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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th October 2025



WILLIAMS ROAD, UPPER HEYFORD, BICESTER, OX25

Avocado Property

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Introduction

Our Comments



Seller's comments...

The only reason I'm moving is because I'm taking the next step and moving in with my partner – otherwise, I'd happily stay here. This has been a fantastic home, offering both space and style in equal measure.

The heart of the house is the stunning L-shaped lounge/diner/kitchen. With its skylights, high ceilings, and bi-fold doors opening onto the garden, it feels light, spacious, and perfect for entertaining. The kitchen, fitted with quality AEG appliances and a central island, has been brilliant for cooking and socialising.

Upstairs, there are four generously sized bedrooms. The top floor master suite is my favourite retreat, complete with its own en-suite shower room. One of the other bedrooms also has an en-suite, while the remaining two share a modern family bathroom – ideal for guests or a growing family.

There's also a separate study, perfect for working from home, plus a handy downstairs W.C. Outside, the corner plot garden with its brick wall offers privacy and security, while the driveway provides convenient parking.

It's been a wonderful home that combines comfort, practicality, and a touch of luxury – and I'll be sad to leave it behind.

Agent's comments...

Spacious Four-Bedroom Home with Stylish Design and Corner Plot Garden

This impressive four-bedroom property offers generous living space, modern finishes, and a layout perfectly suited to family life.

The heart of the home is the stunning L-shaped lounge/diner/kitchen, designed with high ceilings, skylights, and bi-fold doors that flood the space with natural light and open directly to the garden. The kitchen is beautifully fitted with AEG appliances, an island, and ample storage – making it ideal for both family meals and entertaining.

A separate study provides the perfect work-from-home space, while a downstairs W.C. adds convenience.

Upstairs, you'll find three well-proportioned bedrooms, one with its own en-suite, and a contemporary family bathroom. The top floor is dedicated to the master suite, complete with a private en-suite shower room and dressing room, offering a calm and stylish retreat.

Outside, the property enjoys the benefit of being set on a corner plot with a walled rear garden that provides both privacy and security. Driveway parking further adds to the practicality of this superb home.

Located in a desirable position, this property blends space, style, and convenience – a fantastic opportunity for growing families.

Please Note there is a nominal service charge of approx £280 p.a
KFB - Key Facts For Buyers

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,657 ft ² / 154 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band F		
Annual Estimate:	£3,559		
Title Number:	ON372913		

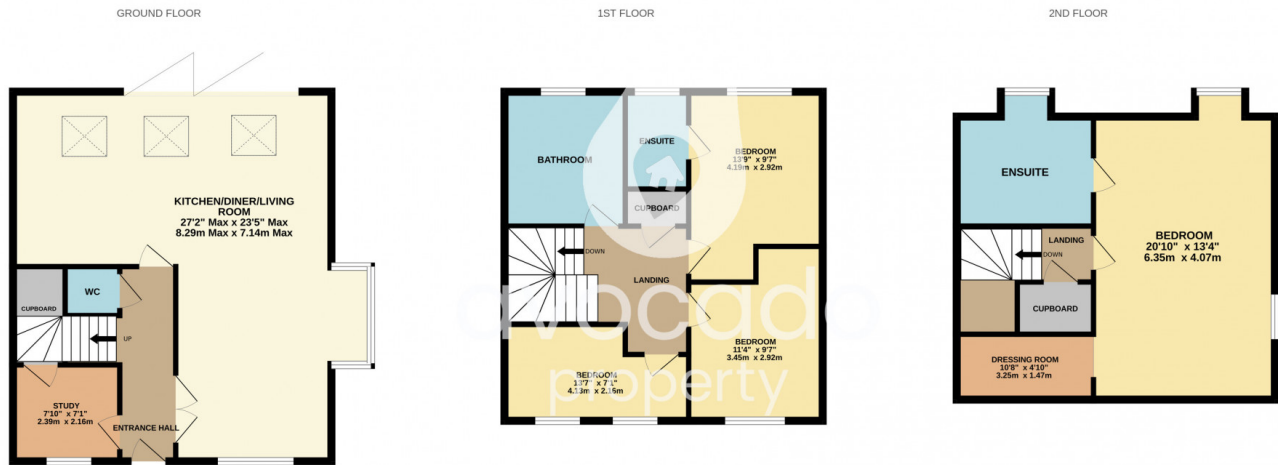
Local Area

Local Authority:	Oxfordshire	Estimated Broadband Speeds		
Conservation Area:	RAF Upper Heyford	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	16	62	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



