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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 27<sup>th</sup> November 2025**



**CHURCH CLOSE, FRINGFORD, BICESTER, OX27**

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# Introduction

## Our Comments



### **Seller's comments...**

My late wife found Wells Lodge whilst it was under construction in 1989 and we were relocating to Oxfordshire. We both fell in love with this beautiful house and garden.

Wells Lodge is tucked away at the end of a quiet cul de sac - Church Close. It backs on to St Michael's Church which originally dates back to the early 12th century.

Fringford is a very friendly village, with great community spirit. There is plenty going on, the Beer Festival in summer, village hall activities plus cricket and the Butchers Arms pub.

We are surrounded by beautiful and peaceful Oxfordshire countryside with a great network of footpaths.

We have been very happy here however now is the right time for me to downsize.

### **Agent's comments...**

Situated in a quiet cul-de-sac and offered chain free, this spacious five-bedroom detached chalet-style bungalow provides versatile accommodation and attractive views towards St. Michael's & All Angels Church.

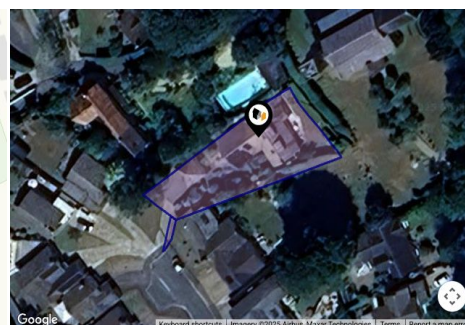
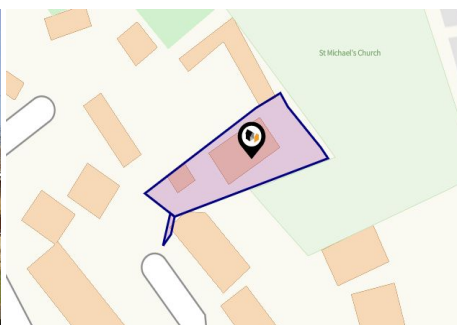
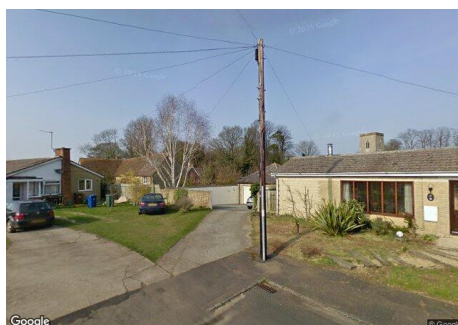
The property features a 24ft dual-aspect lounge overlooking the rear garden, a separate dining room, and a well-appointed kitchen/breakfast room with access to a useful utility room. For those working from home, there are two study rooms, offering flexible space for office use or hobbies.

The main bedroom benefits from an en-suite shower room, while the additional bedrooms are served by a family bathroom with underfloor heating and a further upstairs shower room.

Outside, the home includes a double garage with electric door, driveway parking, and solar panels providing energy efficiency.

A rare opportunity to secure a well-proportioned home in a desirable location with generous living space both inside and out.

# Property Overview



## Property

**Type:** Detached  
**Bedrooms:** 5  
**Plot Area:** 0.17 acres  
**Council Tax :** Band F  
**Annual Estimate:** £3,559  
**Title Number:** ON126467

**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

|                  |                   |                     |
|------------------|-------------------|---------------------|
| <b>8</b><br>mb/s | <b>60</b><br>mb/s | <b>1800</b><br>mb/s |
|                  |                   |                     |

**Mobile Coverage:**  
(based on calls indoors)

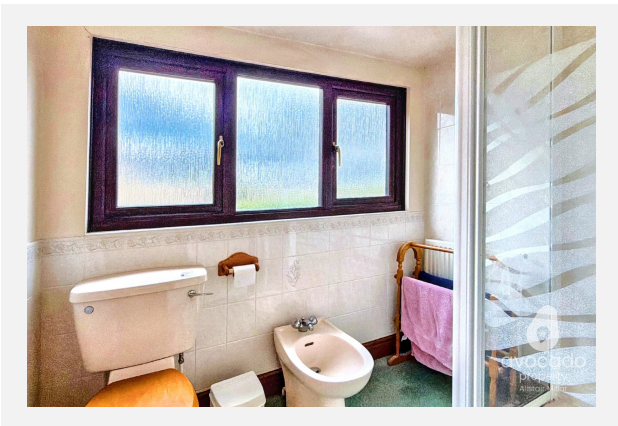


**Satellite/Fibre TV Availability:**









## CHURCH CLOSE, FRINGFORD, BICESTER, OX27



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.

