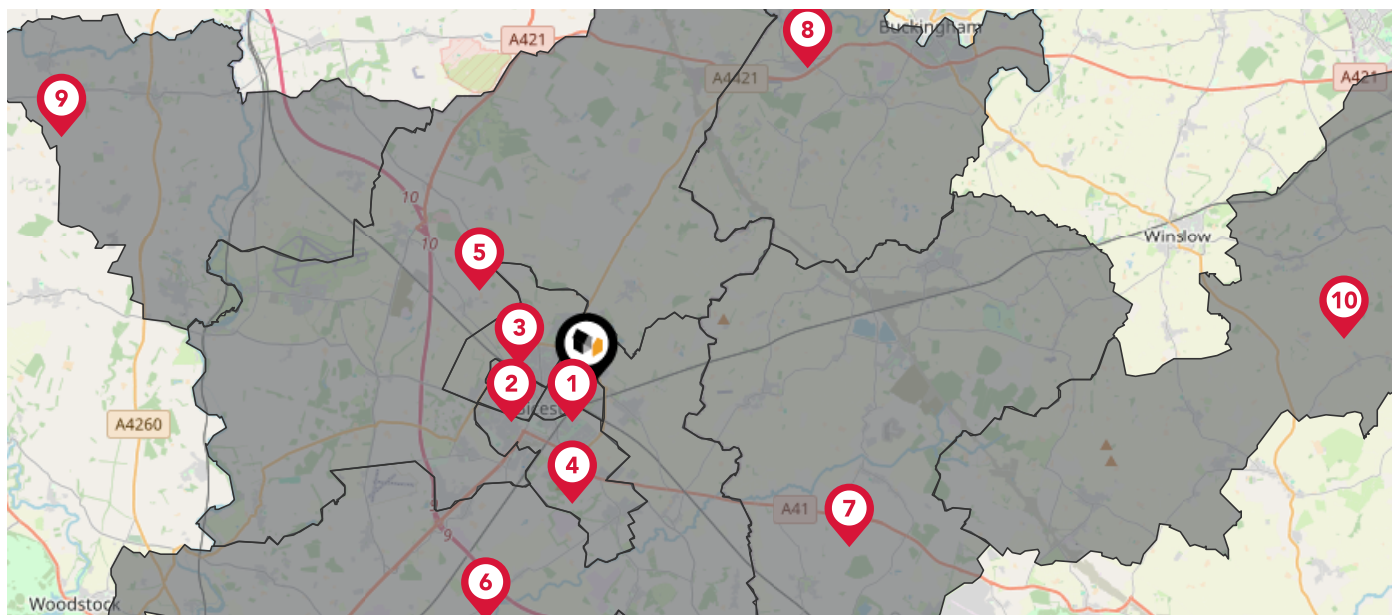
-  1 RAF Bicester
-  2 Bicester
-  3 Stratton Audley
-  4 Chesterton
-  5 Marsh Gibbon
-  6 Ardley
-  7 Weston on the Green
-  8 Grendon Underwood
-  9 RAF Upper Heyford
-  10 Kirtlington

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

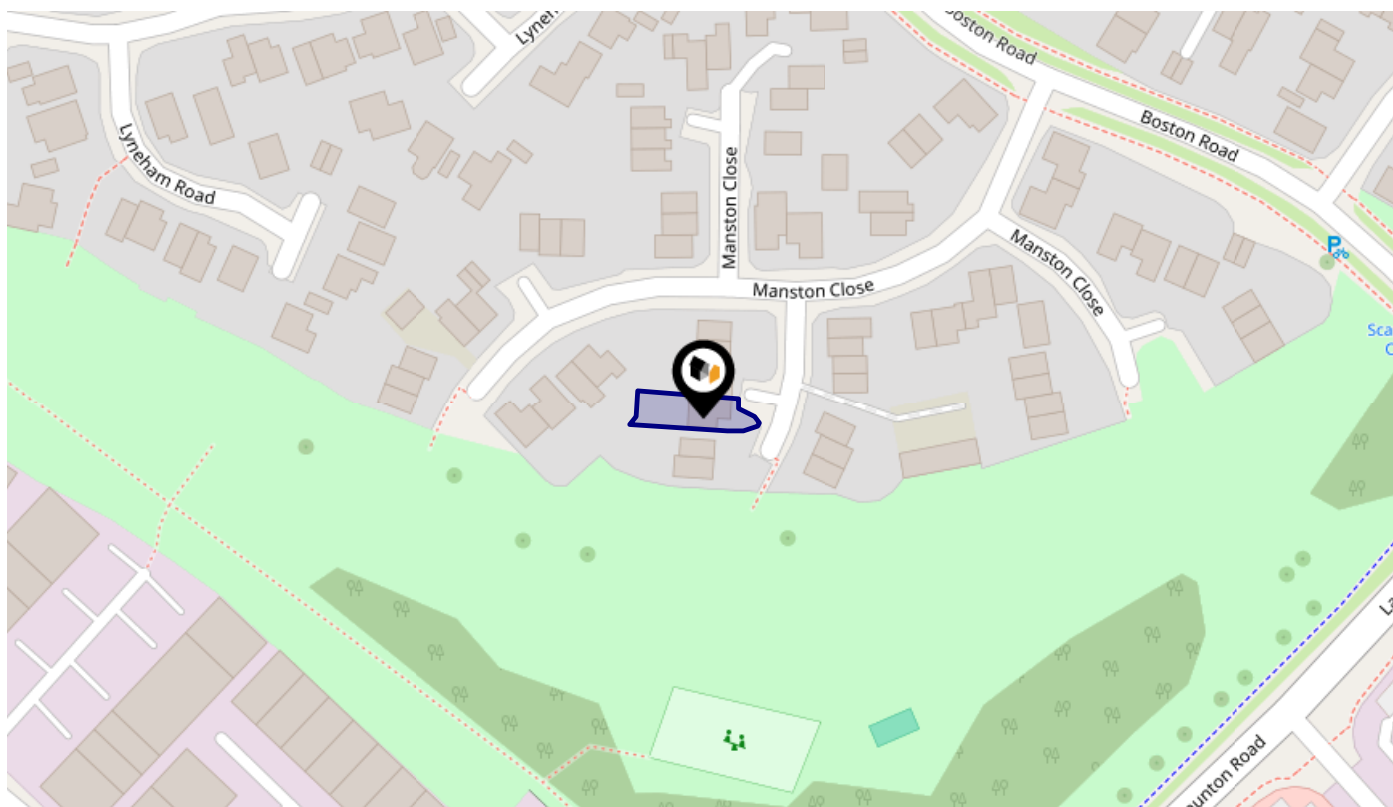
-  Bicester East Ward
-  Bicester West Ward
-  Bicester North & Caversfield Ward
-  Bicester South & Ambrosden Ward
-  Fringford & Heyfords Ward
-  Launton & Otmoor Ward
-  Grendon Underwood Ward
-  Buckingham West Ward
-  Deddington Ward
-  Great Brickhill Ward