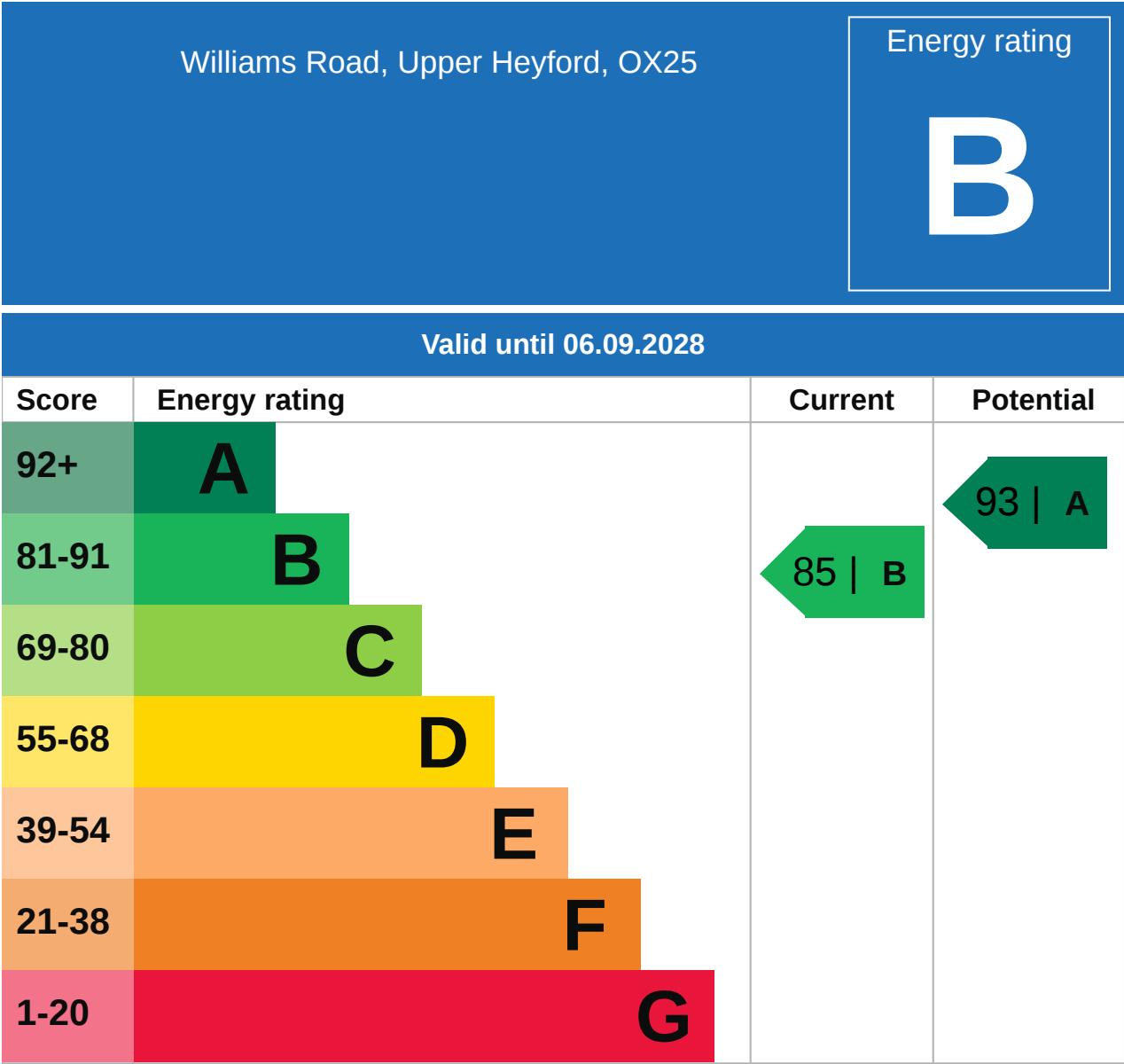


WILLIAMS ROAD, UPPER HEYFORD, BICESTER, OX25



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

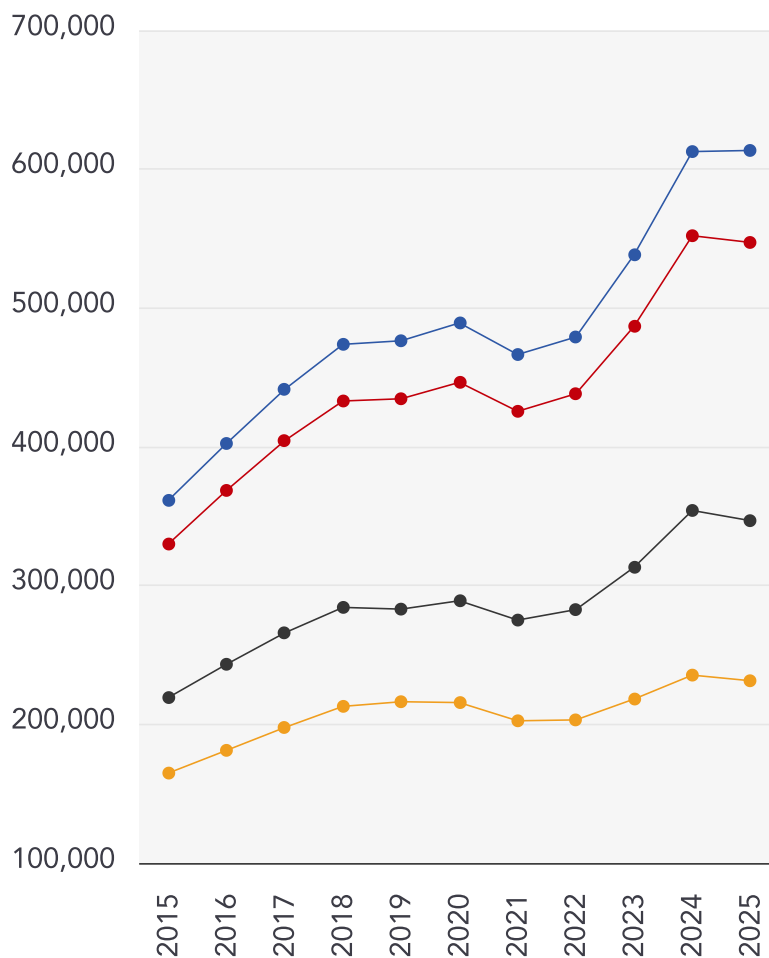
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 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 0.15 W/m ² K
Total Floor Area:	154 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

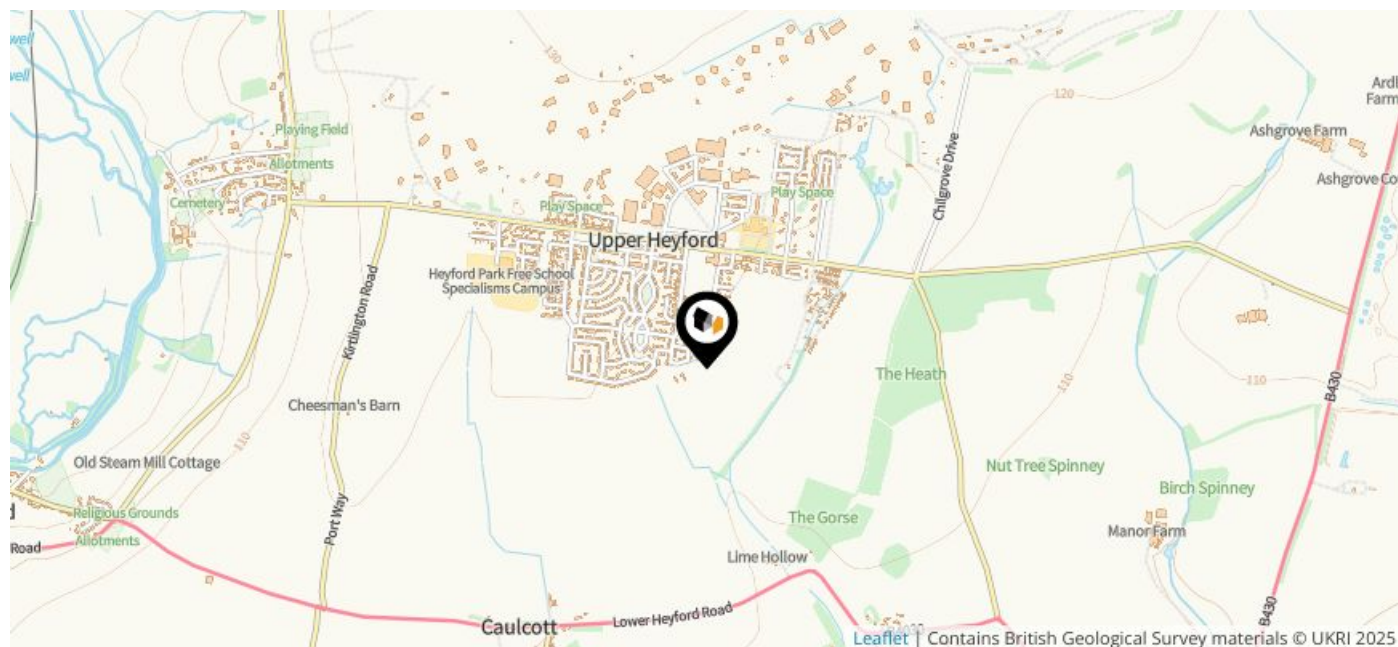
+40.36%

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.

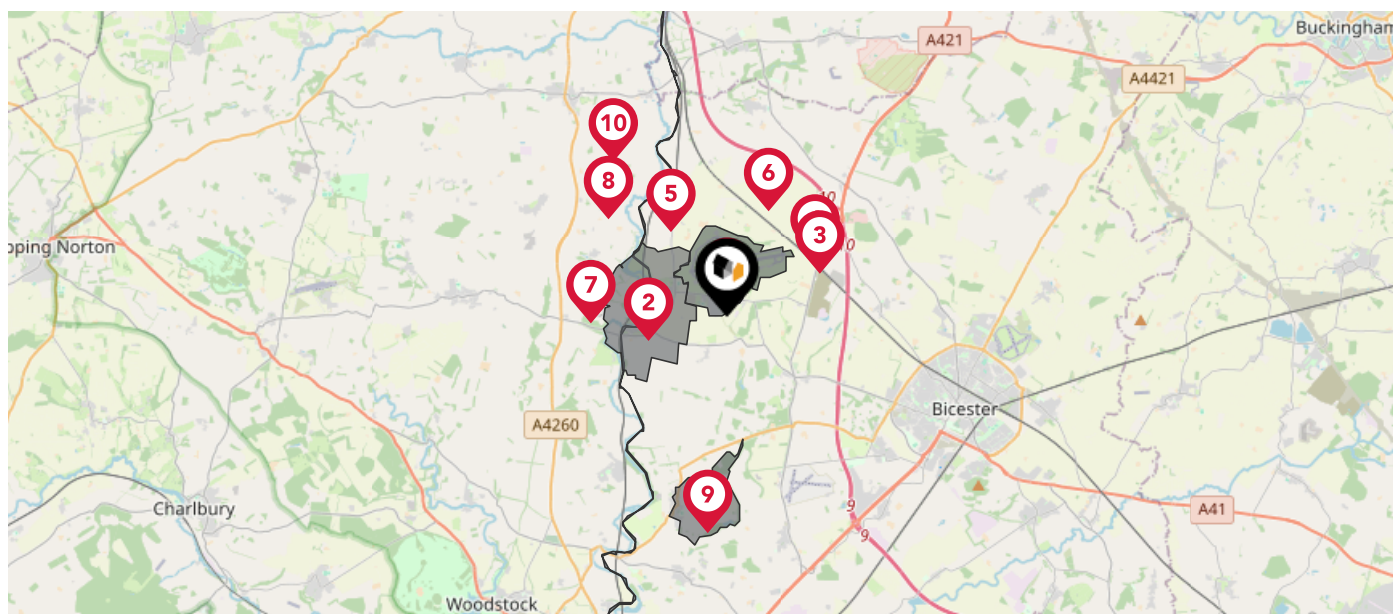
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