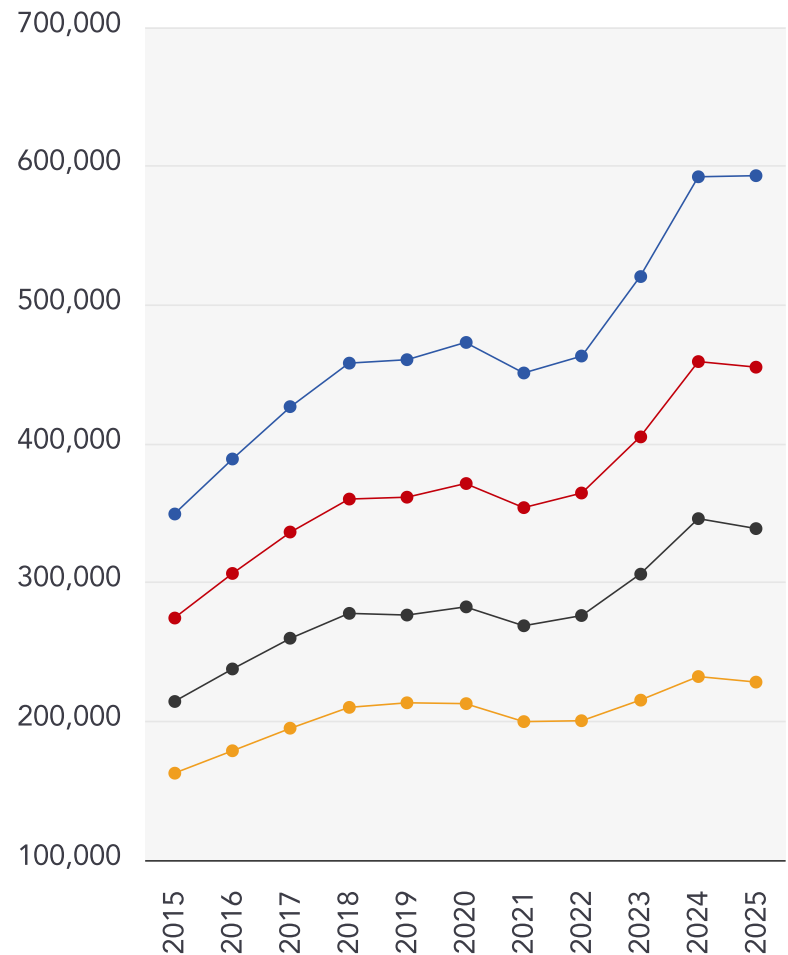
Made with Metropix ©2025

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in OX27



Detached

**+69.78%**

Semi-Detached

**+65.88%**

Terraced

**+58.14%**

Flat