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:

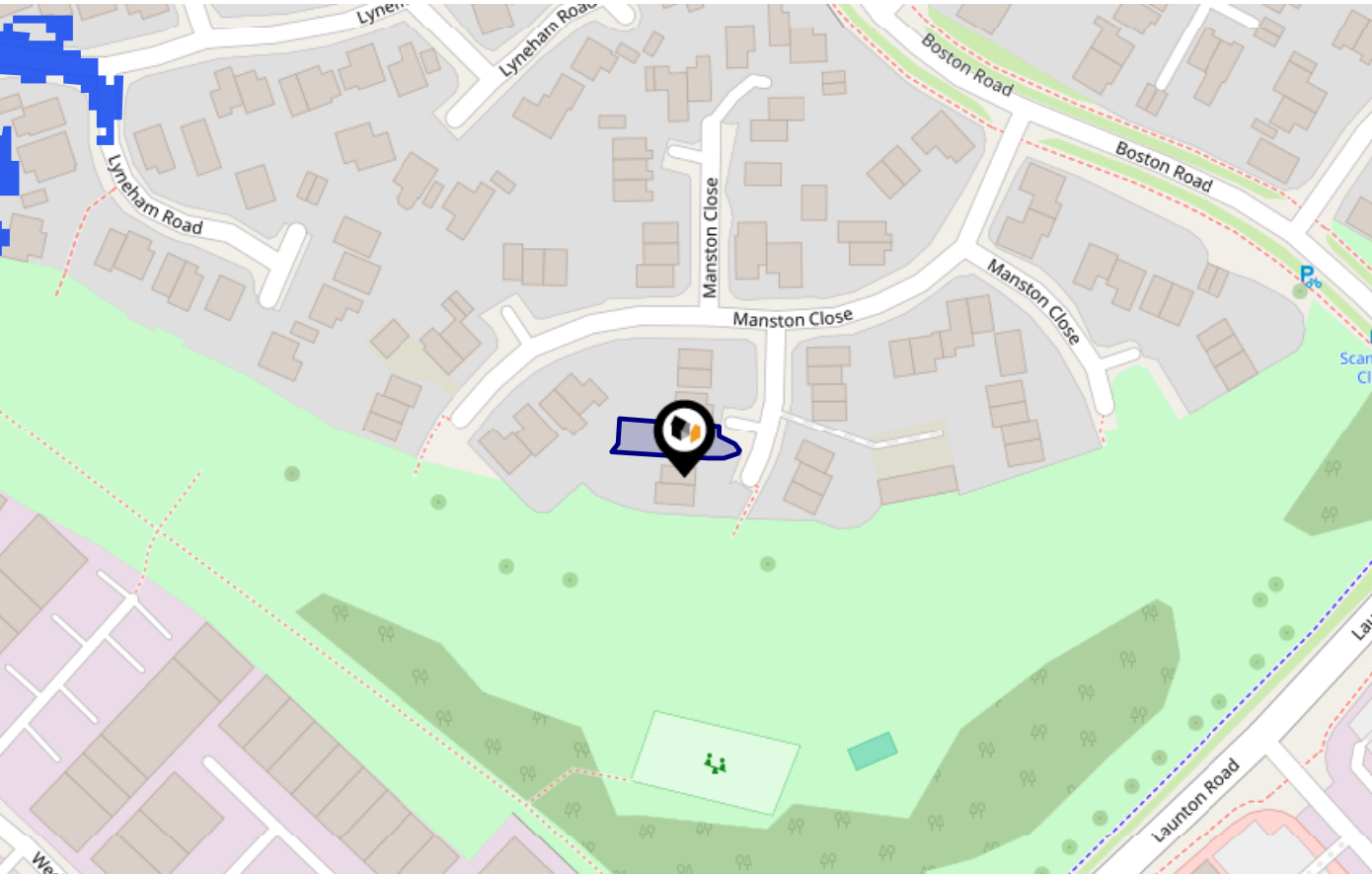
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

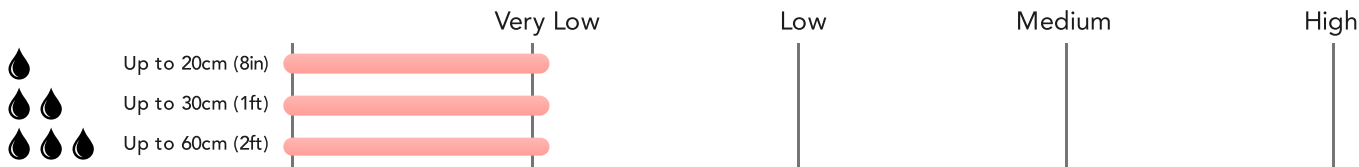


Risk Rating: Very low

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 (0.1%) 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:

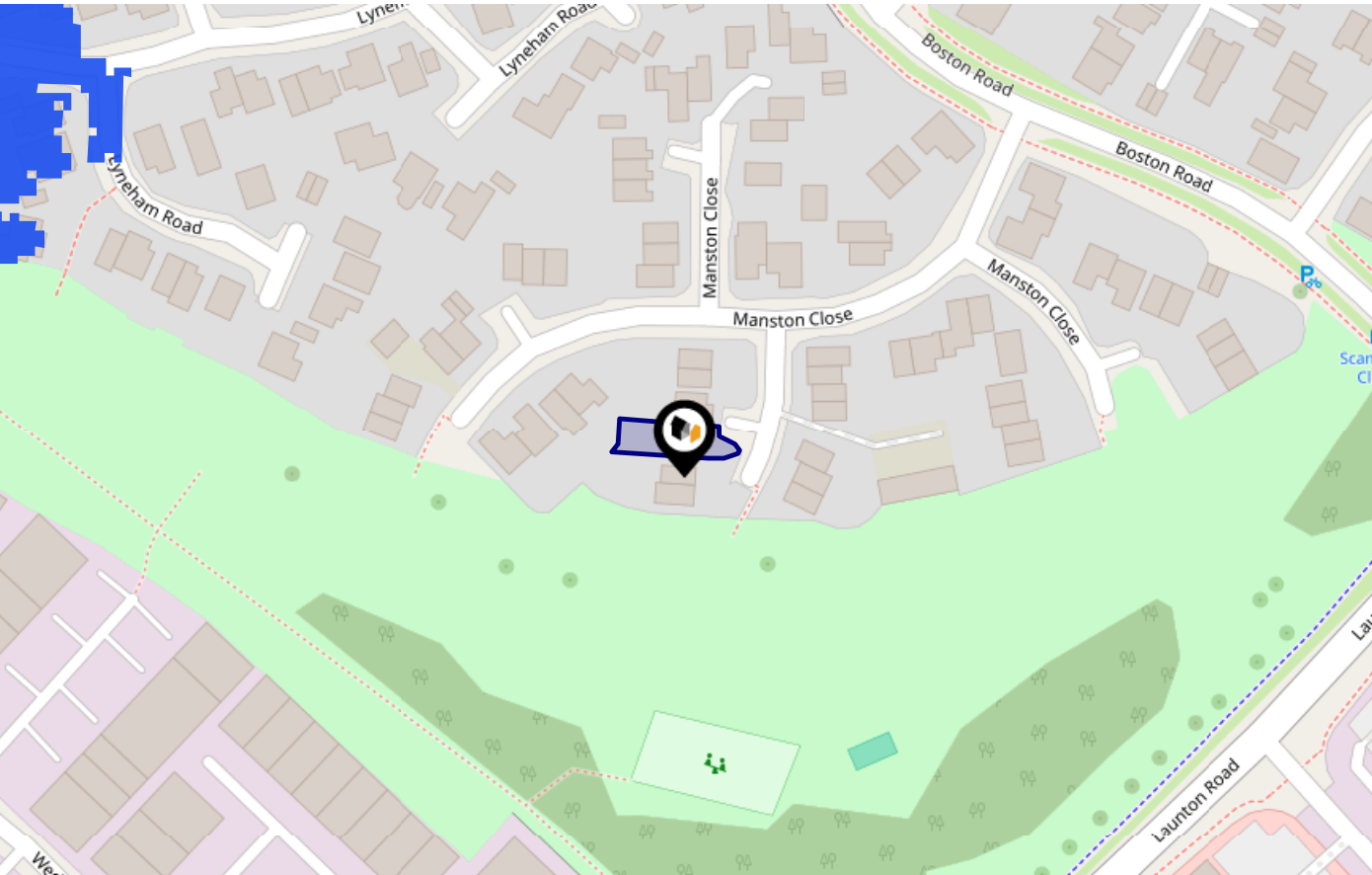


Flood Risk

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.

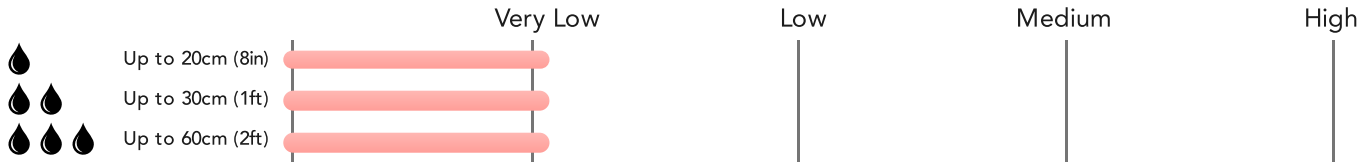


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Chance of flooding to the following depths at this property:

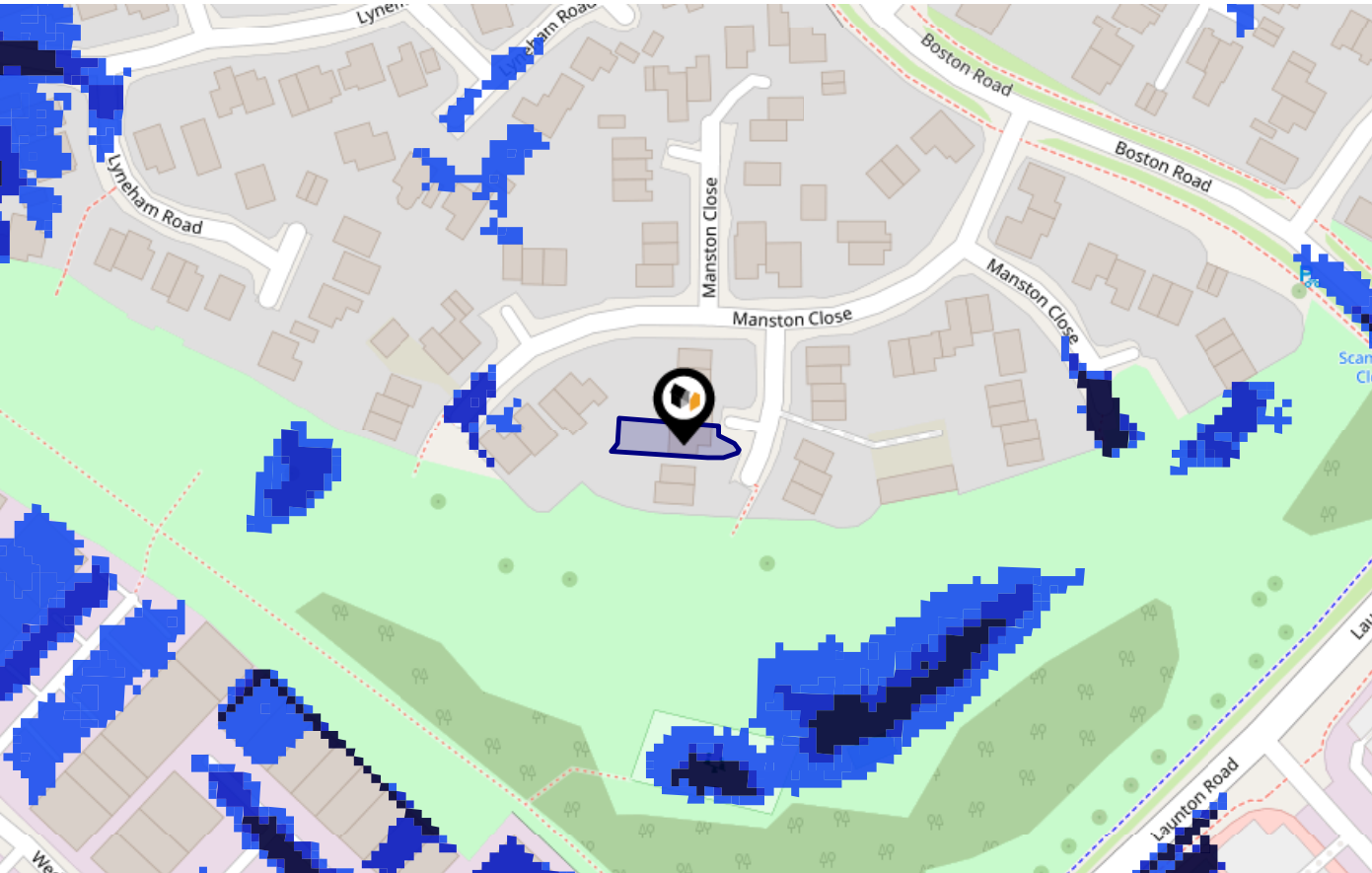


Flood Risk

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.

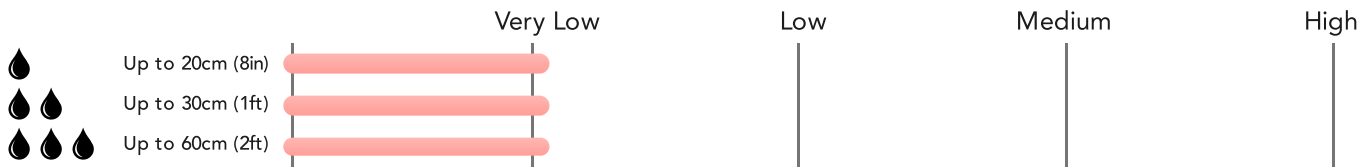


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

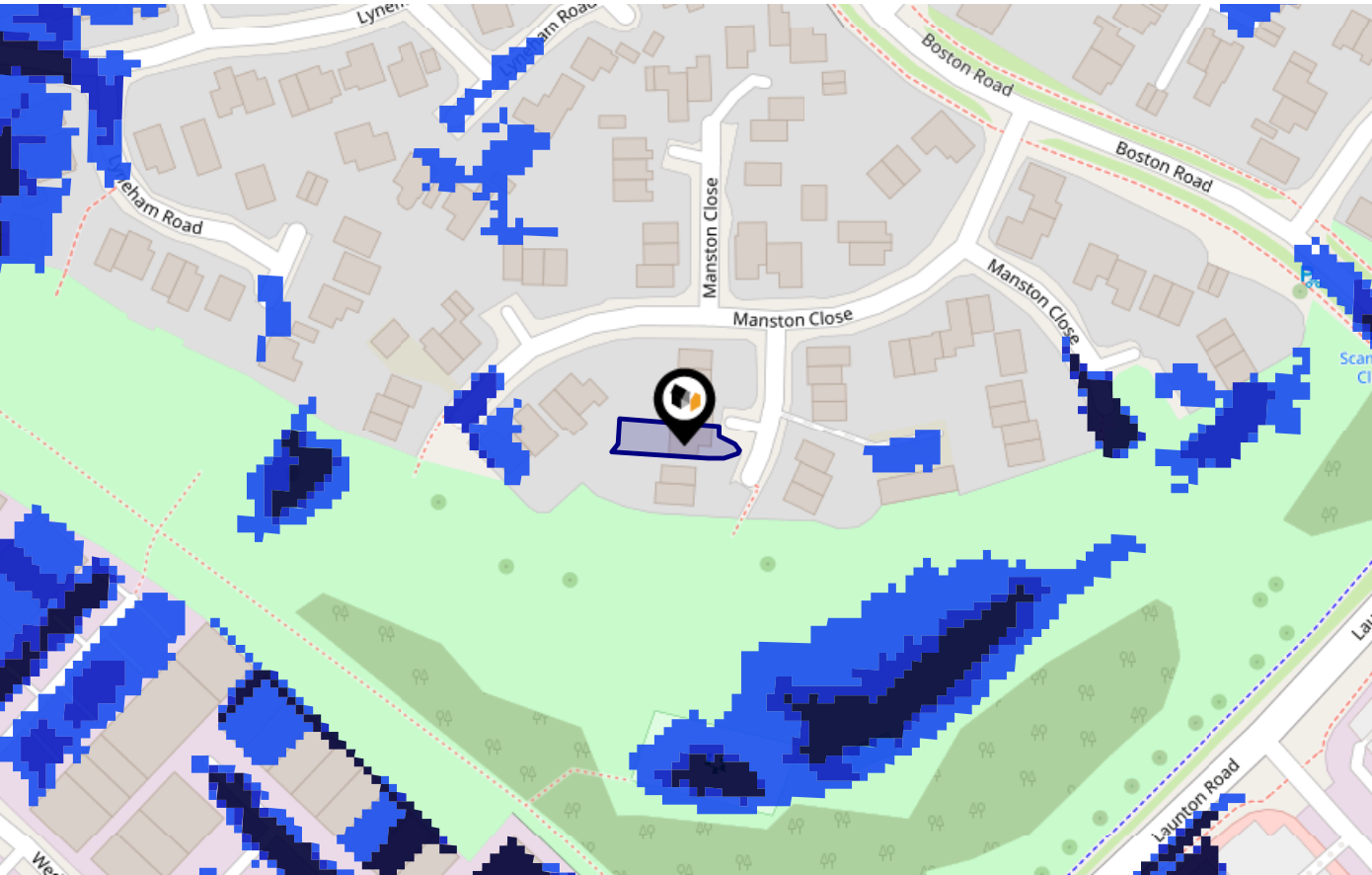


Flood Risk

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.

