

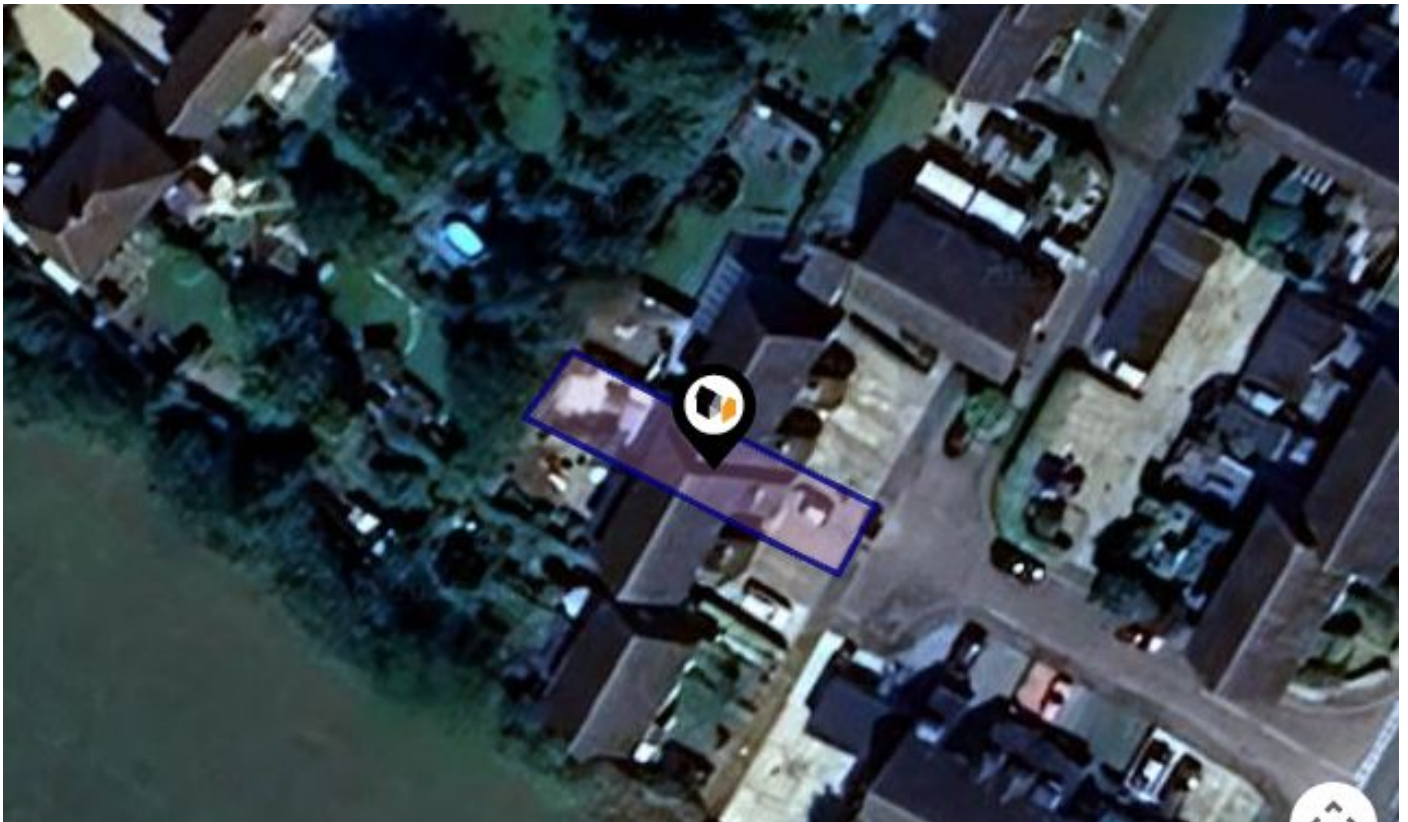


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th October 2025



HOPCRAFT CLOSE, UPPER ARNCOTT, BICESTER, OX25

Avocado Property

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Introduction

Our Comments



Seller's comments...

I've really enjoyed living in this home and have made a number of improvements to make it comfortable and low-maintenance. Over the last year, I've had a brand new combi boiler installed, and the loft has been insulated and boarded, complete with a fitted ladder and light for easy access.

I've also fitted new carpet on the stairs and landing, and upgraded the windows and front door, which now come with integrated blinds. Outside, the garden has been landscaped and gravelled, creating a pleasant, low-maintenance outdoor space.

These updates have made the house feel modern, bright, and welcoming, and I'm confident the next owners will enjoy living here as much as I have.

Agent's comment's...

Three-Bedroom Semi-Detached Home in a Quiet Cul-de-Sac – Chain Free

Set in a peaceful cul-de-sac, this spacious three-bedroom semi-detached home offers versatile living space and is available chain free.

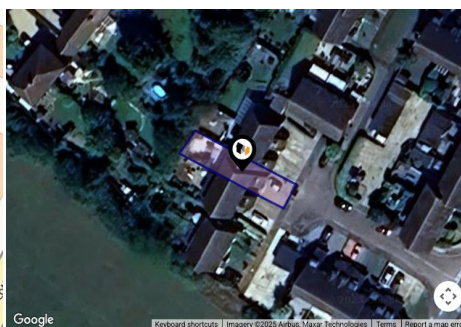
The property features a welcoming lounge overlooking the rear garden, perfect for relaxing or entertaining, and a well-appointed kitchen with good storage and workspace.

Upstairs, there are three generous bedrooms and a family bathroom fitted with both a bath and a separate shower. The garage has been converted, providing an ideal playroom, home office, or fourth bedroom, offering excellent flexibility for modern family life.

Outside, the home benefits from off-road parking and a private rear garden, creating a comfortable and practical space both inside and out.

With its adaptable layout, cul-de-sac setting, and no onward chain, this property presents a fantastic opportunity for buyers looking for a well-located family home ready to make their own.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.05 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£2,190
Title Number:	ON40053

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

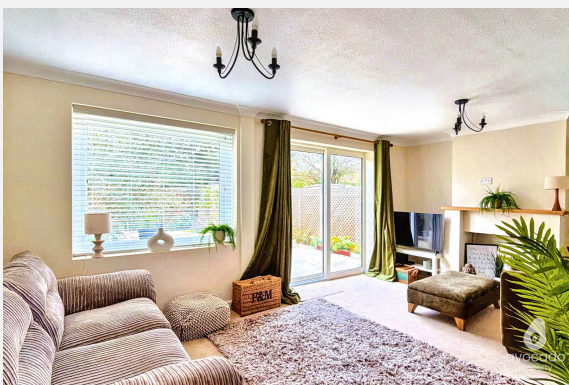
2	144	-
mb/s	mb/s	mb/s

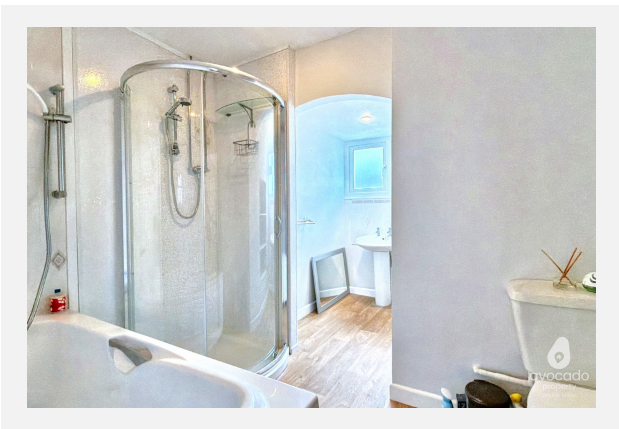
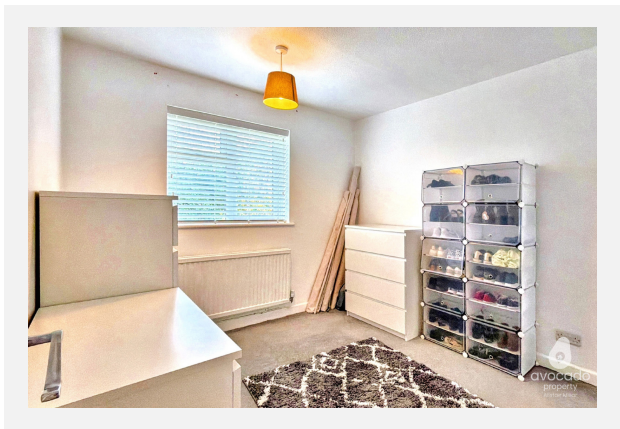
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