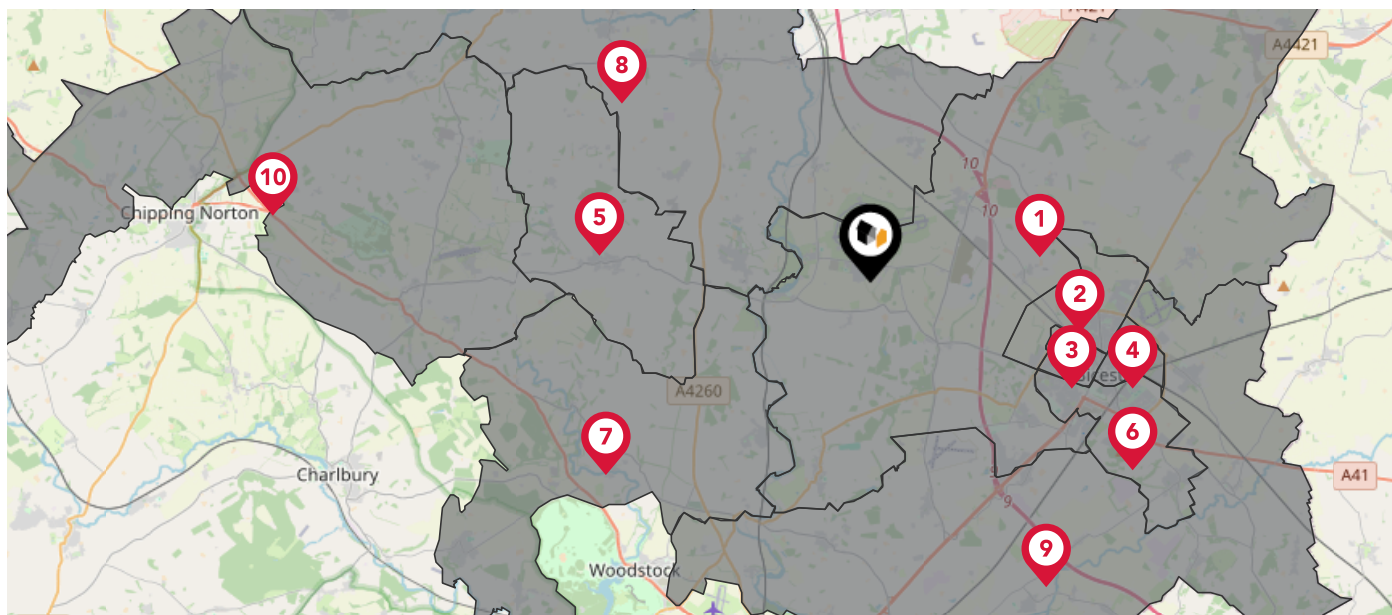
- | | |
|----|-------------------|
| 1 | RAF Upper Heyford |
| 2 | Rousham |
| 3 | Ardley |
| 4 | Fewcott |
| 5 | Somerton |
| 6 | Fritwell |
| 7 | Steeple Aston |
| 8 | North Aston |
| 9 | Kirtlington |
| 10 | Oxford Canal |

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



Stonesfield and Tackley Ward



Deddington Ward



Launton & Otmoor Ward



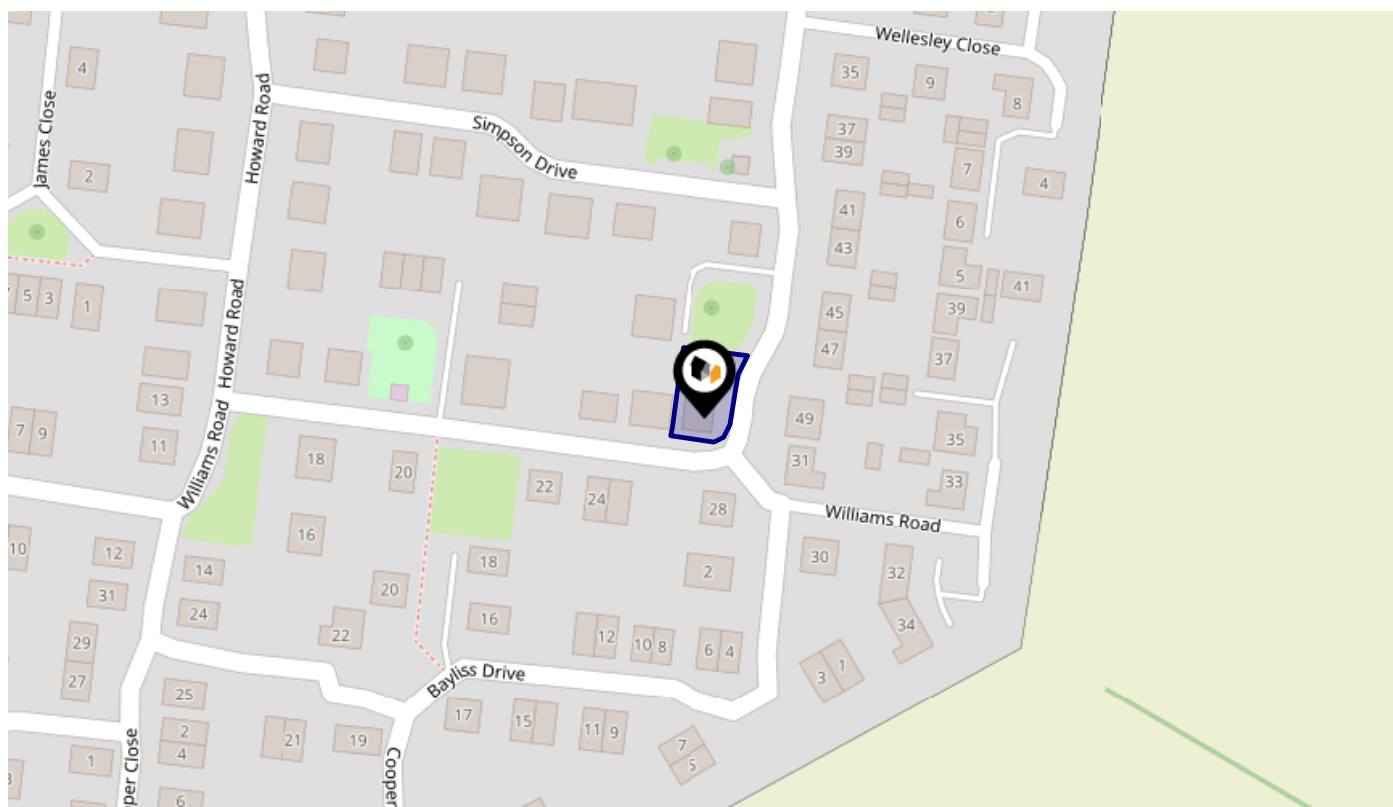
Kingham, Rollright and Enstone Ward

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:

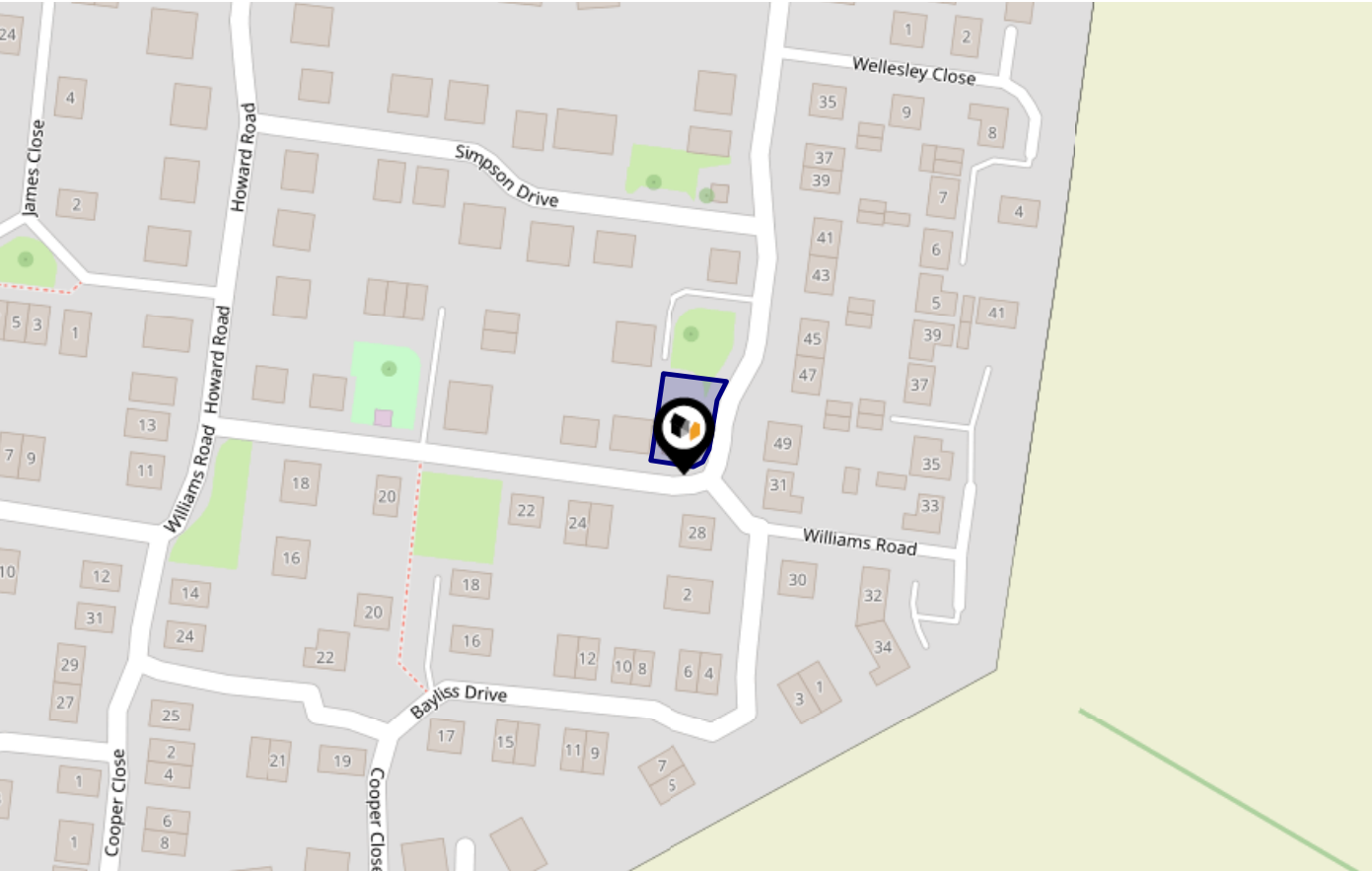
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