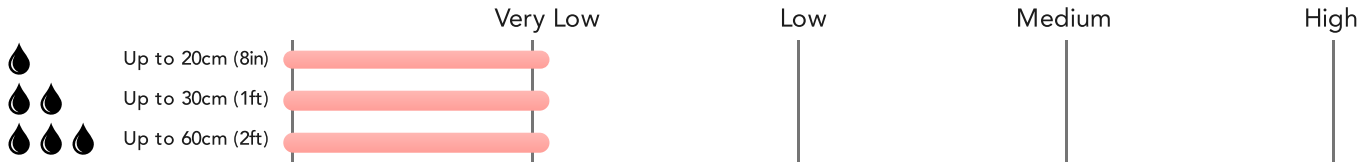


Risk Rating: Very low

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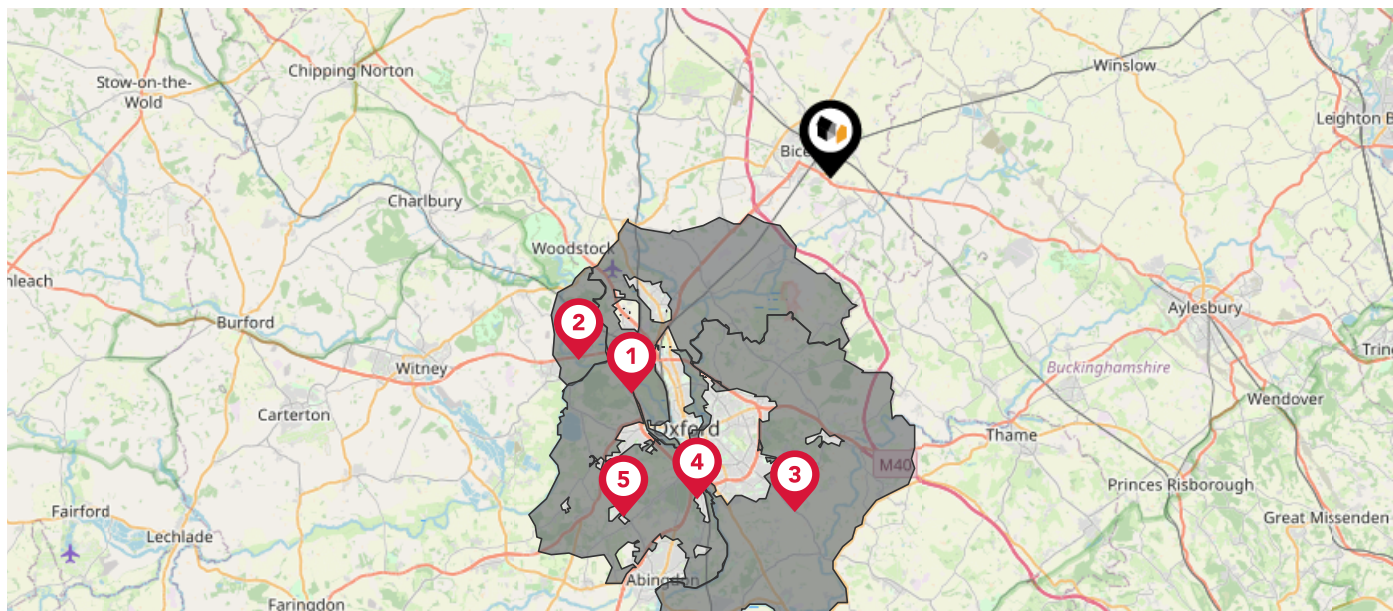