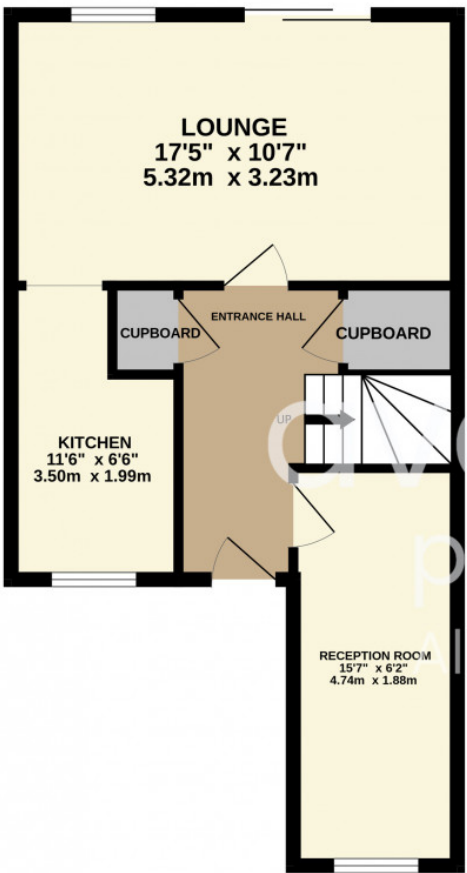




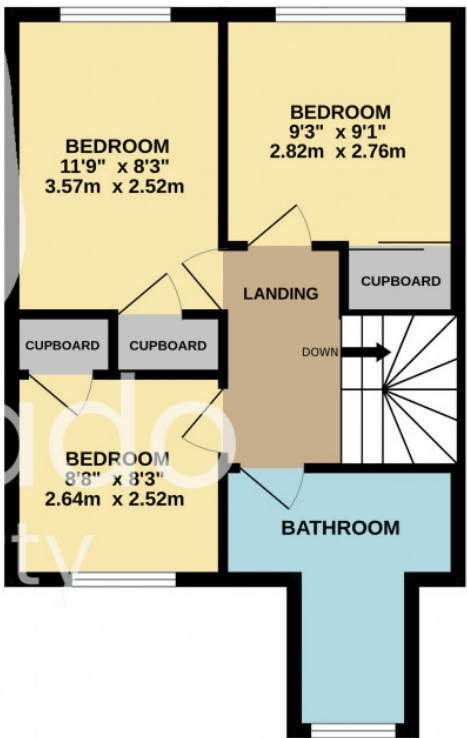


HOPCRAFT CLOSE, UPPER ARNCOTT, BICESTER, OX25

GROUND FLOOR

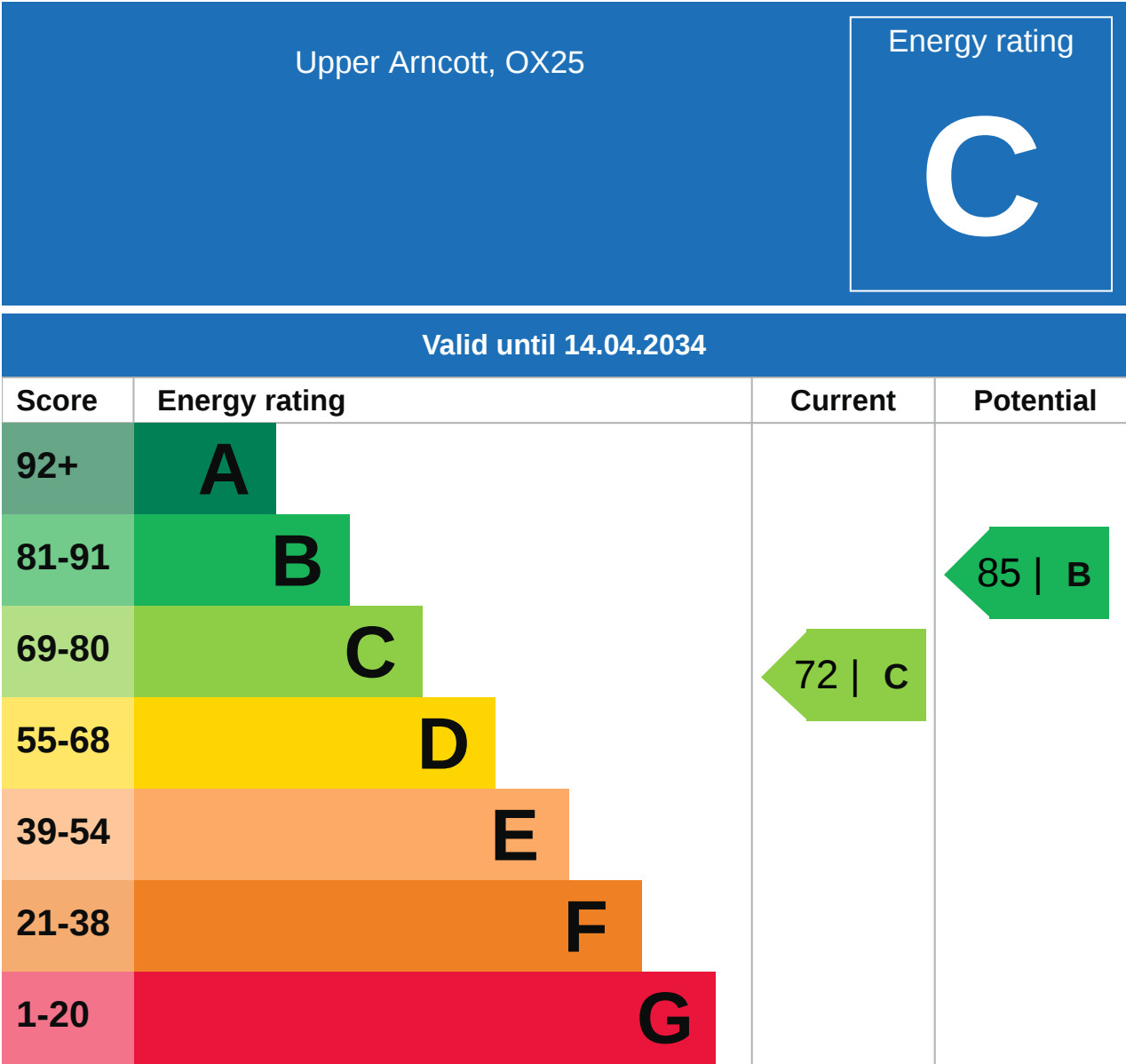


1ST FLOOR



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

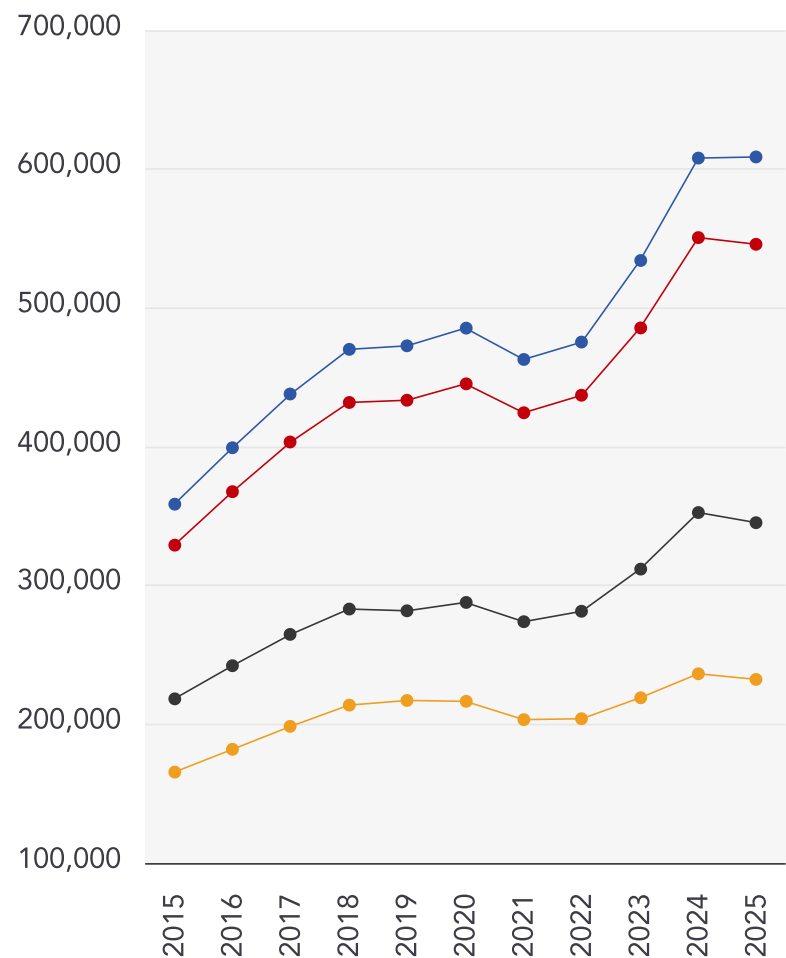
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 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.

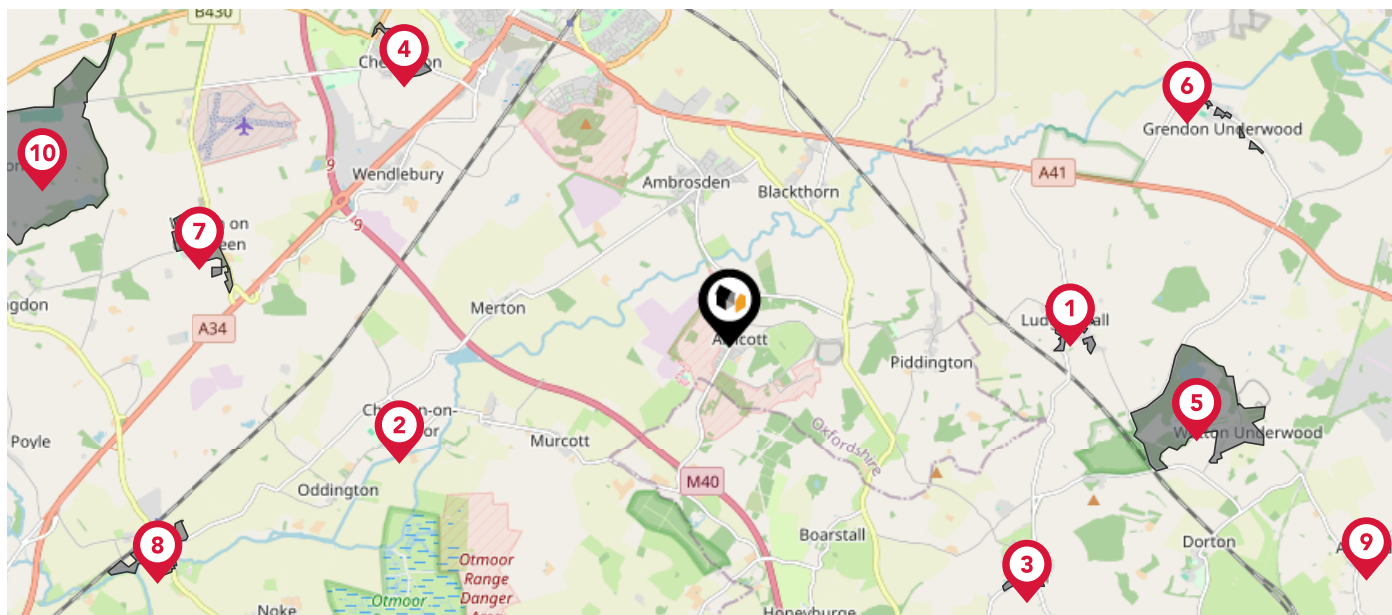
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