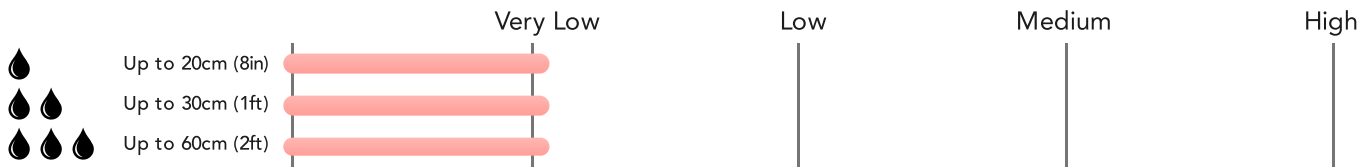


Risk Rating: Very low

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:

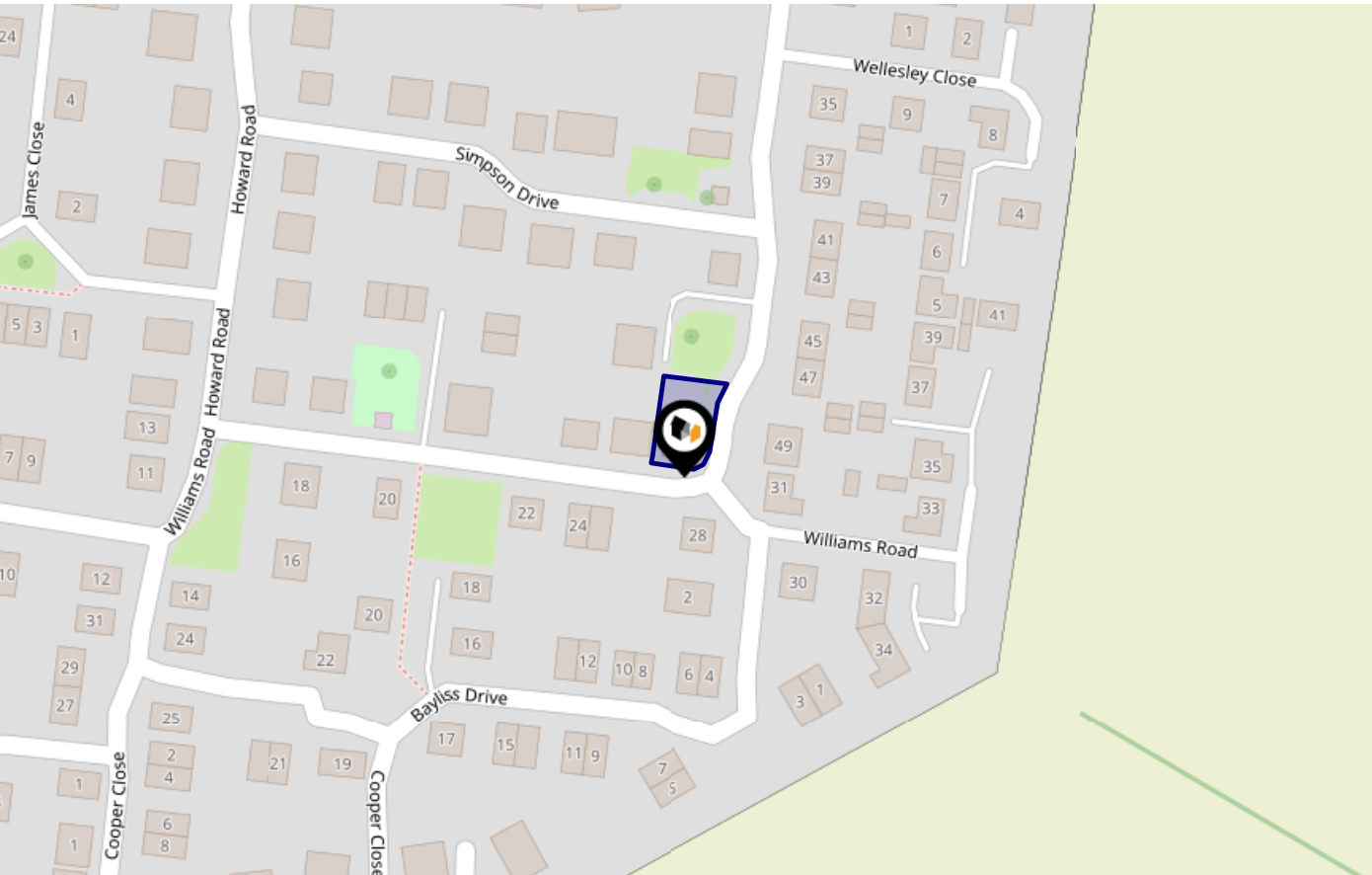


Flood Risk

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.

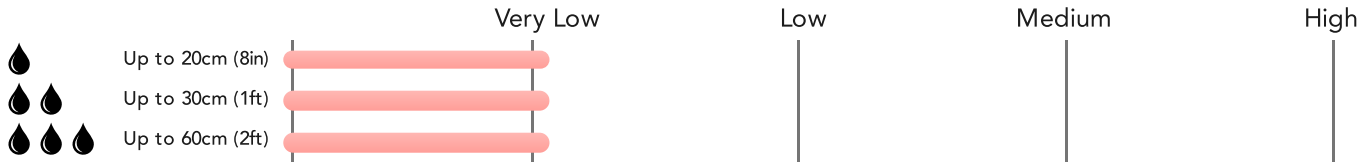


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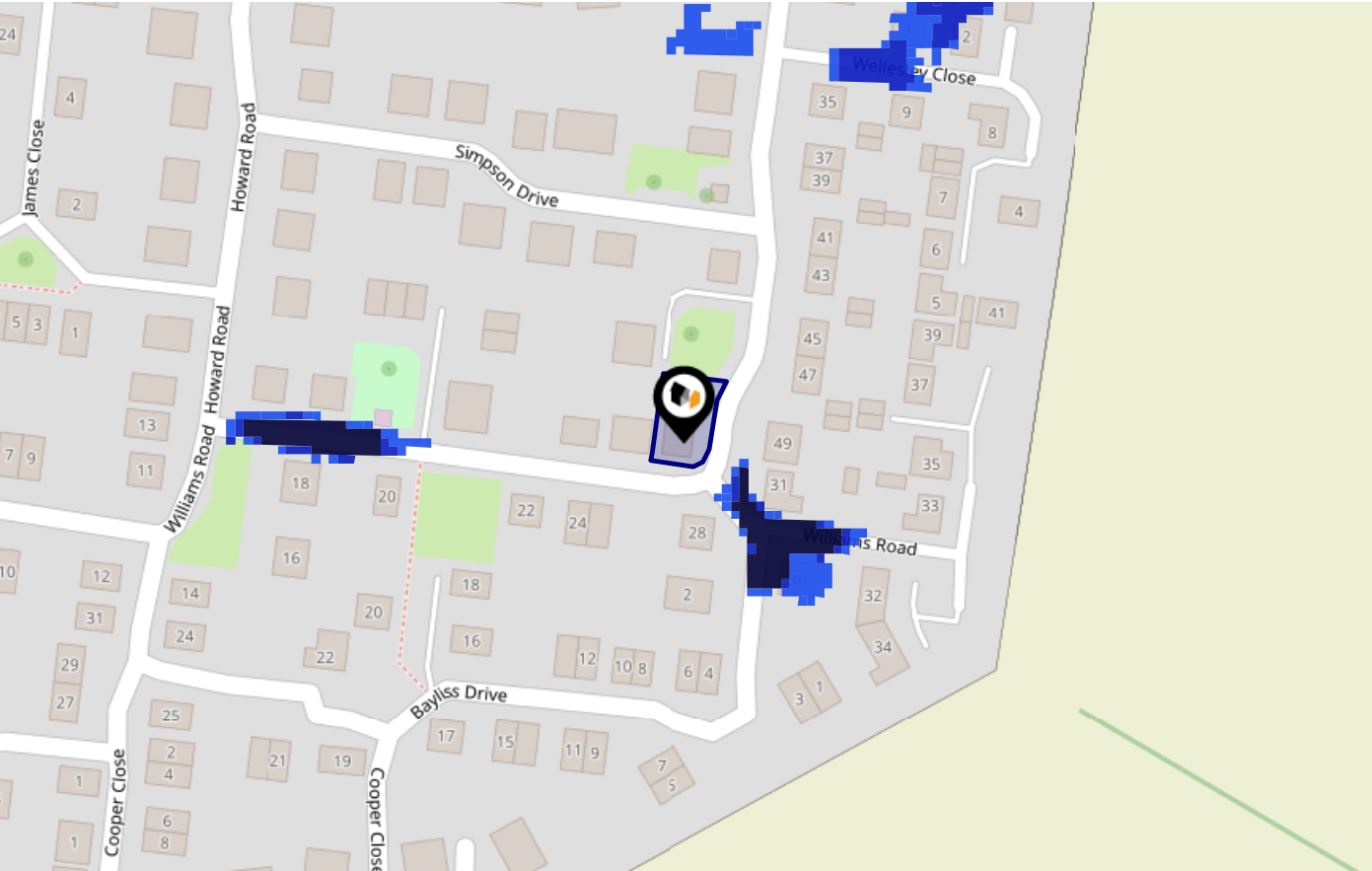


Flood Risk

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.