Maps

Green Belt



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



Nearby Green Belt Land



Oxford Green Belt - Cherwell



Oxford Green Belt - West Oxfordshire



Oxford Green Belt - South Oxfordshire



Oxford Green Belt - Oxford



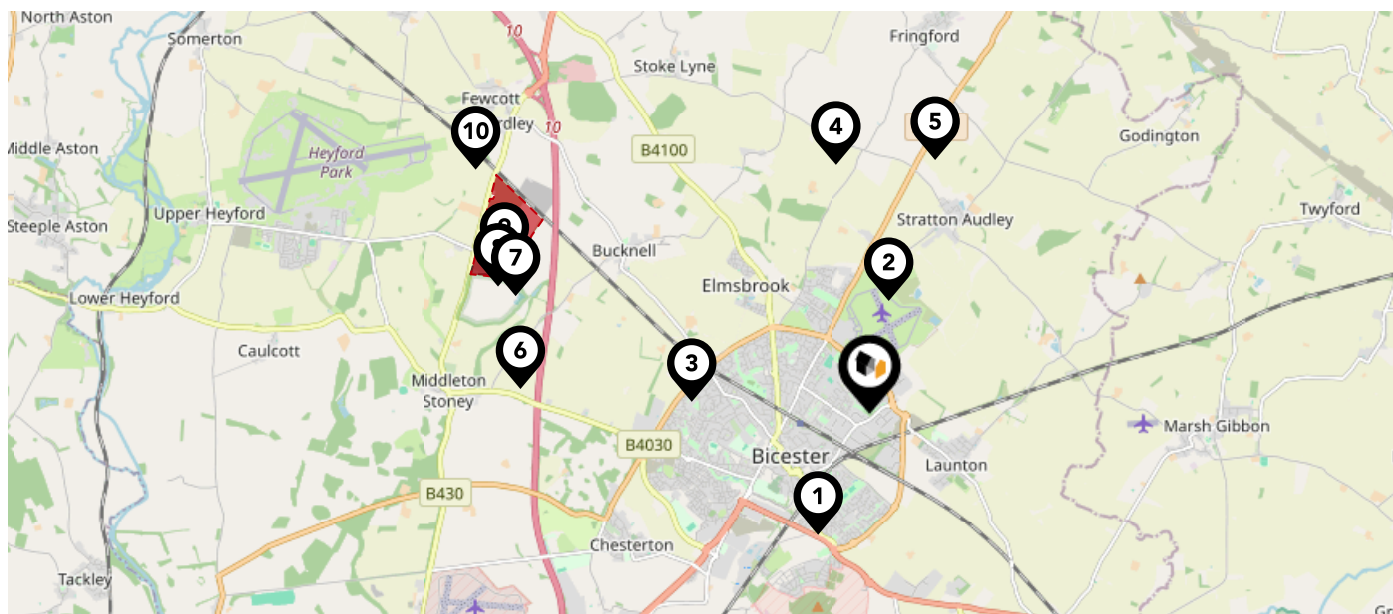
Oxford Green Belt - Vale of White Horse

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

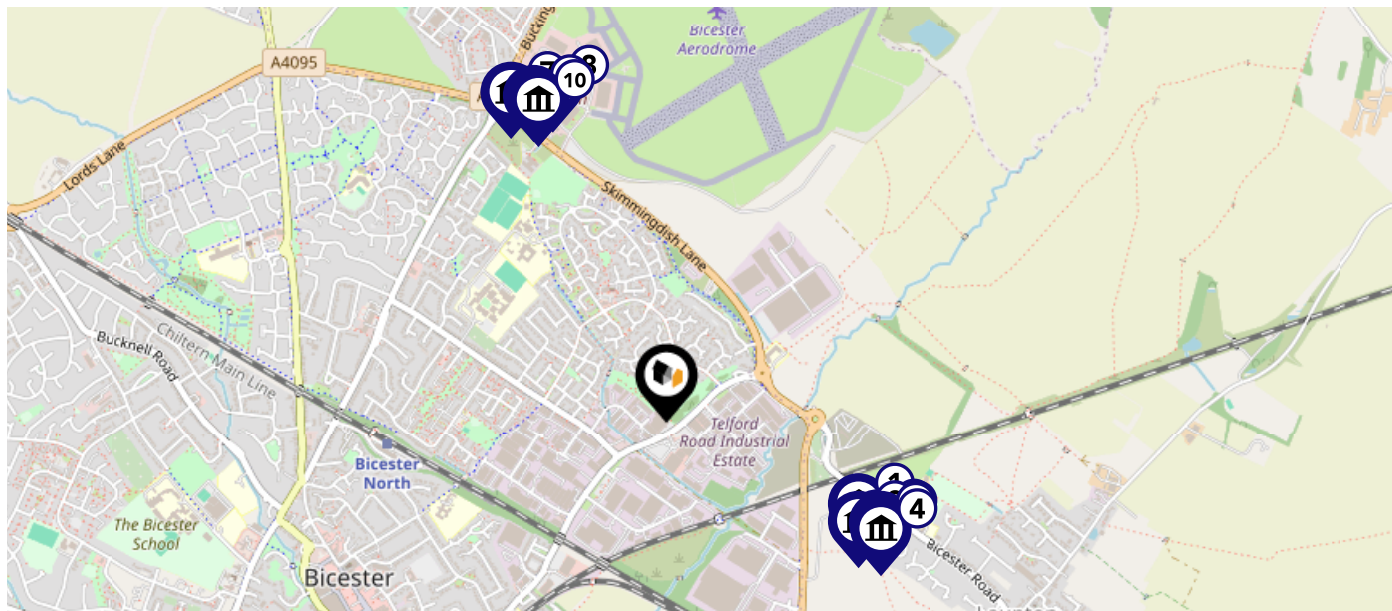
1	London Road-Bicester, Oxfordshire	Historic Landfill	
2	Disused Tip at Elm Farm Quarry-Stratton Audley, Oxfordshire	Historic Landfill	
3	Gowell Farm-Bicester, Oxfordshire	Historic Landfill	
4	EA/EPR/VP3999EL/V003 - Mr T Williams	Active Landfill	
5	Fringford-A421 Fringford	Historic Landfill	
6	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill	
7	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill	
8	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill	
9	No name provided by source	Active Landfill	
10	Ardley Wood-Ardley, Oxfordshire	Historic Landfill	

Maps

Listed Buildings



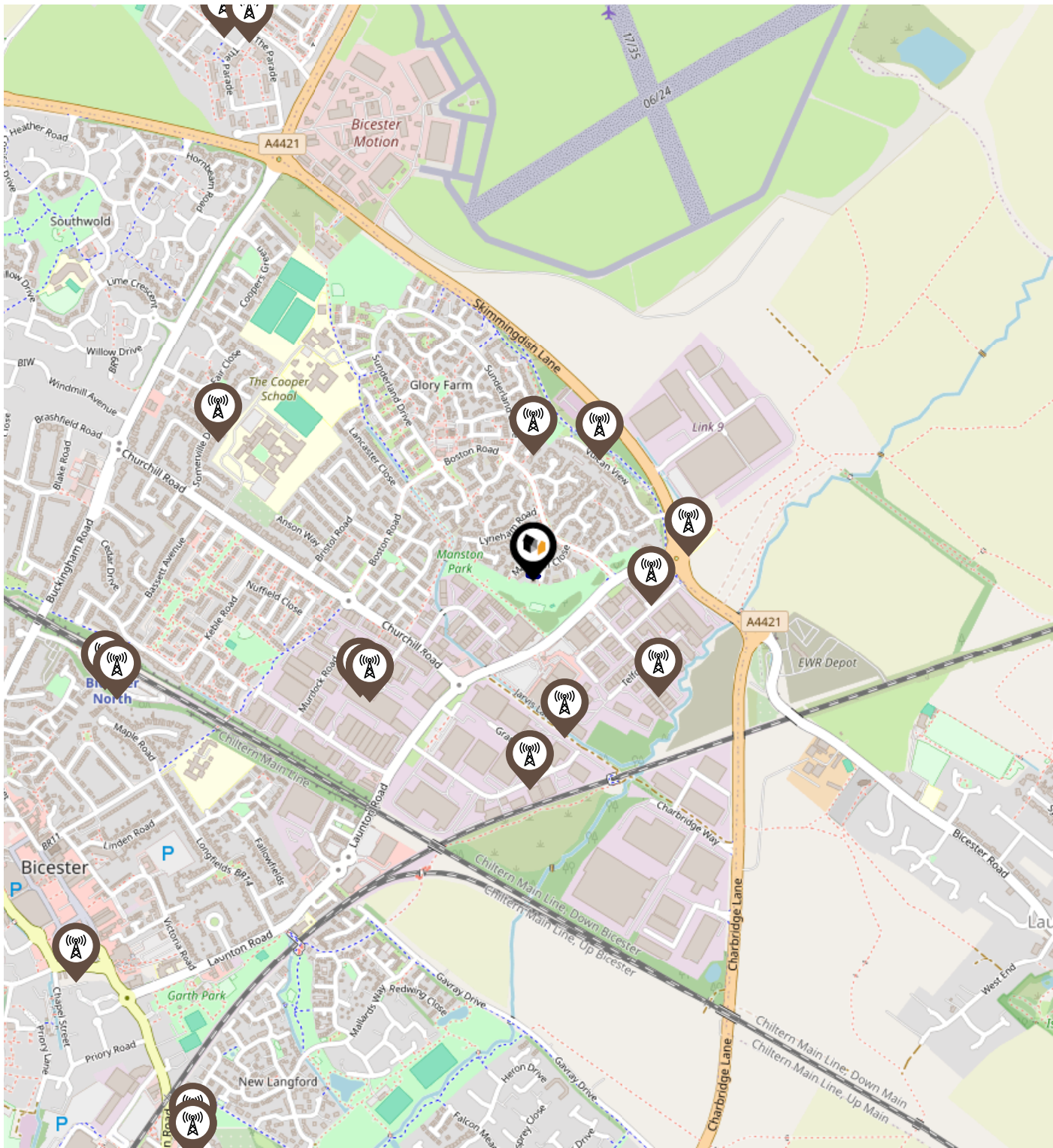
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1232878 - Manor Farmhouse	Grade II	0.5 miles
 1232879 - Barn Approximately 50 Metres South Of Manor Farmhouse	Grade II	0.6 miles
 1276857 - Churchyard Cross Approximately 6 Metres South Of Church Of St Mary	Grade II	0.6 miles
 1300750 - The Old Rectory	Grade II	0.6 miles
 1369735 - Church Of St Mary	Grade I	0.6 miles
 1232877 - Jones Memorial Approximately 5 Metres South East Of South Aisle Of Church Of St Mary	Grade II	0.6 miles
 1393034 - Building Nos 146 And 147 (station Offices And Operation Block)	Grade II	0.7 miles
 1393043 - Building No 123 (lecture Rooms And Armoury)	Grade II	0.7 miles
 1393044 - Building Nos 129, 130 And 131 (motor Transport Sheds)	Grade II	0.7 miles
 1393049 - Building No 135	Grade II	0.7 miles