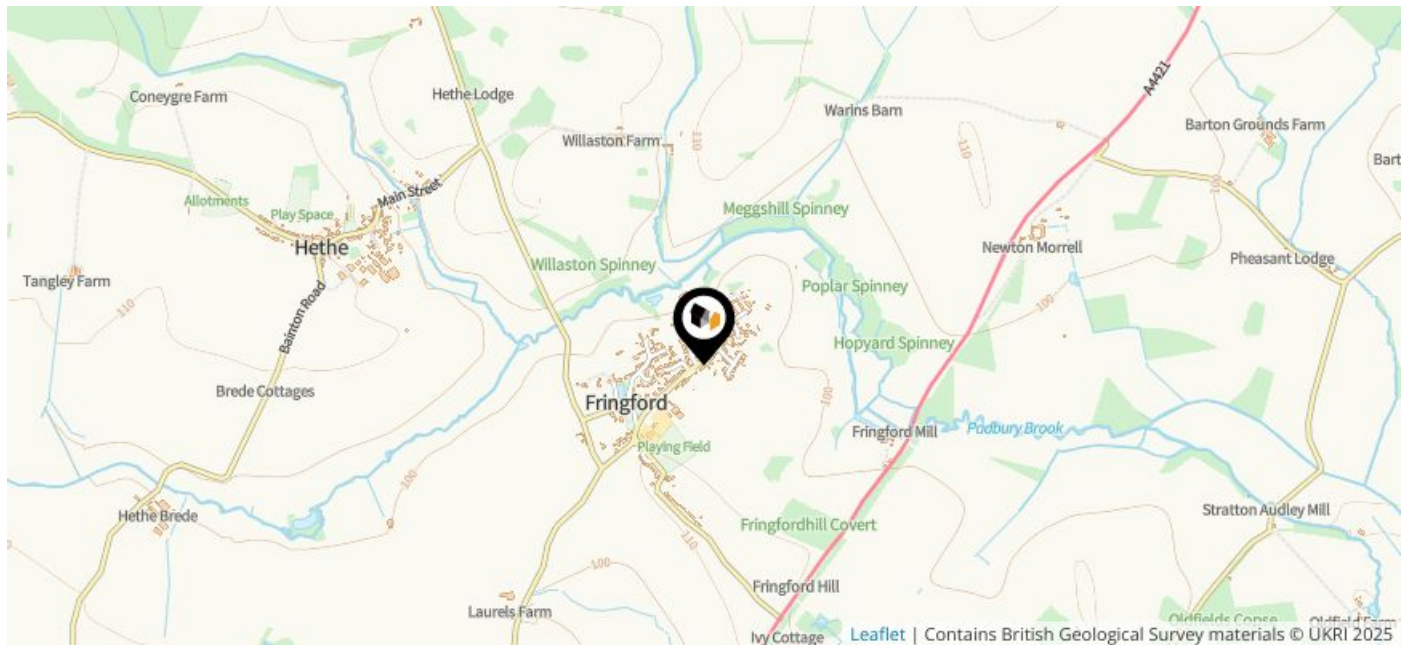
**+40.36%**

# 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.

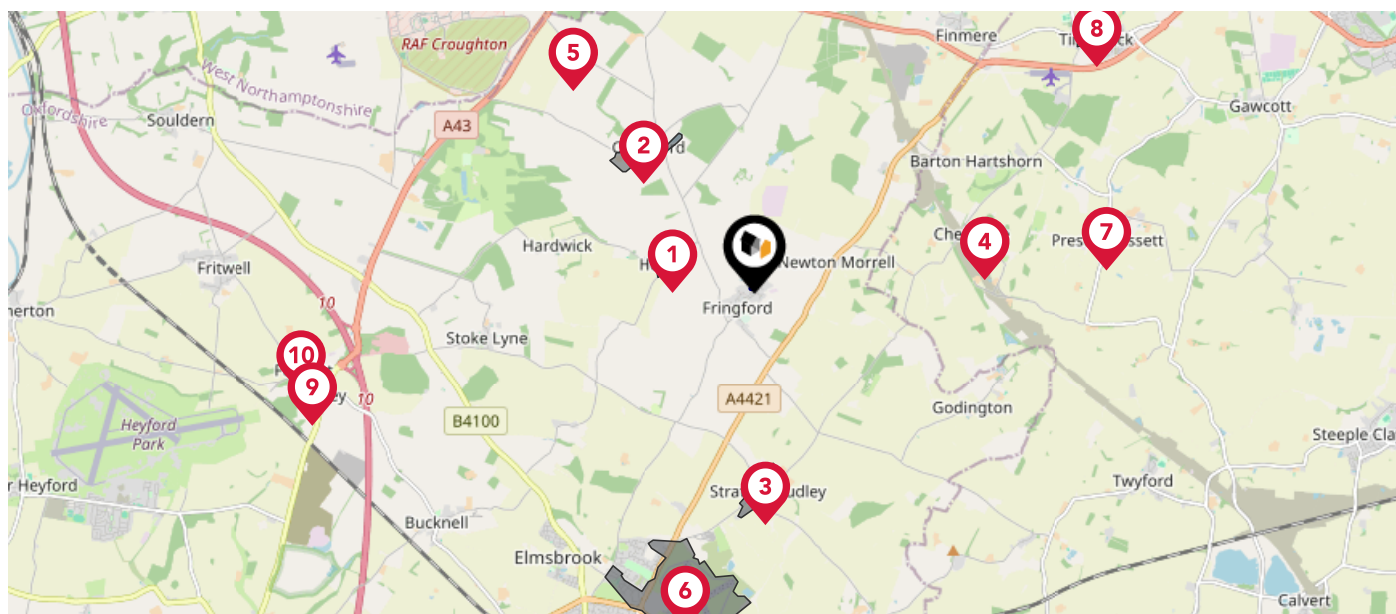
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