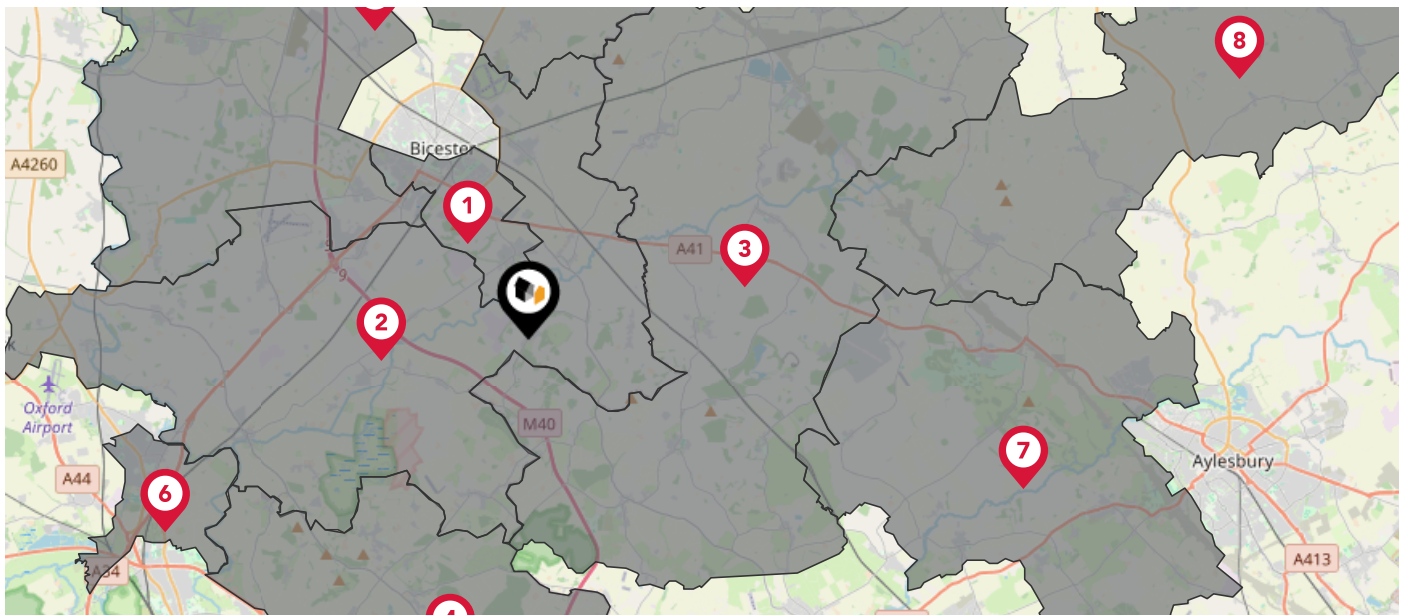
- 1 Ludgershall
- 2 Charlton-on-Otmoor
- 3 Brill
- 4 Chesterton
- 5 Wotton Underwood
- 6 Grendon Underwood
- 7 Weston on the Green
- 8 Islip
- 9 Ashendon
- 10 Kirtlington

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

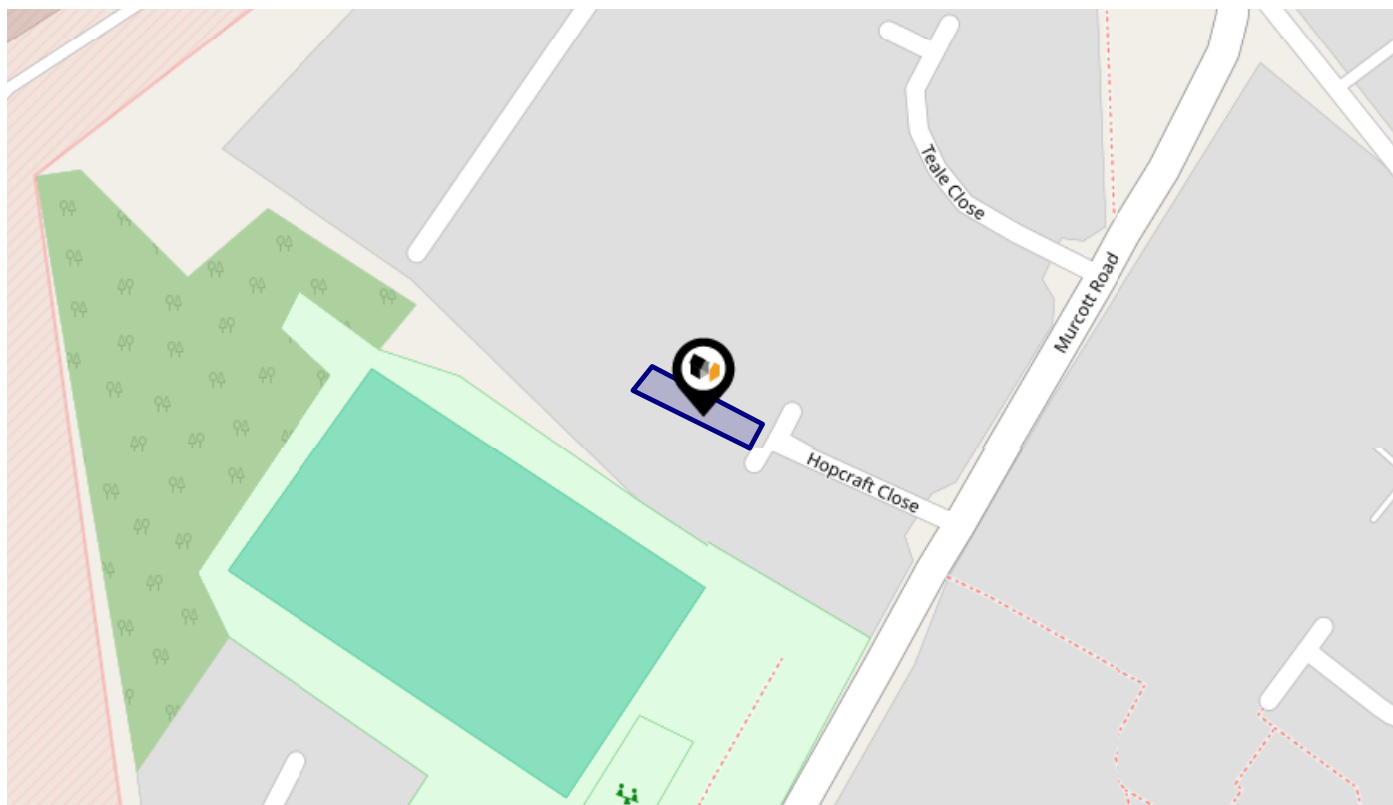
- | | |
|---|---------------------------------|
| 1 | Bicester South & Ambrosden Ward |
| 2 | Launton & Otmoor Ward |
| 3 | Grendon Underwood Ward |
| 4 | Forest Hill & Holton Ward |
| 5 | Fringford & Heyfords Ward |
| 6 | Kidlington East Ward |
| 7 | Stone and Waddesdon Ward |
| 8 | Great Brickhill 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:

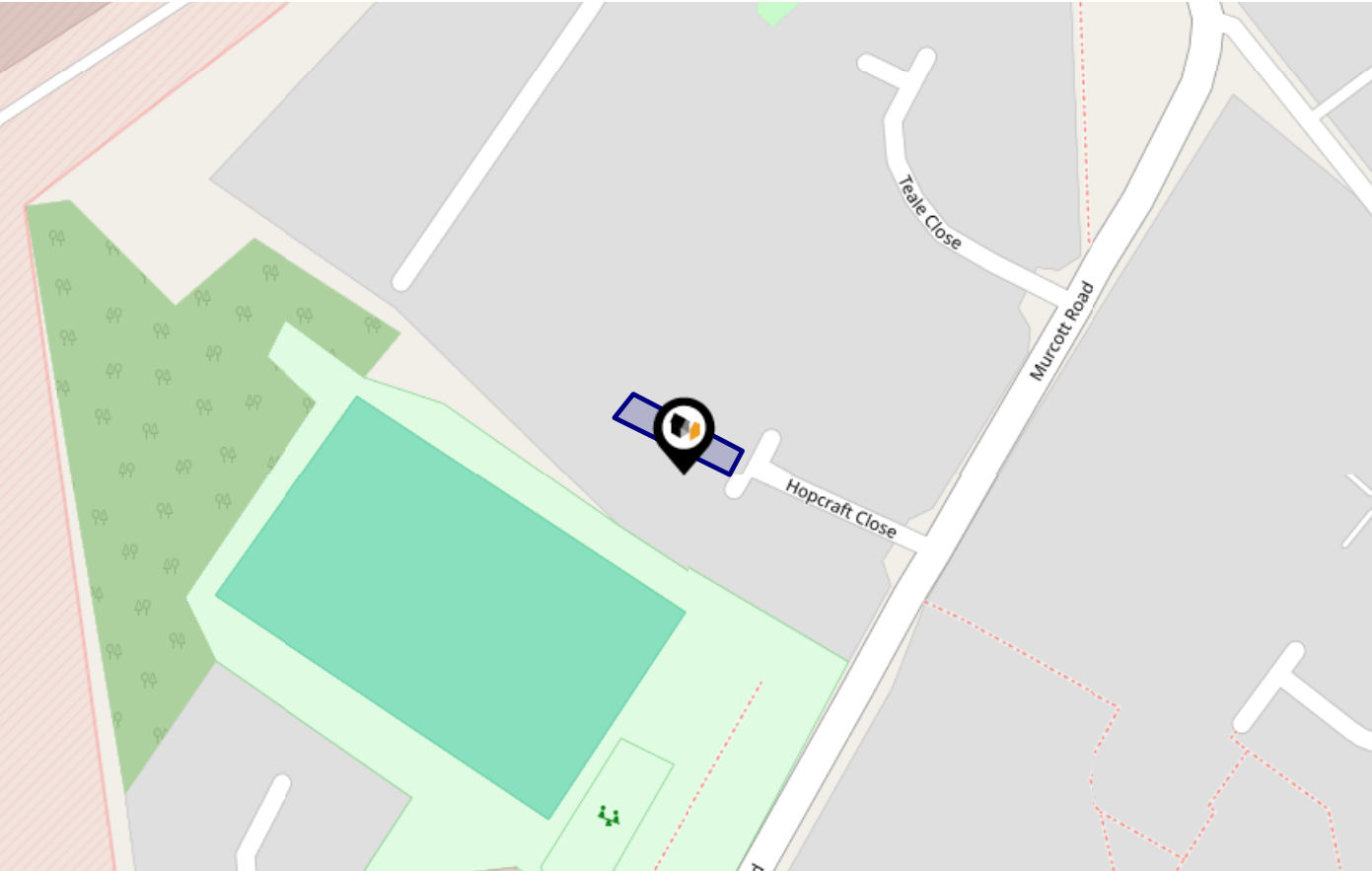
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