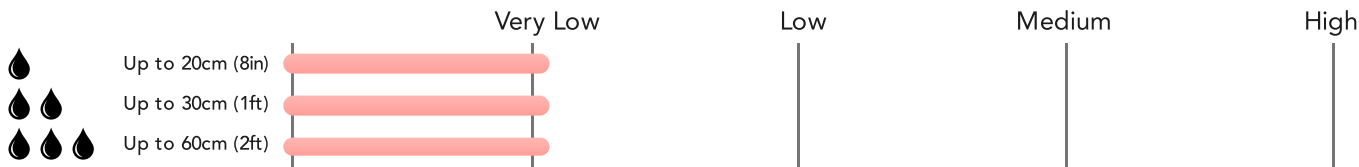


Risk Rating: Very low

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- 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:

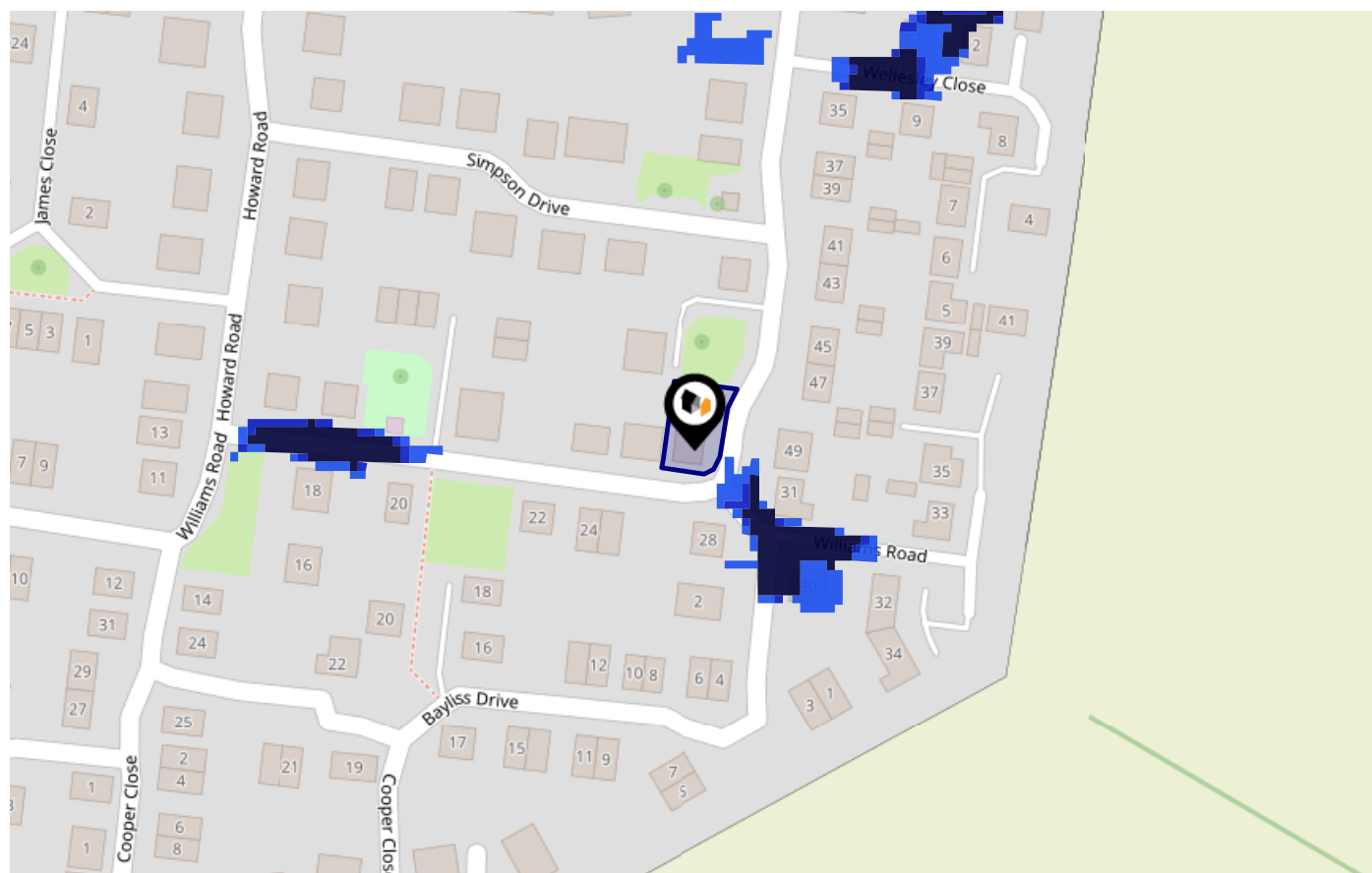


Flood Risk

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.