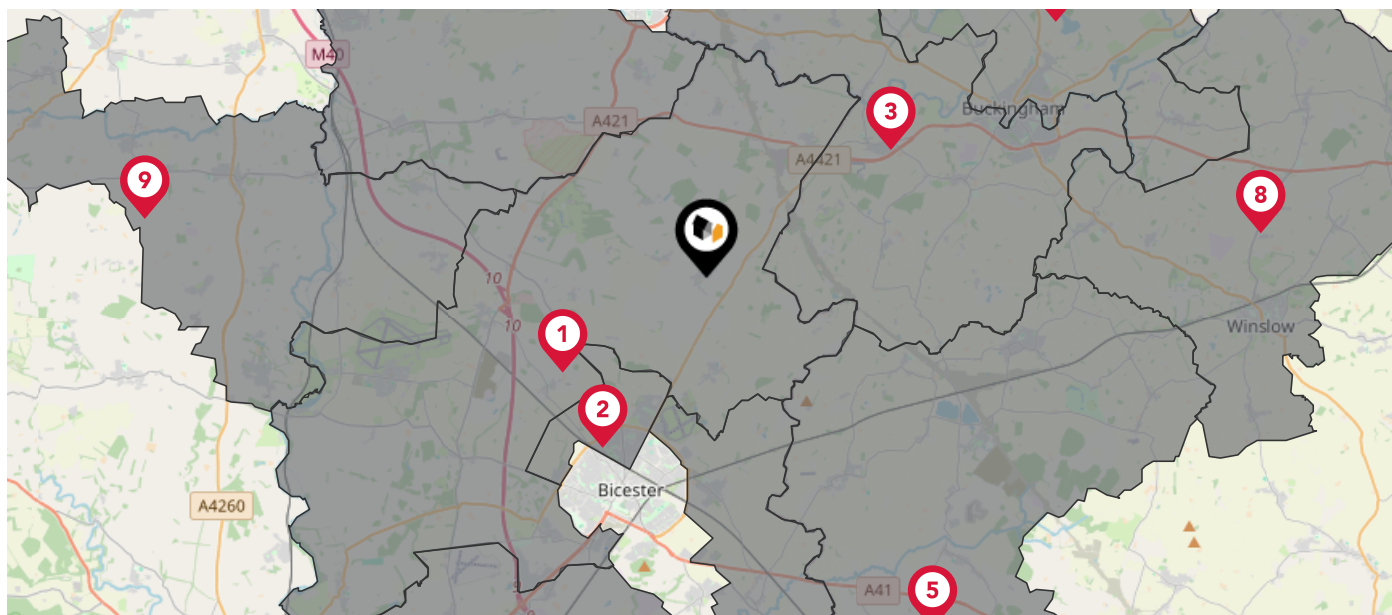
- |    |                 |
|----|-----------------|
| 1  | Hethe           |
| 2  | Cottisford      |
| 3  | Stratton Audley |
| 4  | Chetwode        |
| 5  | Juniper Hill    |
| 6  | RAF Bicester    |
| 7  | Preston Bissett |
| 8  | Tingewick       |
| 9  | Ardley          |
| 10 | Fewcott         |