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

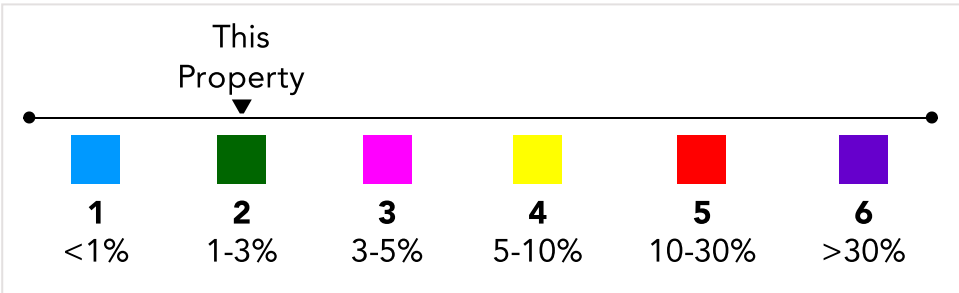
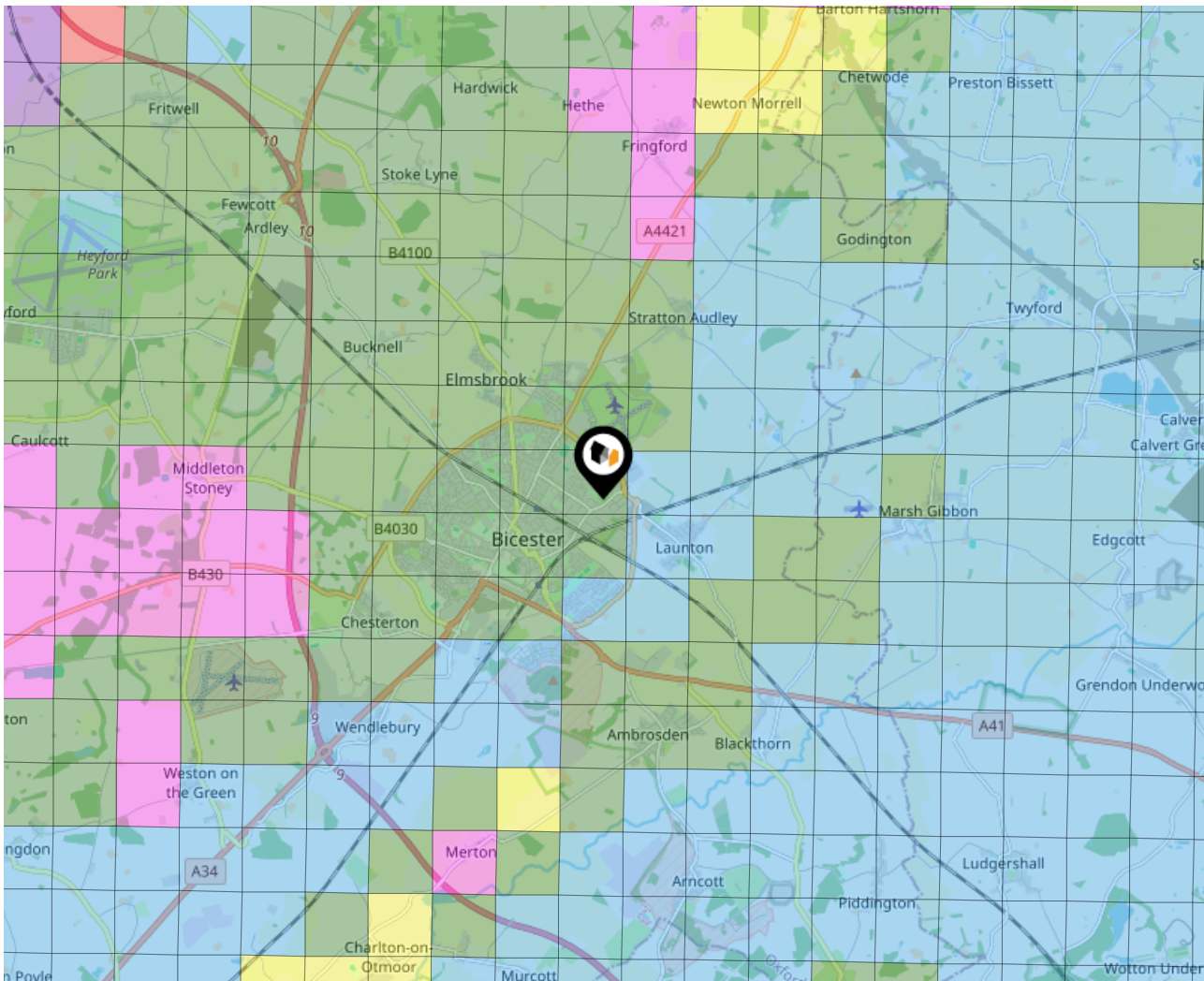
Environment