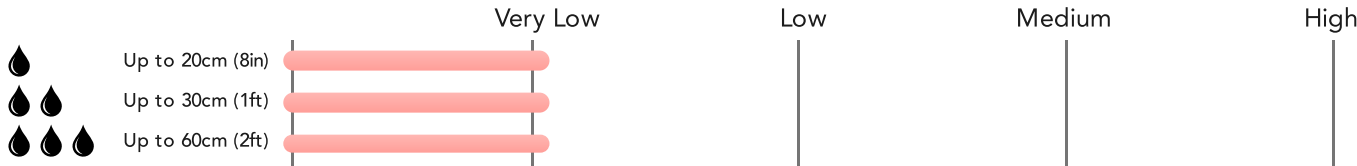


Risk Rating: Very low

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:

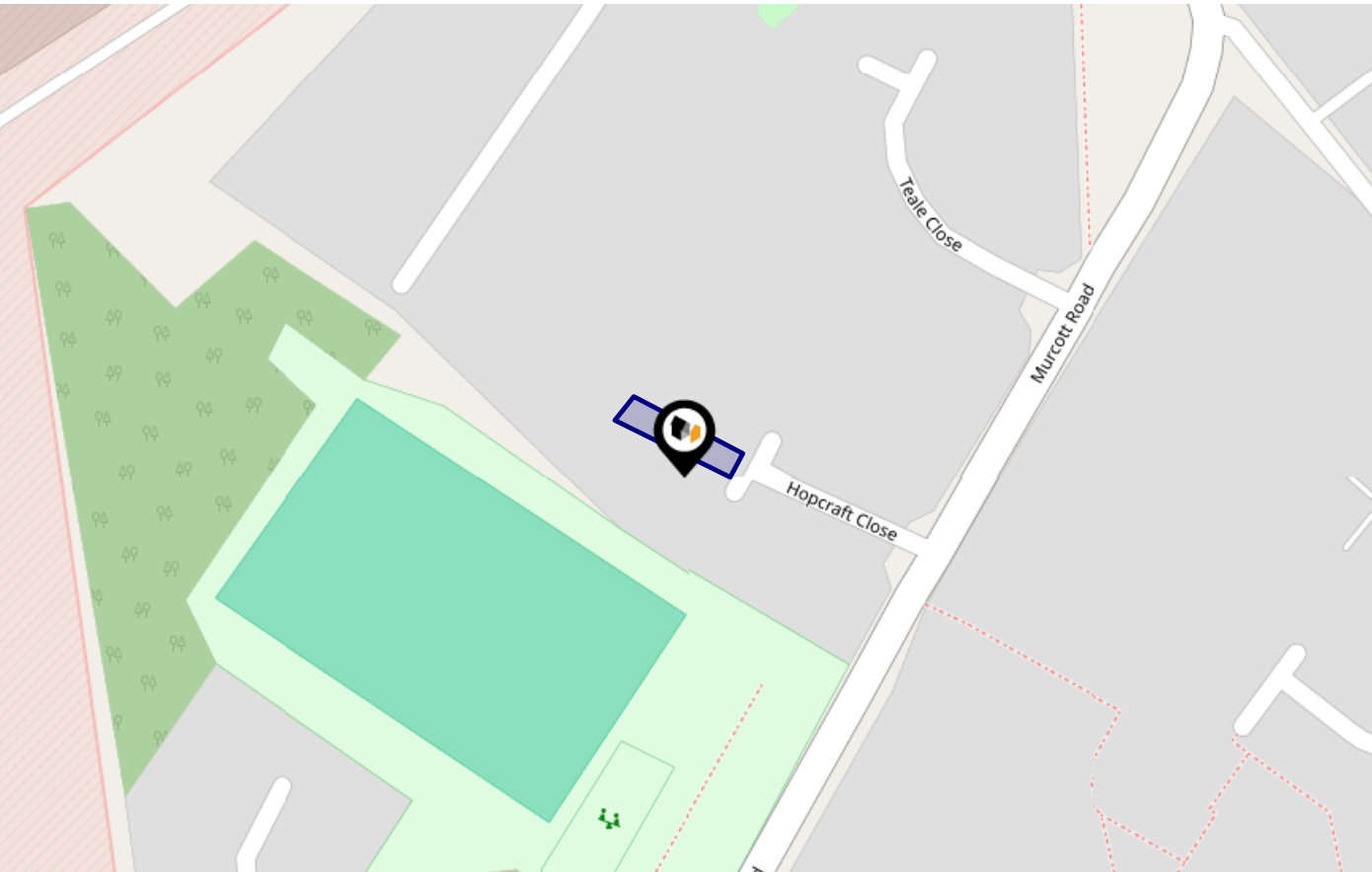


Flood Risk

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.

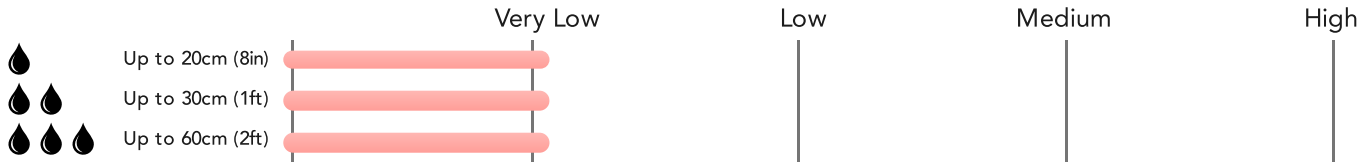


Risk Rating: Very low

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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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- 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:

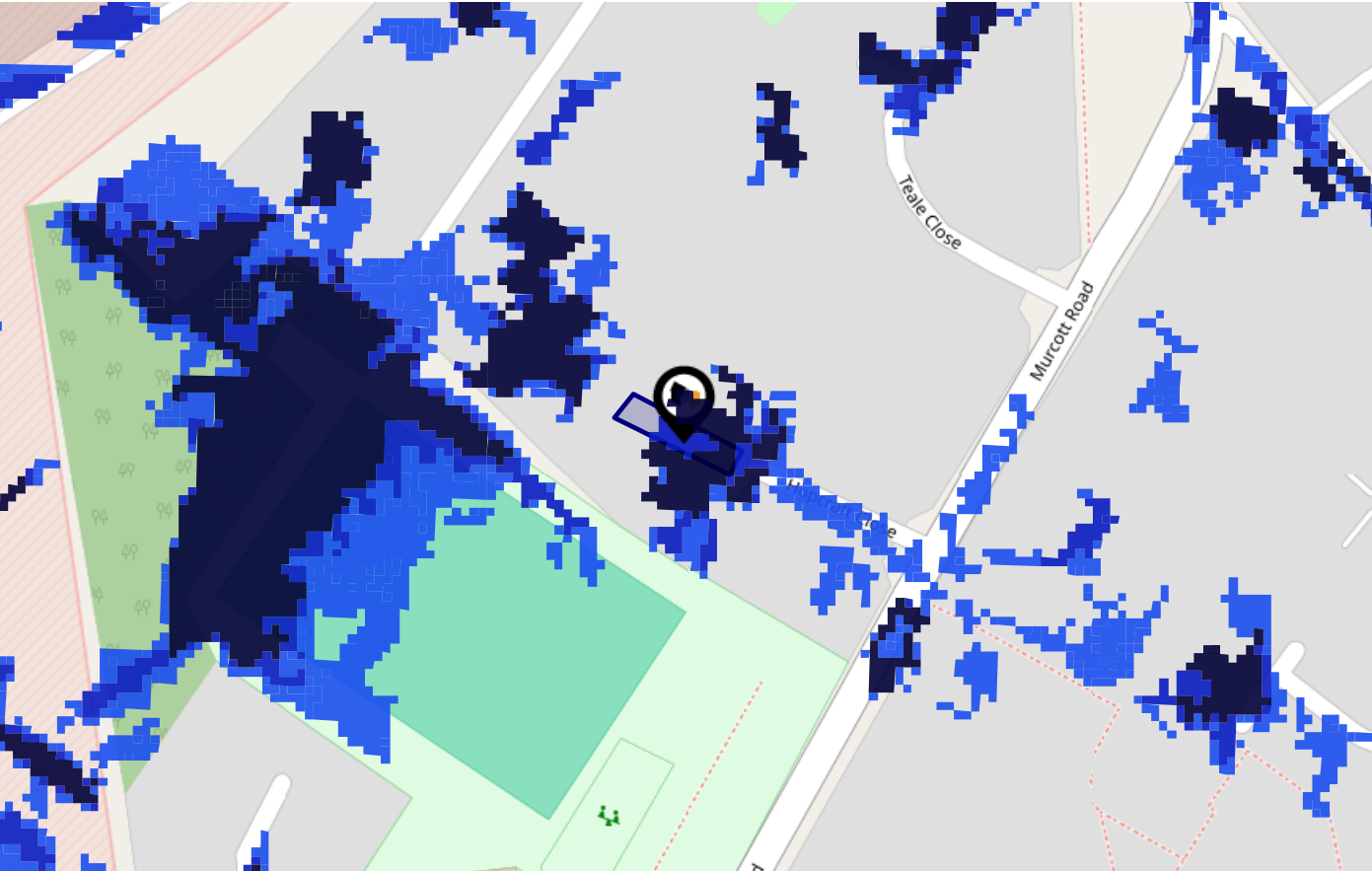


Flood Risk

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.