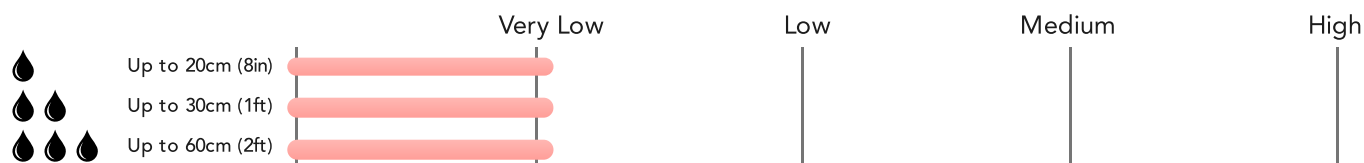


Risk Rating: Very low

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



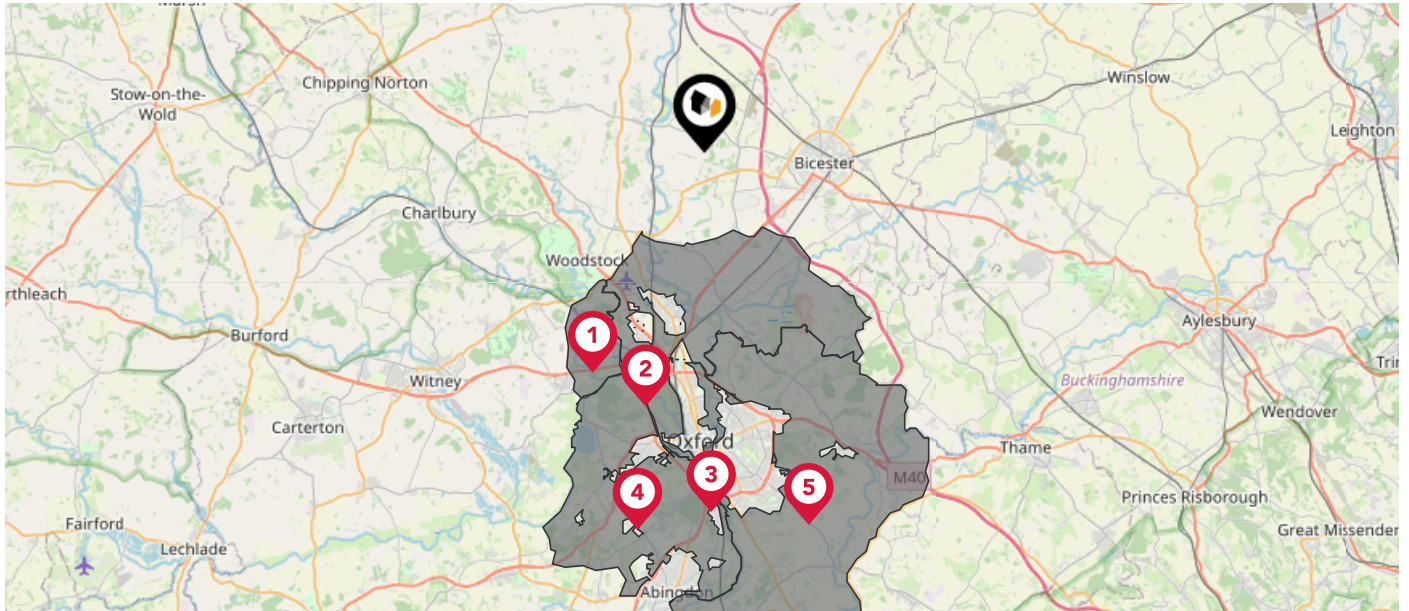
KFB - Key Facts For Buyers

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



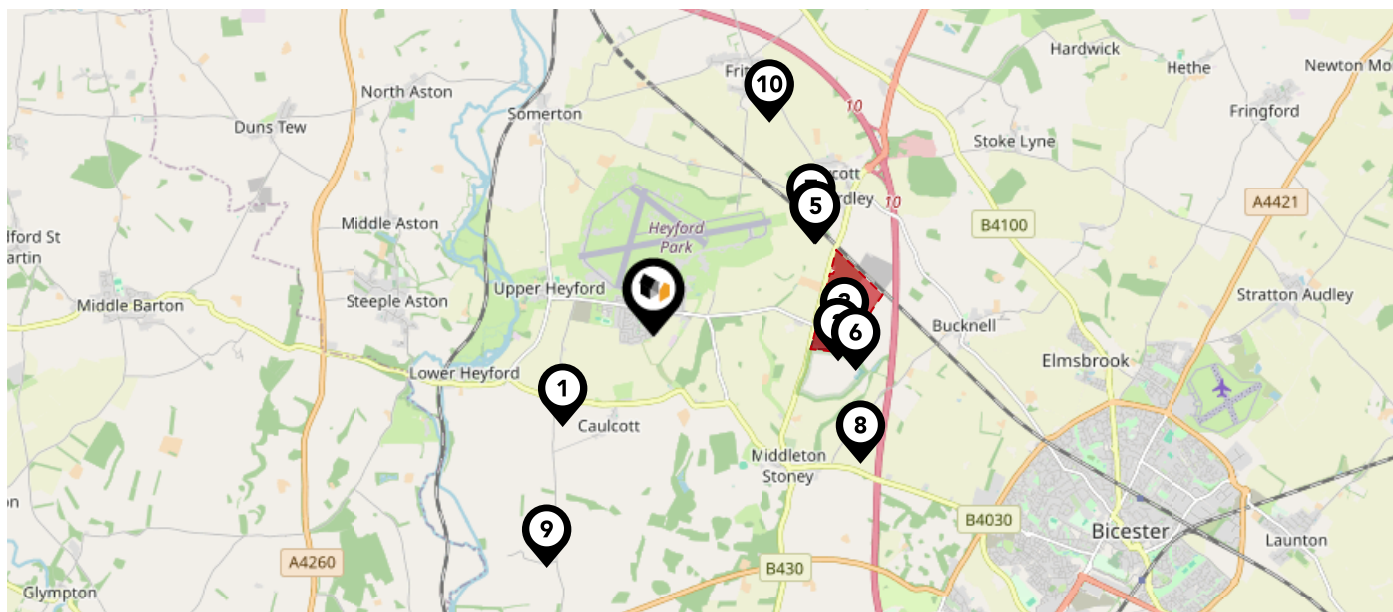
Oxford Green Belt - South Oxfordshire

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

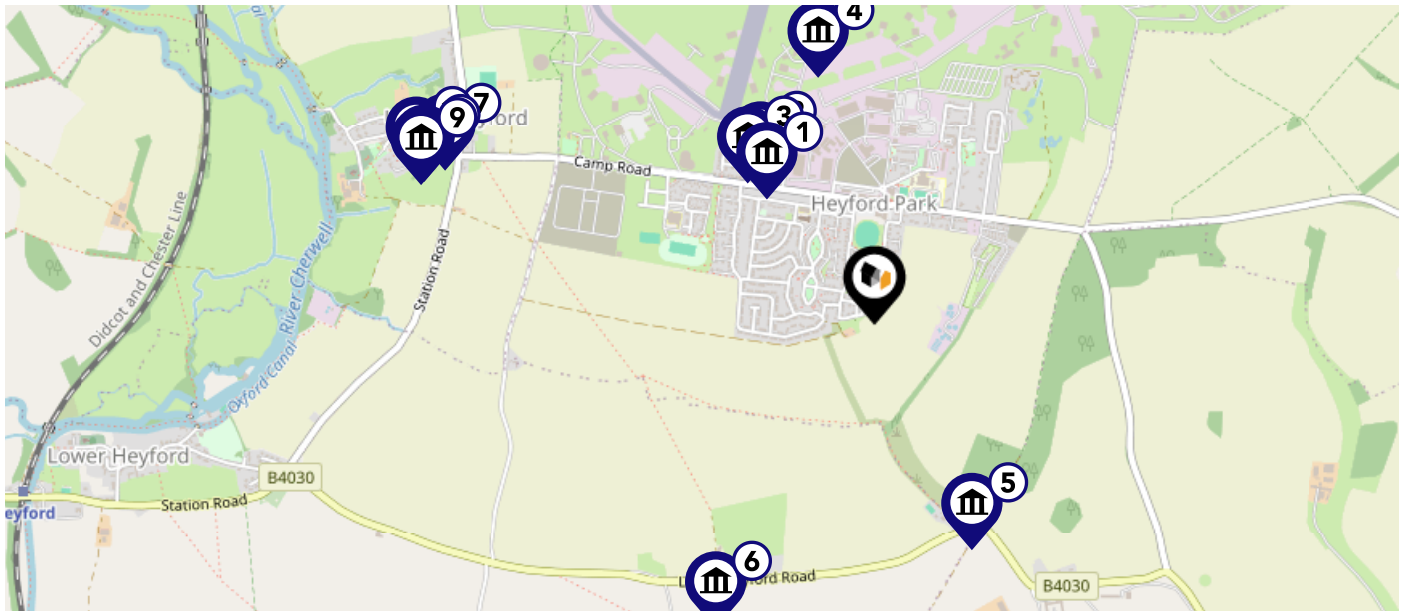
1	Land off Port Way-Lower Heyford, Oxfordshire	Historic Landfill	
2	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill	
3	No name provided by source	Active Landfill	
4	Ardley Wood-Ardley, Oxfordshire	Historic Landfill	
5	Ardley Wood-Ardley, Oxfordshire	Historic Landfill	
6	Ardley Quarry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