Radon Gas



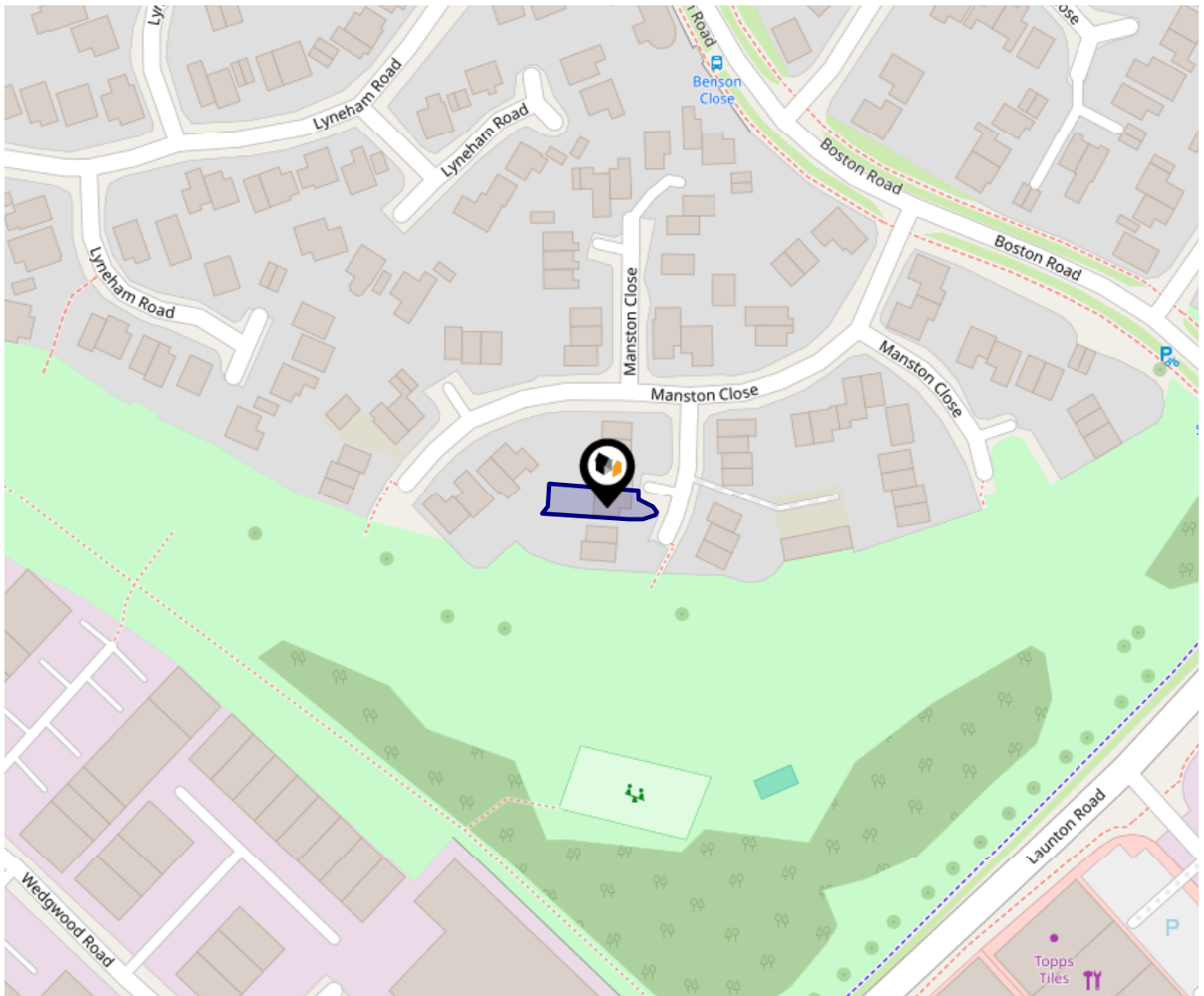
What is Radon?

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



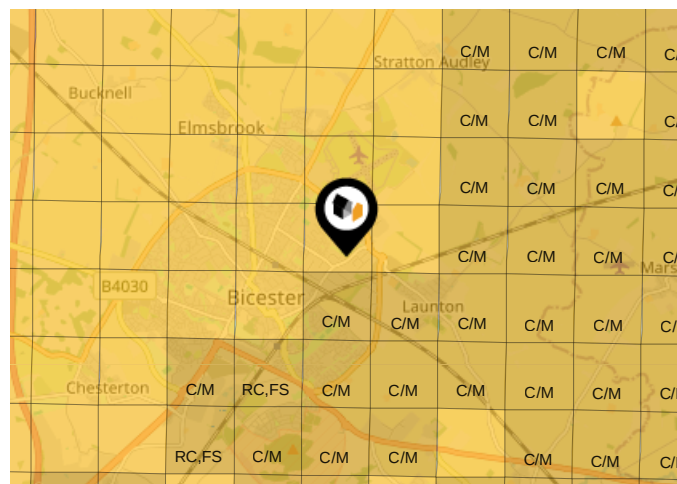
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
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

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 Testimonials



Testimonial 1



I was on the market with a local agent for nearly 10 weeks, I was recommended Alistair by a work colleague, He sold my property close to the asking price in less then 2 weeks. If you want a personal professional service, Alistair is definitely the guy to call, would highly recommended - Christine Corcoran

Testimonial 2



We decided to sell our property and chose to use Alistair and Avocado as they offered a different type of approach to selling. Alistair provided a far more personal and hands on service than we had experienced with high street agents previously. He steered us through a difficult chain and gave us sound advice on a daily basis, with real time facts. We would highly recommend him for his commitment throughout the journey - Maggi Wells

Testimonial 3



We moved our house sale from a high street estate agent to Alistair after he was highly recommended. We decided to move agent as we felt our house was not being seen as much as had hoped for. Alistair was great through the whole process. We couldn't recommend him any more, he made what could be a very stressful time very easy. Thank you - Emily Parker

Testimonial 4



We have recently bought a property through Alistair. His service was a breath of fresh air in comparison to many of the high street brands that we had bought and sold properties through in the past. He was efficient, reliable and trustworthy. We would recommend him without hesitation. - Holly



/avocadoproperty



/avocado_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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