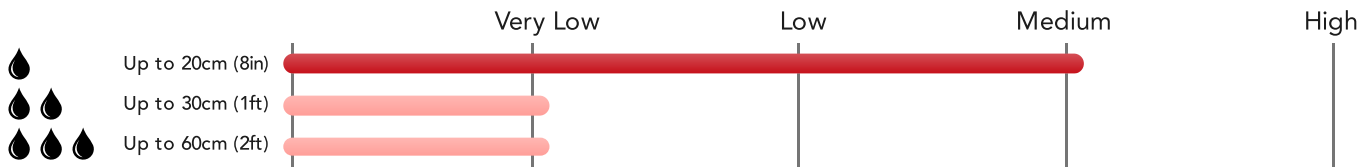


Risk Rating: Medium

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:

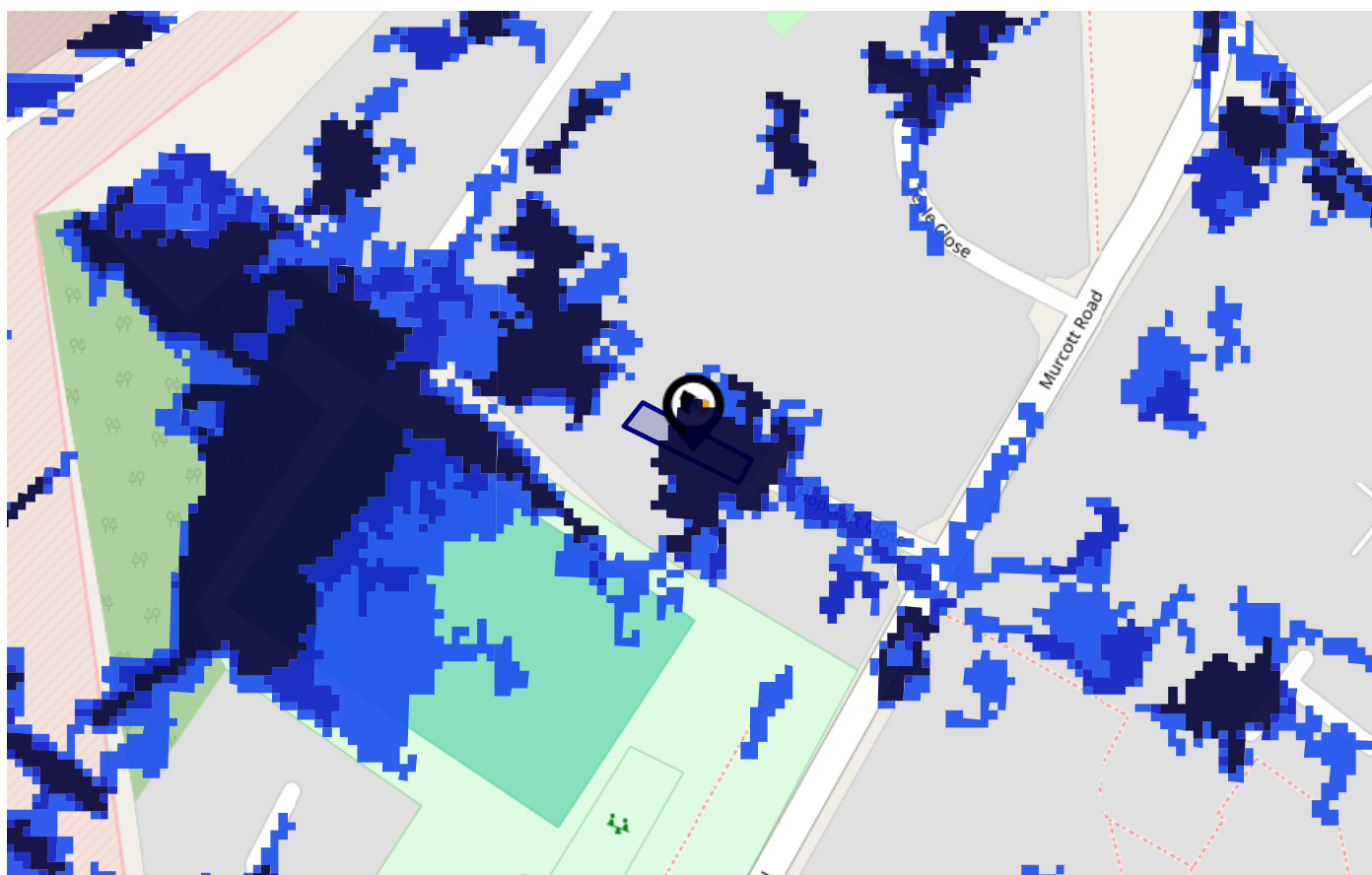


Flood Risk

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: High

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:



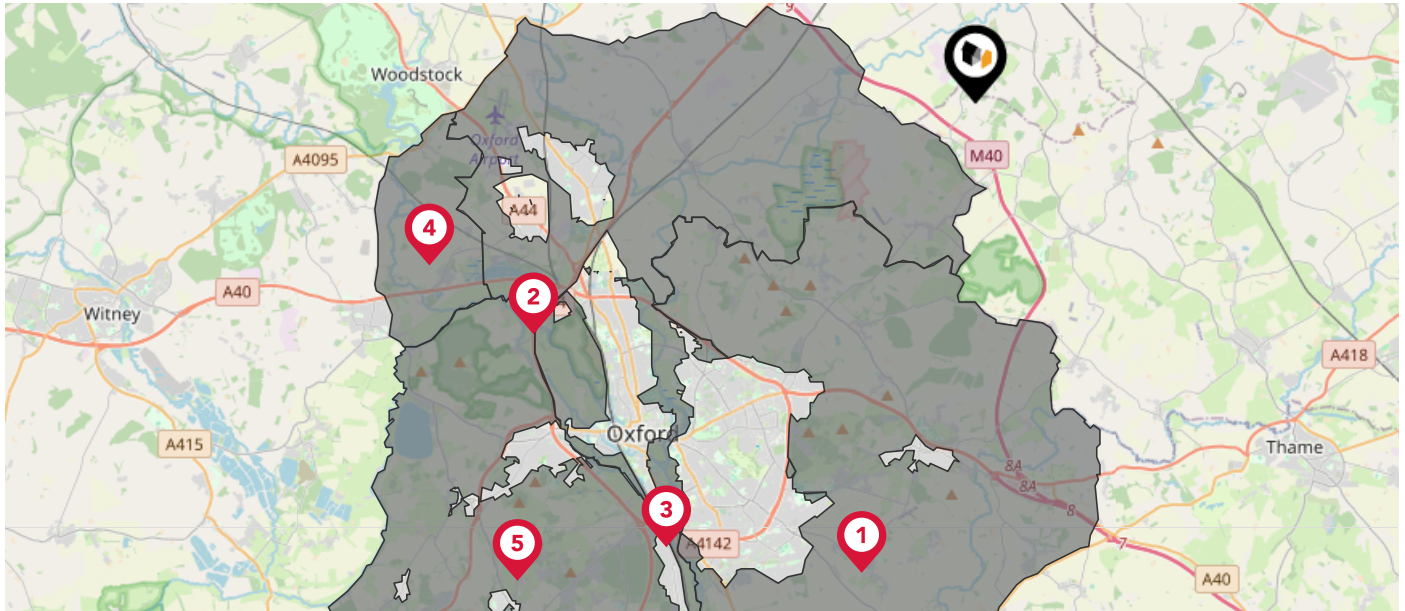
KFB - Key Facts For Buyers

Maps

Green Belt



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



Nearby Green Belt Land



Oxford Green Belt - South Oxfordshire



Oxford Green Belt - Cherwell



Oxford Green Belt - Oxford



Oxford Green Belt - West Oxfordshire



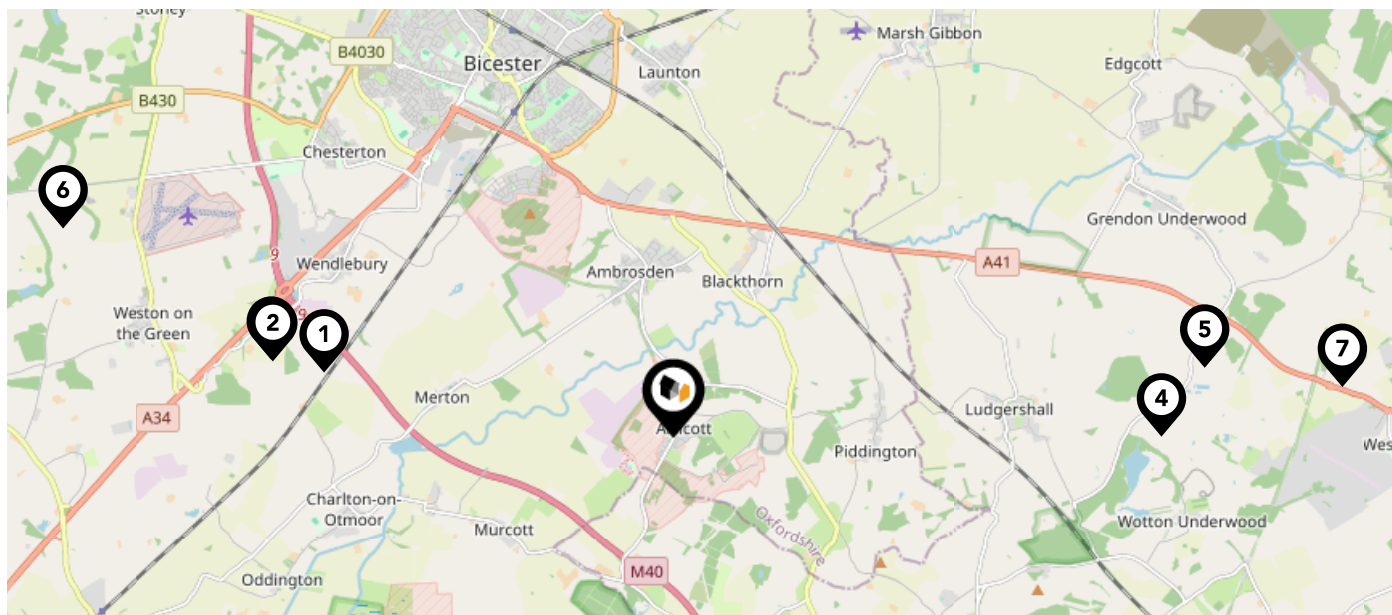
Oxford Green Belt - Vale of White Horse

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

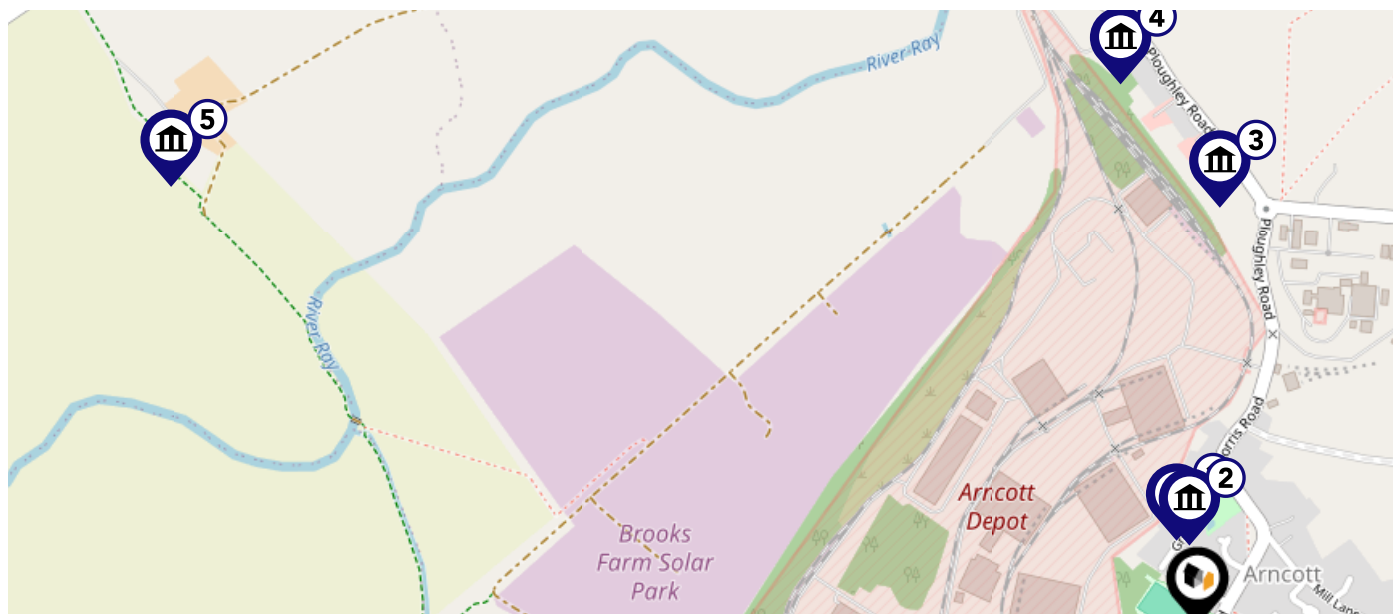
	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	
	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill	
	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	
	Kingswood Lane-Wotton Underwood, Buckinghamshire	Historic Landfill	
	Kingswood-Kingswood Lane, Kingswood, Buckinghamshire	Historic Landfill	
	Park Farm-Lazarus Bottoms, Kirtlington	Historic Landfill	
	Woodham Brickworks-Woodham Brickworks, Woodham	Historic Landfill	

Maps

Listed Buildings

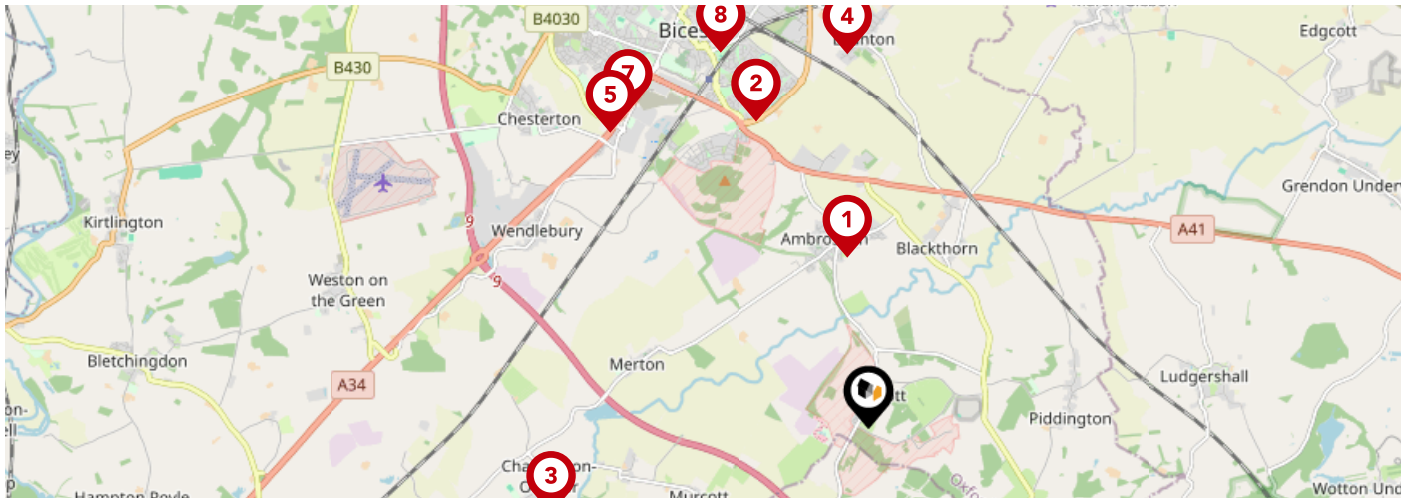


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



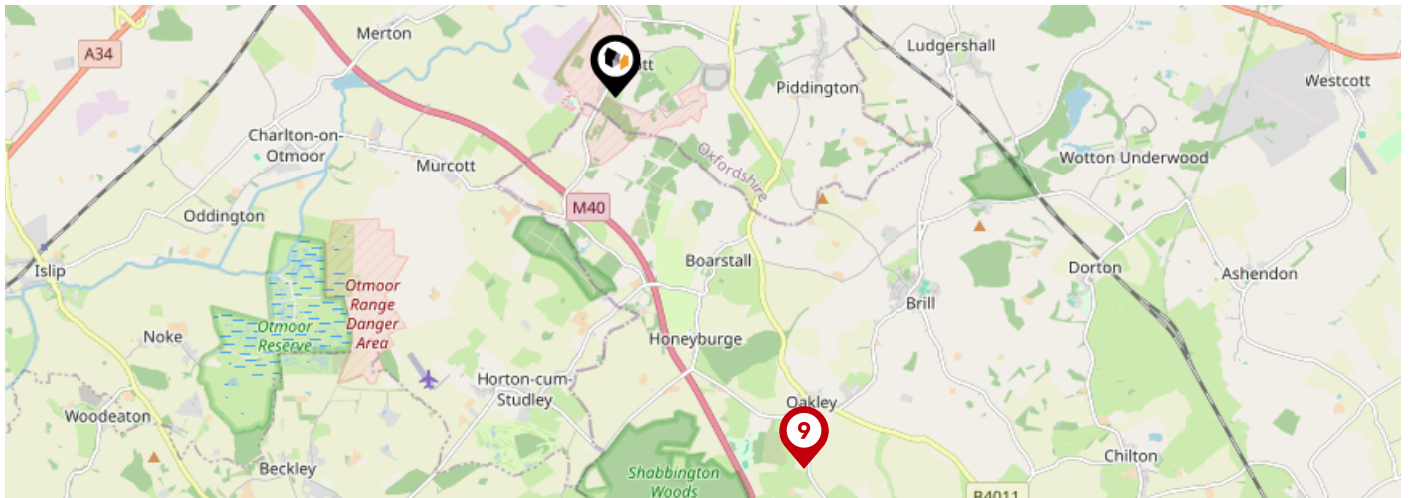
Listed Buildings in the local district	Grade	Distance
 1369742 - Miropa	Grade II	0.1 miles
 1200145 - Methodist Chapel	Grade II	0.1 miles
 1046529 - Wood Farm Cottage	Grade II	0.5 miles
 1200148 - Manor Farmhouse	Grade II	0.6 miles
 1046546 - Astley Bridge Farmhouse	Grade II	1.3 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Five Acres Primary School Ofsted Rating: Good Pupils: 352 Distance:1.58	☐	☒	☐	☐	☐
2	Langford Village Community Primary School Ofsted Rating: Good Pupils: 421 Distance:2.99	☐	☒	☐	☐	☐
3	Charlton-on-Otmoor Church of England Primary School Ofsted Rating: Good Pupils: 88 Distance:3	☐	☒	☐	☐	☐
4	Launton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 150 Distance:3.44	☐	☒	☐	☐	☐
5	Whitelands Academy Ofsted Rating: Good Pupils: 467 Distance:3.6	☐	☐	☒	☐	☐
6	Brill Church of England School Ofsted Rating: Good Pupils: 198 Distance:3.61	☐	☒	☐	☐	☐
7	St Edburg's Church of England (VA) School Ofsted Rating: Good Pupils: 489 Distance:3.64	☐	☒	☐	☐	☐
8	Longfields Primary and Nursery School Ofsted Rating: Good Pupils: 388 Distance:3.69	☐	☒	☐	☐	☐