Maps

Listed Buildings

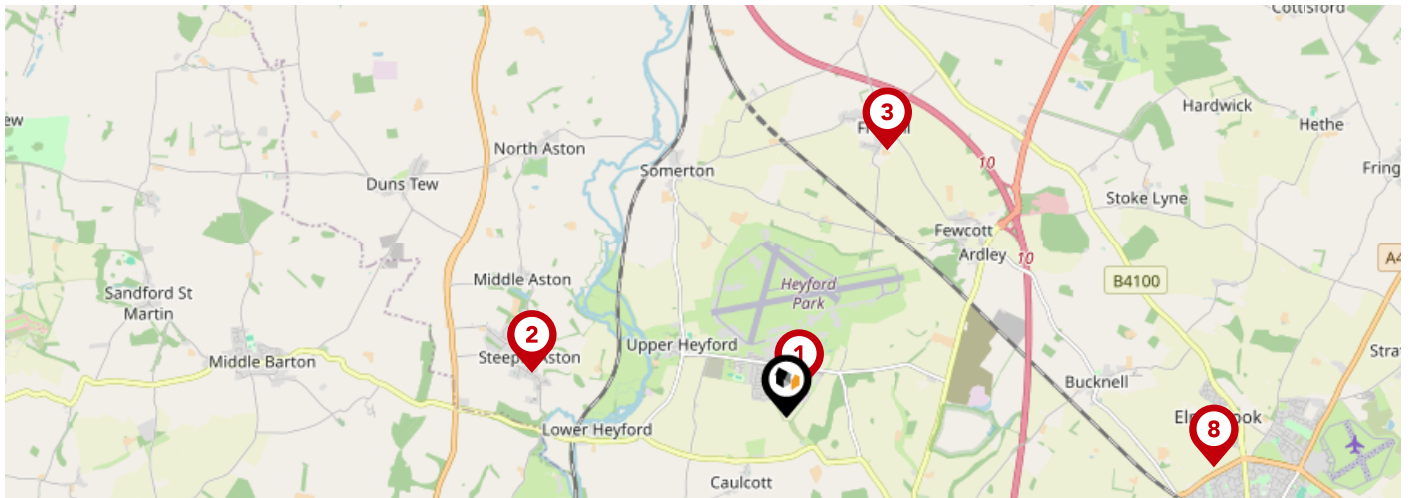


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



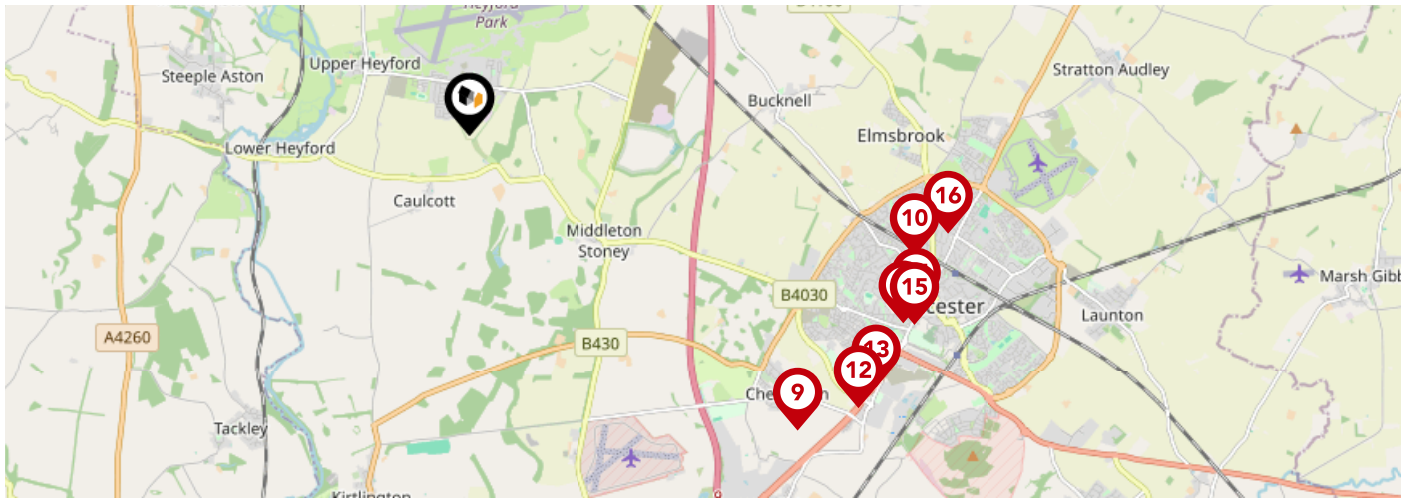
Listed Buildings in the local district		Grade	Distance
	1392505 - Nose Dock Hangar At Former Raf Upper Heyford (building 325)	Grade II	0.4 miles
	1392507 - Nose Dock Hangar At Former Raf Upper Heyford (building 328)	Grade II	0.4 miles
	1392506 - Nose Dock Hangar At Former Raf Upper Heyford (building 327)	Grade II	0.4 miles
	1392508 - Control Tower (building 340), Upper Heyford Airbase	Grade II	0.6 miles
	1226033 - Lime Kiln Approximately 150 Metres East Of Lime Hollow, Lower Heyford (not Included)	Grade II	0.6 miles
	1225456 - The Horse And Groom Public House	Grade II	0.8 miles
	1226062 - Rose Cottage	Grade II	1.0 miles
	1226075 - Farmbuilding Approximately 30 Metres South East Of Two Trees Farmhouse	Grade II	1.1 miles
	1266034 - Cartshed Approximately 50 Metres South Of Two Trees Farmhouse	Grade II	1.1 miles
	1226074 - Two Trees Farmhouse And Attached Farmbuildings	Grade II	1.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Heyford Park School Ofsted Rating: Good Pupils: 595 Distance:0.26	☐	☒	☒	☐	☐
2	Dr Radcliffe's Church of England Primary School Ofsted Rating: Good Pupils: 192 Distance:2.37	☐	☒	☐	☐	☐
3	Fritwell Church of England Primary School Ofsted Rating: Good Pupils: 134 Distance:2.62	☐	☒	☐	☐	☐
4	Kirtlington Church of England Primary School Ofsted Rating: Good Pupils: 94 Distance:3.64	☐	☒	☐	☐	☐
5	Tackley Church of England Primary School Ofsted Rating: Good Pupils: 124 Distance:3.64	☐	☒	☐	☐	☐
6	Chesterton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 195 Distance:3.71	☐	☒	☐	☐	☐
7	King's Meadow Primary School Ofsted Rating: Good Pupils: 445 Distance:3.77	☐	☒	☐	☐	☐
8	Gagle Brook Primary School Ofsted Rating: Good Pupils: 164 Distance:3.94	☐	☒	☐	☐	☐

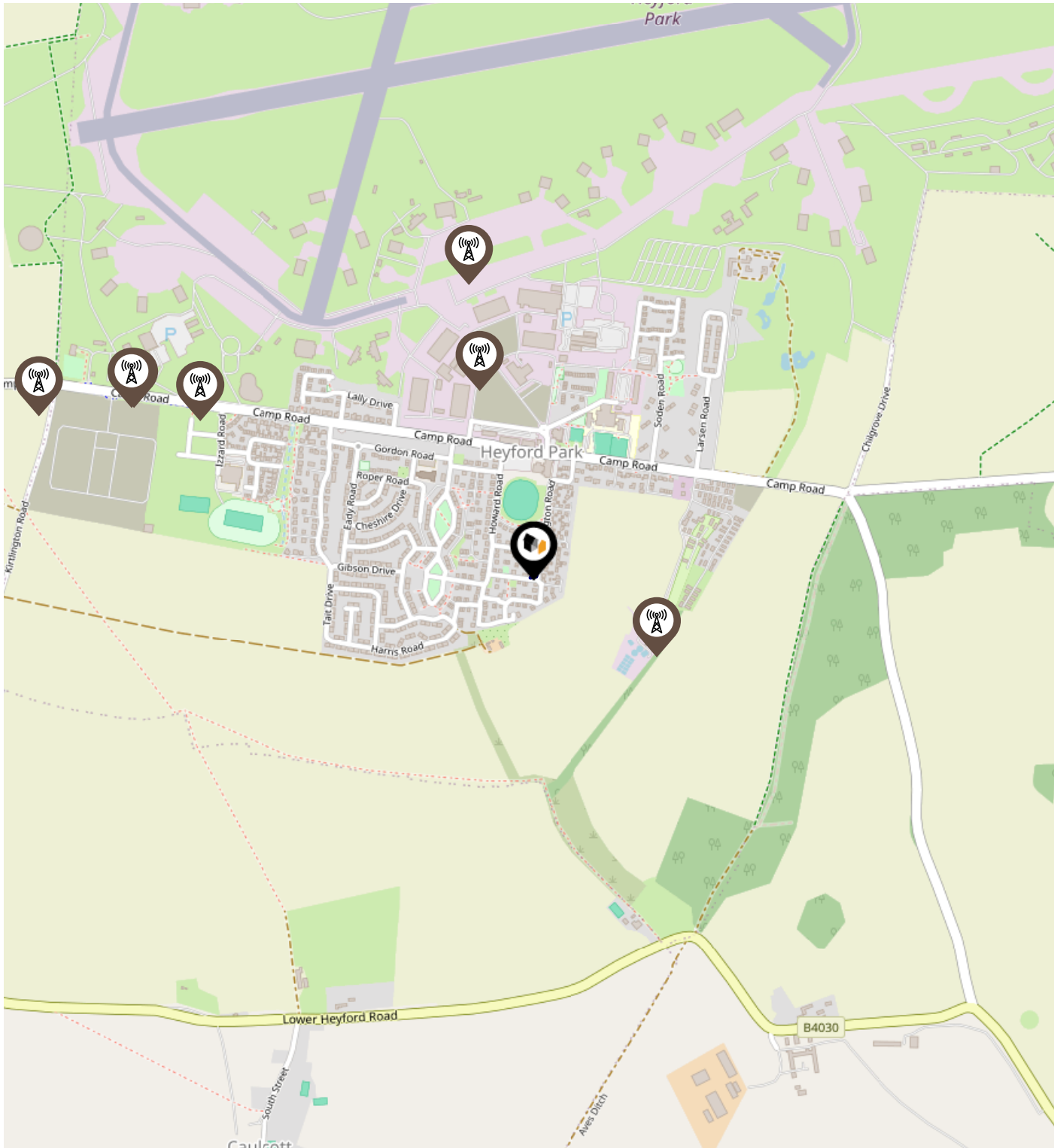
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Bruern Abbey School Ofsted Rating: Not Rated Pupils: 201 Distance:4.03	☐	☐	☒	☐	☐
10	Bure Park Primary School Ofsted Rating: Good Pupils: 415 Distance:4.21	☐	☒	☐	☐	☐
11	The Bicester School Ofsted Rating: Good Pupils: 1239 Distance:4.33	☐	☐	☒	☐	☐
12	Whitelands Academy Ofsted Rating: Good Pupils: 467 Distance:4.34	☐	☐	☒	☐	☐
13	St Edburg's Church of England (VA) School Ofsted Rating: Good Pupils: 489 Distance:4.37	☐	☒	☐	☐	☐
14	Brookside Primary School Ofsted Rating: Good Pupils: 320 Distance:4.38	☐	☒	☐	☐	☐
15	St Mary's Catholic Primary School, Bicester Ofsted Rating: Good Pupils: 229 Distance:4.42	☐	☒	☐	☐	☐
16	Southwold Primary School Ofsted Rating: Good Pupils: 350 Distance:4.47	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