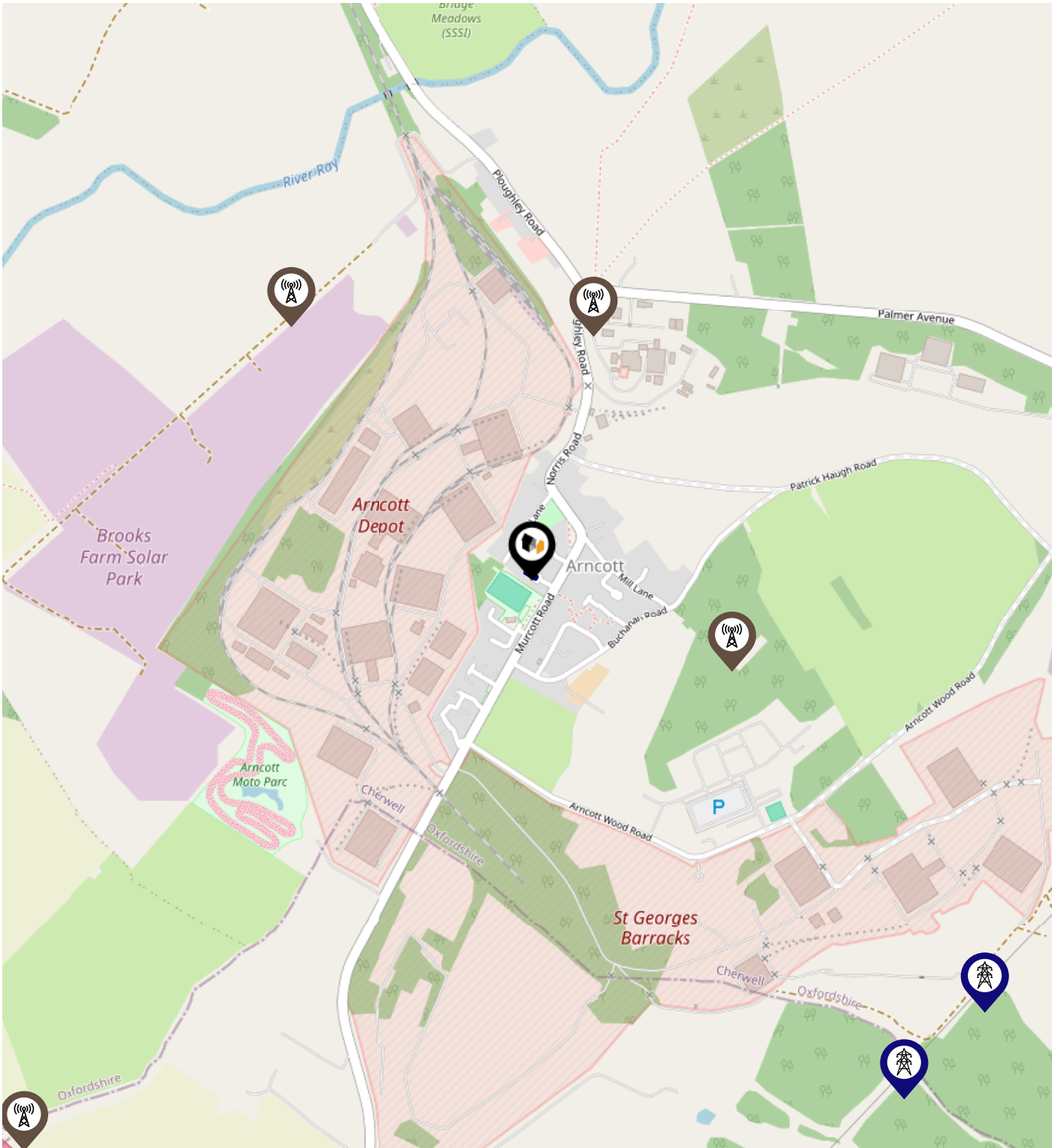
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Oakley Church of England Combined School Ofsted Rating: Good Pupils: 95 Distance:3.82	☐	☒	☐	☐	☐
10	Bruern Abbey School Ofsted Rating: Not Rated Pupils: 201 Distance:3.85	☐	☐	☒	☐	☐
11	St Mary's Catholic Primary School, Bicester Ofsted Rating: Good Pupils: 229 Distance:3.93	☐	☒	☐	☐	☐
12	The Bicester School Ofsted Rating: Good Pupils: 1239 Distance:3.99	☐	☐	☒	☐	☐
13	Brookside Primary School Ofsted Rating: Good Pupils: 320 Distance:4.05	☐	☒	☐	☐	☐
14	Chesterton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 195 Distance:4.17	☐	☒	☐	☐	☐
15	The Cooper School Ofsted Rating: Requires improvement Pupils: 1272 Distance:4.19	☐	☐	☒	☐	☐
16	Glory Farm Primary School Ofsted Rating: Good Pupils: 344 Distance:4.27	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

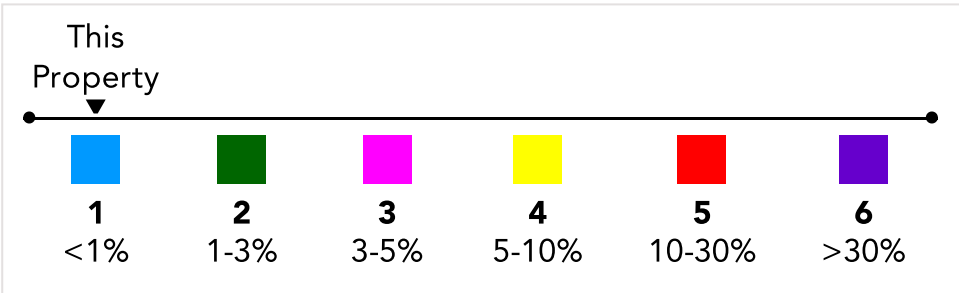
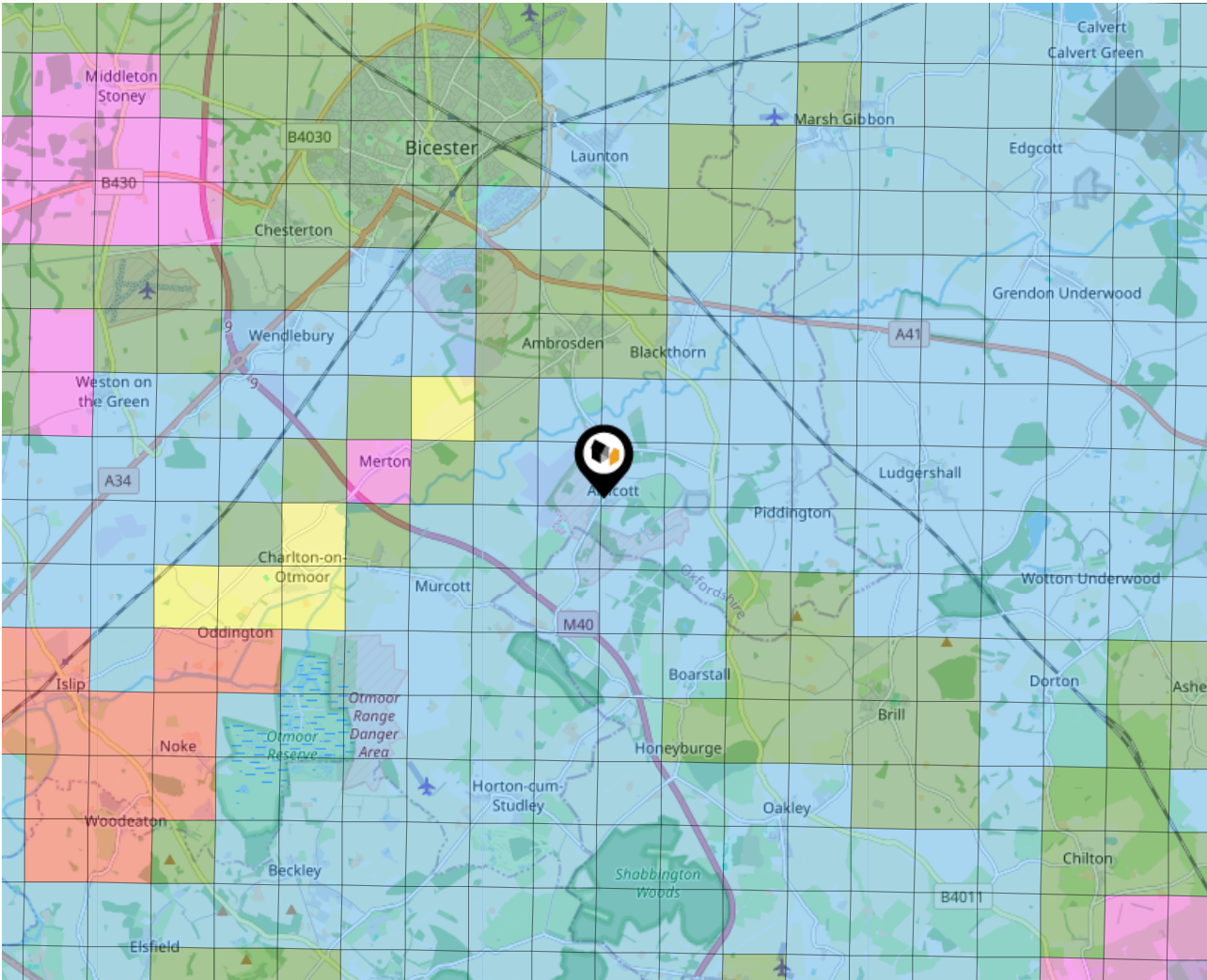
Environment