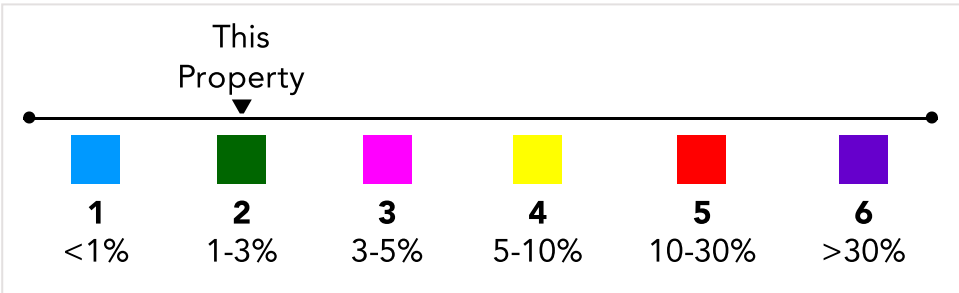
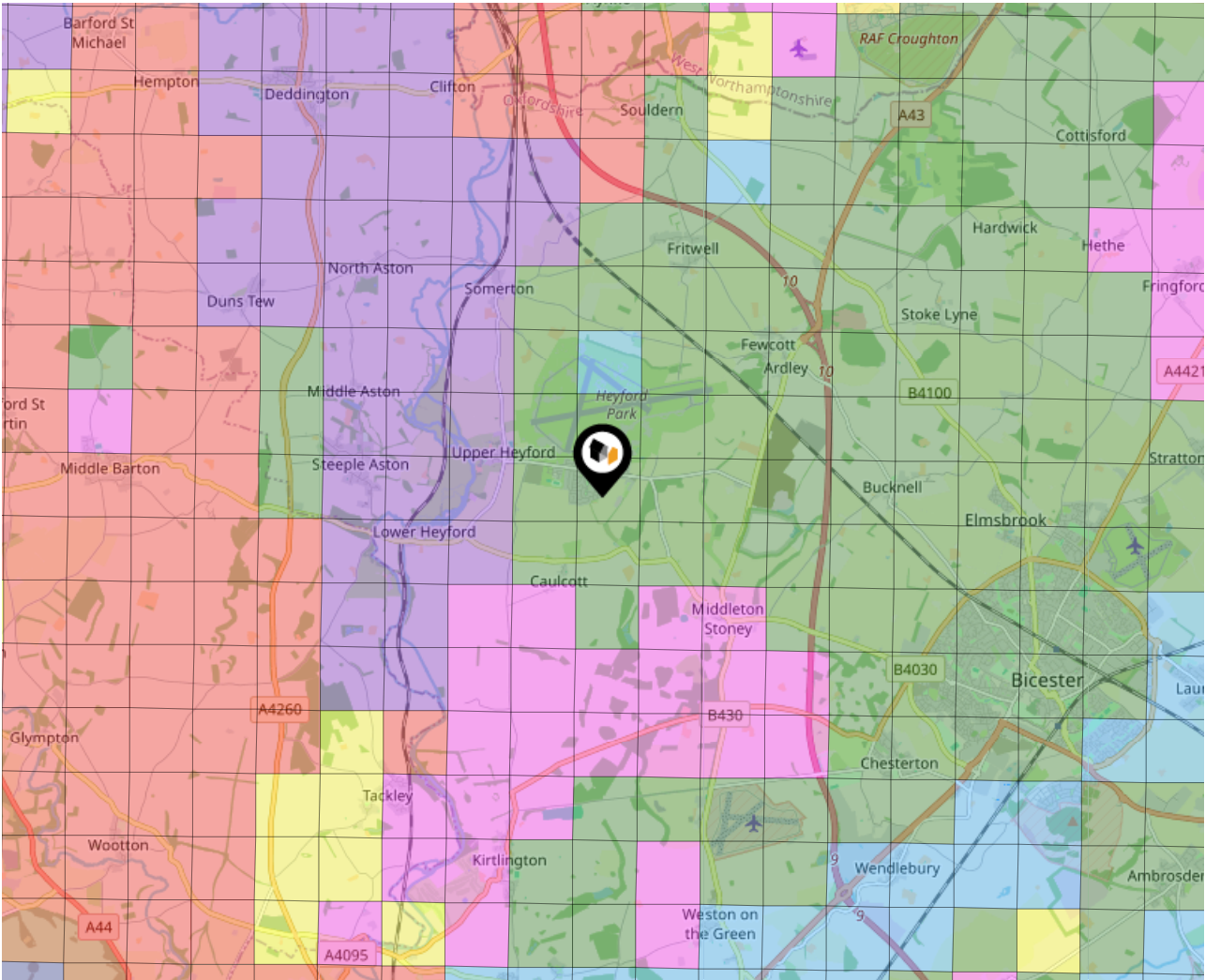
Environment

Radon Gas



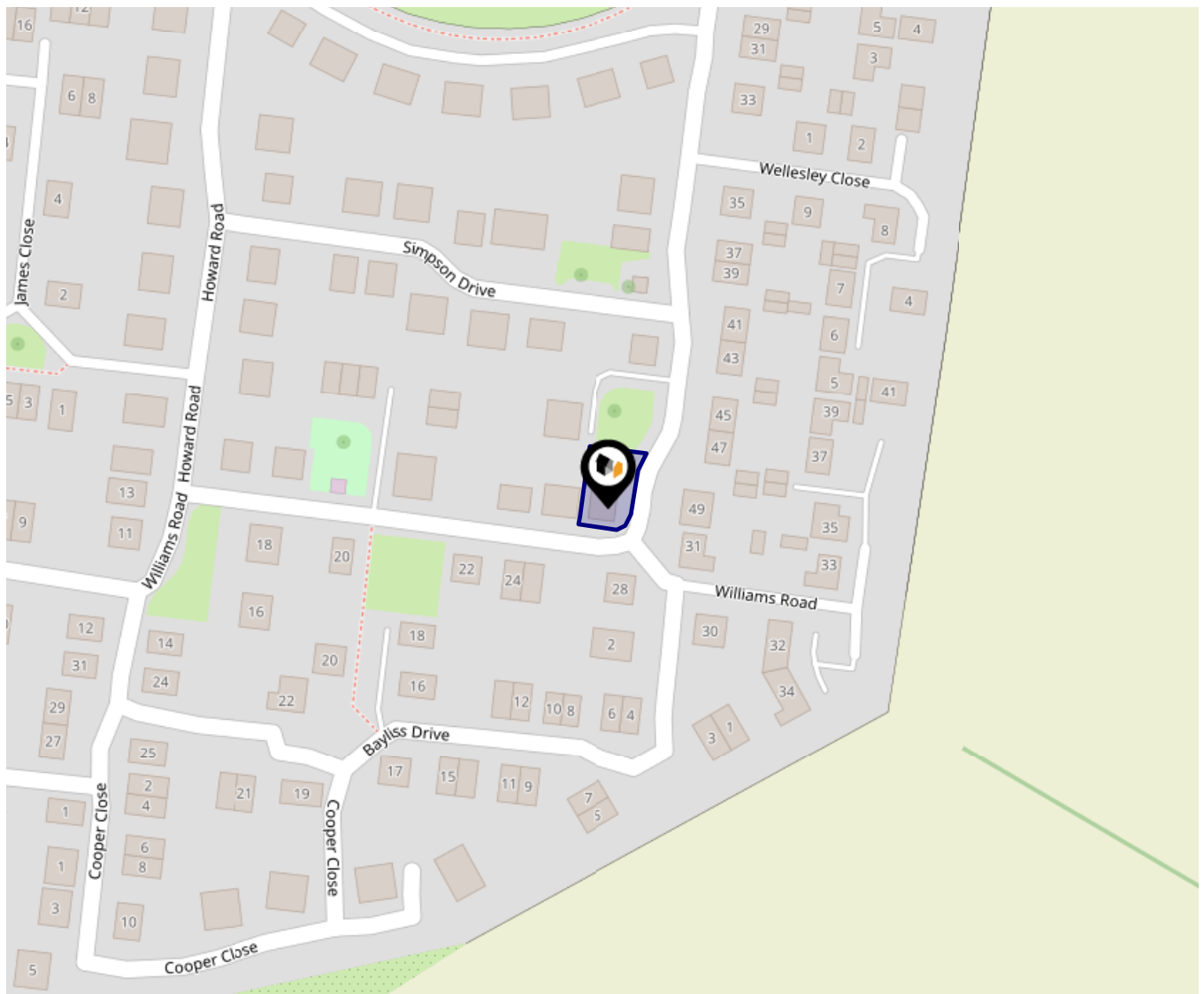
What is Radon?

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.

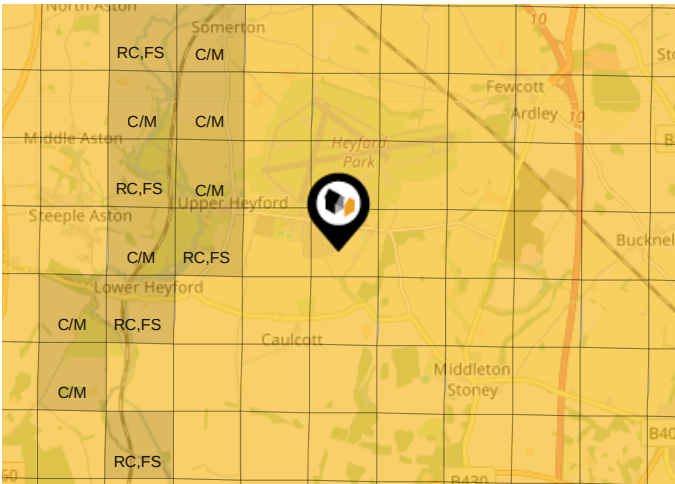
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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

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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