Radon Gas



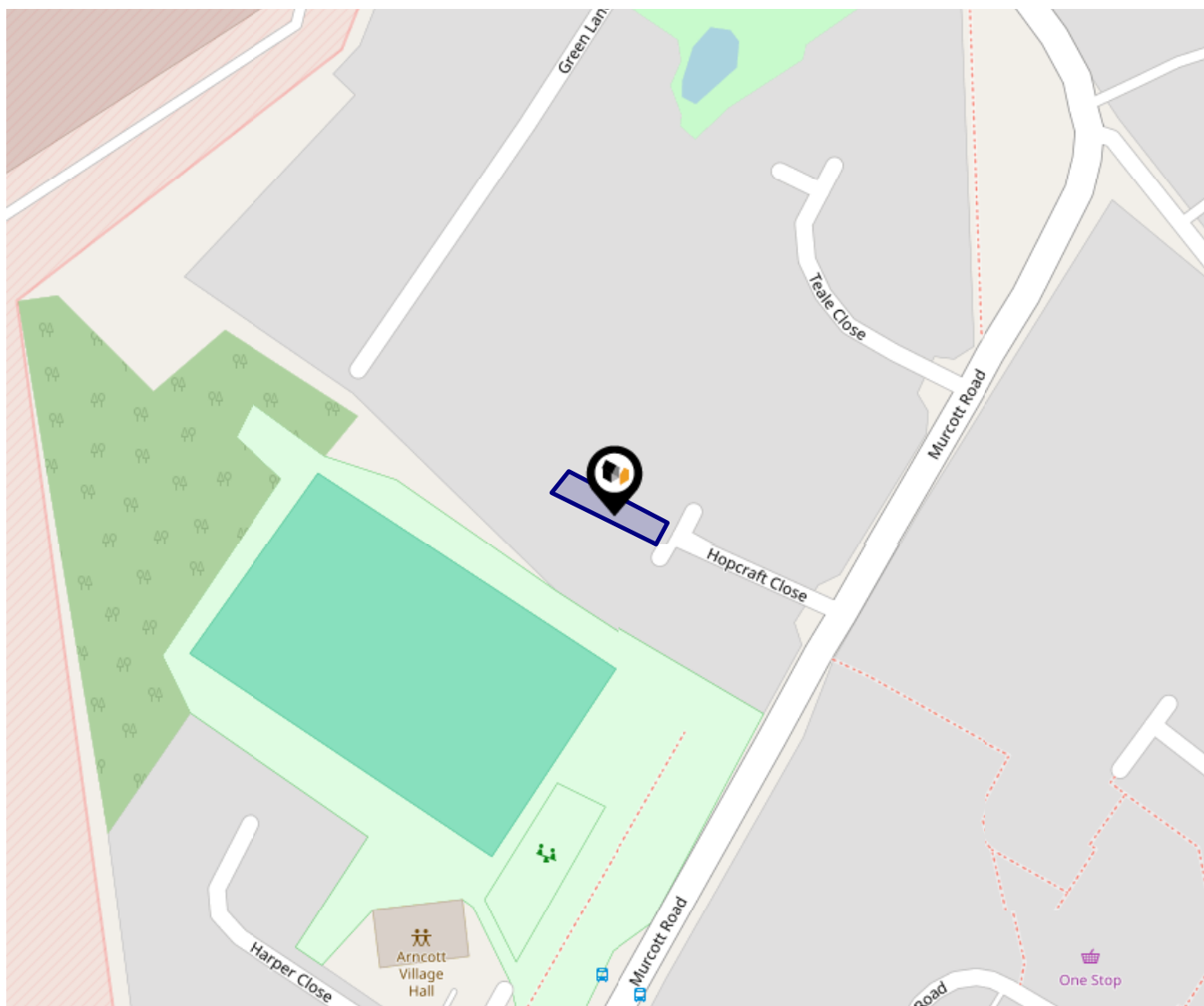
What is Radon?

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



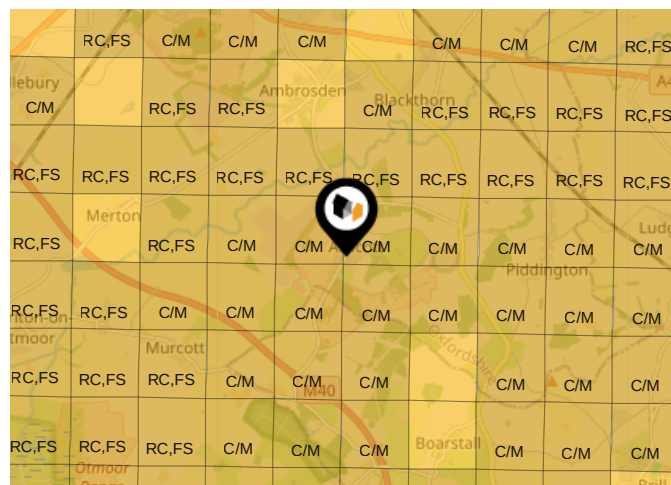
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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
Parent Material Grain: ARGILLIC - ARENACEOUS
Soil Group: ALL
Soil Texture: CLAY TO SANDY LOAM
Soil Depth: DEEP

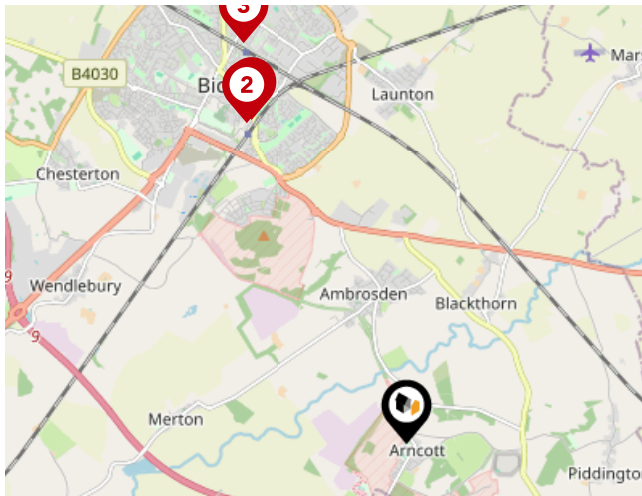


Primary Classifications (Most Common Clay Types)

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

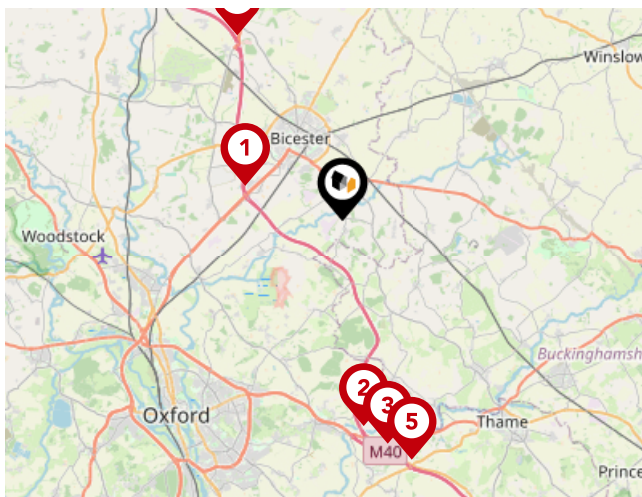
Area

Transport (National)



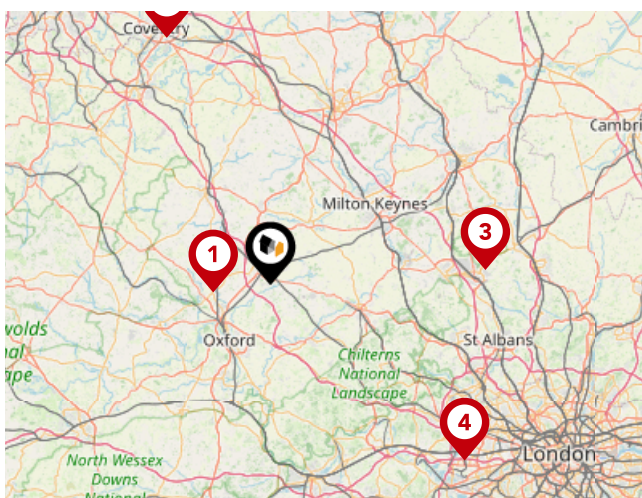
National Rail Stations

Pin	Name	Distance
	Bicester Village Rail Station	3.28 miles
	Bicester Village Rail Station	3.28 miles
	Bicester North Rail Station	3.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M40 J9	3.8 miles
	M40 J8A	7.55 miles
	M40 J8	8.34 miles
	M40 J10	7.82 miles
	M40 J7	9.1 miles

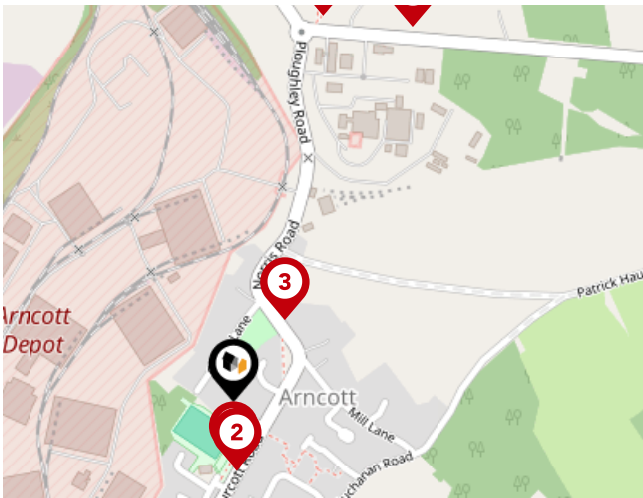


Airports/Helipads

Pin	Name	Distance
	Kidlington	8.51 miles
	Baginton	38.93 miles
	Luton Airport	31.58 miles
	Heathrow Airport	38.51 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Greenfields	0.07 miles
2	Greenfields	0.08 miles
3	Green	0.11 miles
4	The Plough	0.45 miles
5	Arcote Park	0.48 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 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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