# 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

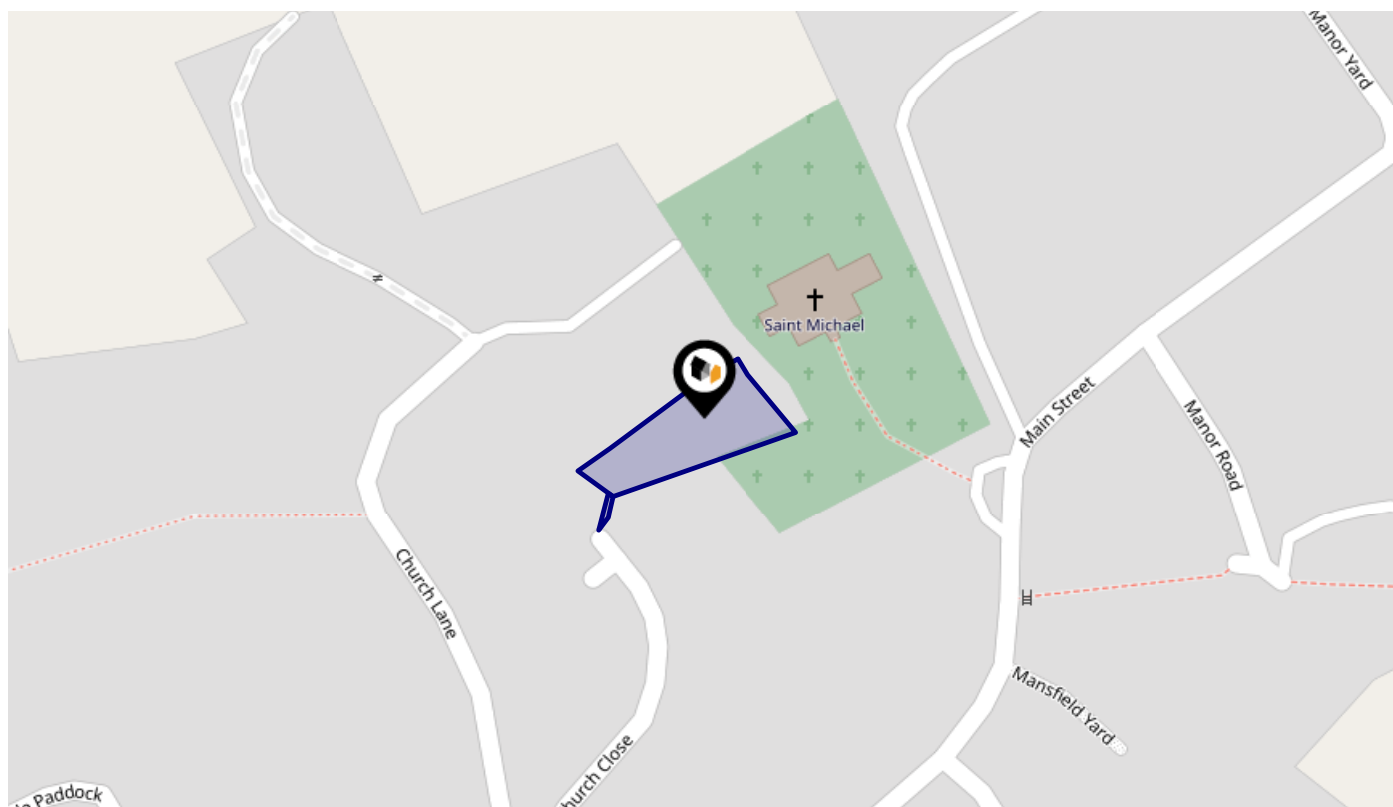
- |   |                                   |
|---|-----------------------------------|
| 1 | Fringford & Heyfords Ward         |
| 2 | Bicester North & Caversfield Ward |
| 3 | Buckingham West Ward              |
| 4 | Middleton Cheney Ward             |
| 5 | Grendon Underwood Ward            |
| 6 | Launton & Otmoor Ward             |
| 7 | Buckingham East Ward              |
| 8 | Winslow Ward                      |
| 9 | Deddington 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:

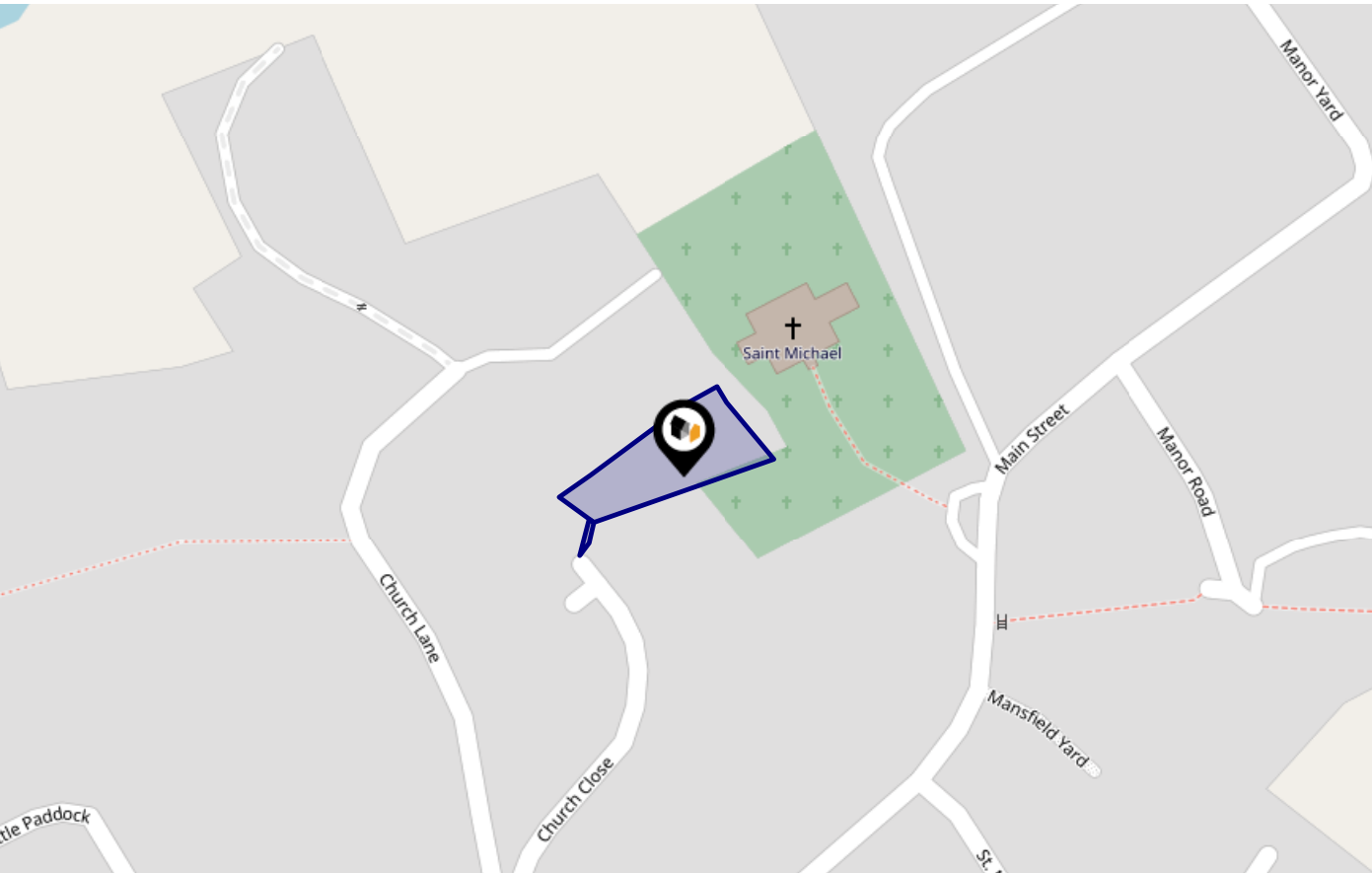
|   |  |              |  |
|---|--|--------------|--|
| 5 |  | 75.0+ dB     |  |
| 4 |  | 70.0-74.9 dB |  |
| 3 |  | 65.0-69.9 dB |  |
| 2 |  | 60.0-64.9 dB |  |
| 1 |  | 55.0-59.9 dB |  |

# 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.

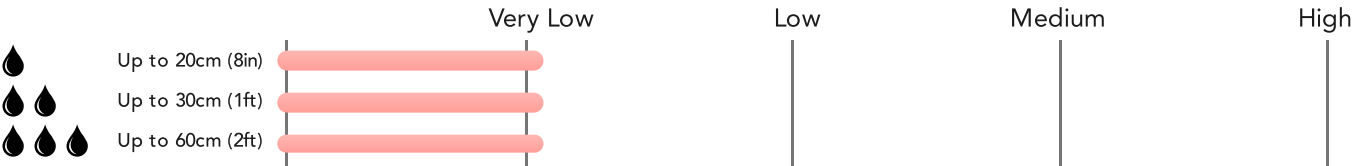


**Risk Rating: Very low**

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:

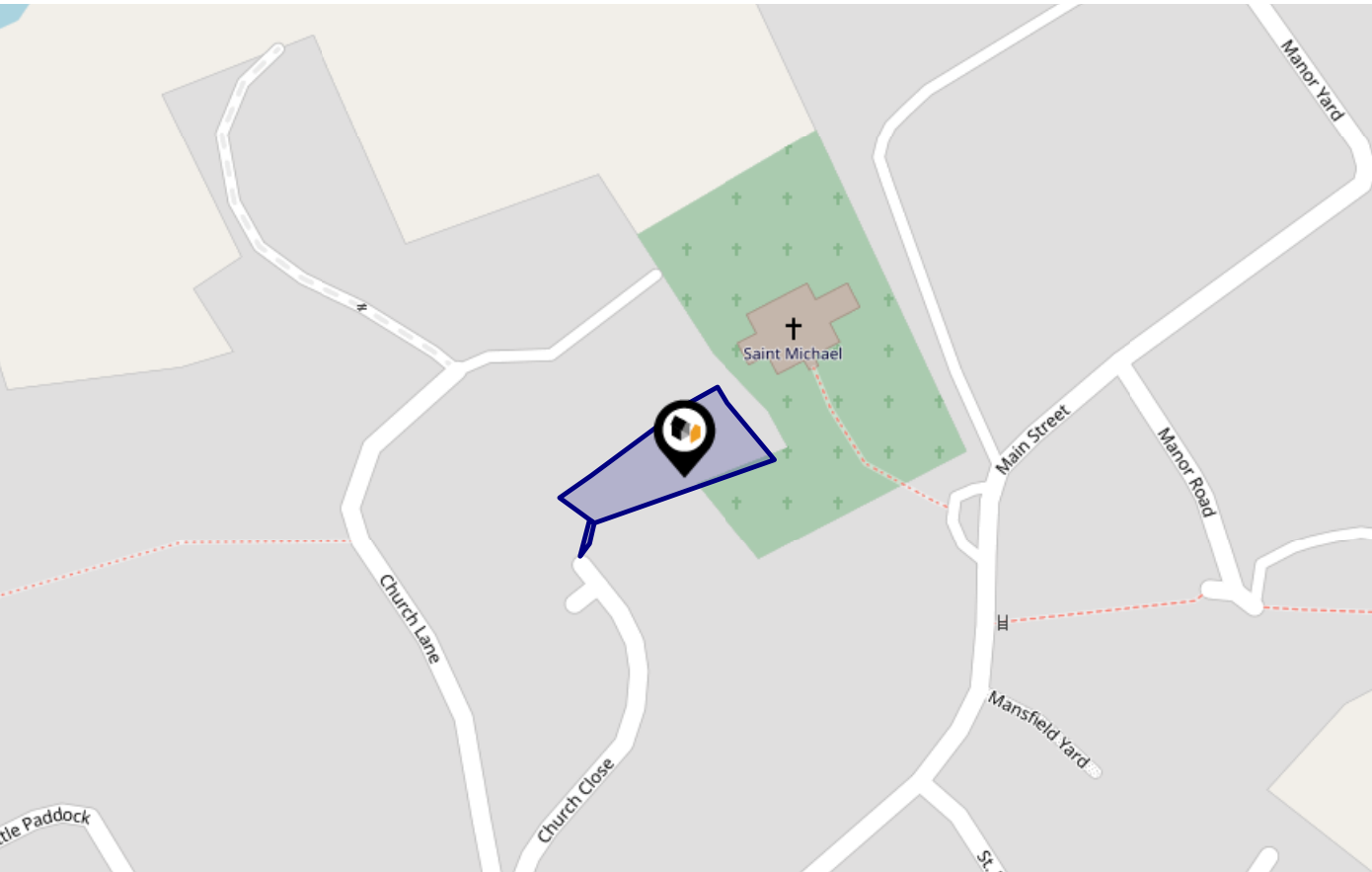


# Flood Risk

## 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.

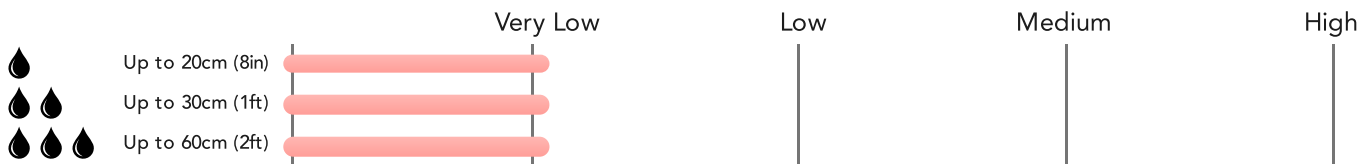


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Chance of flooding to the following depths at this property:

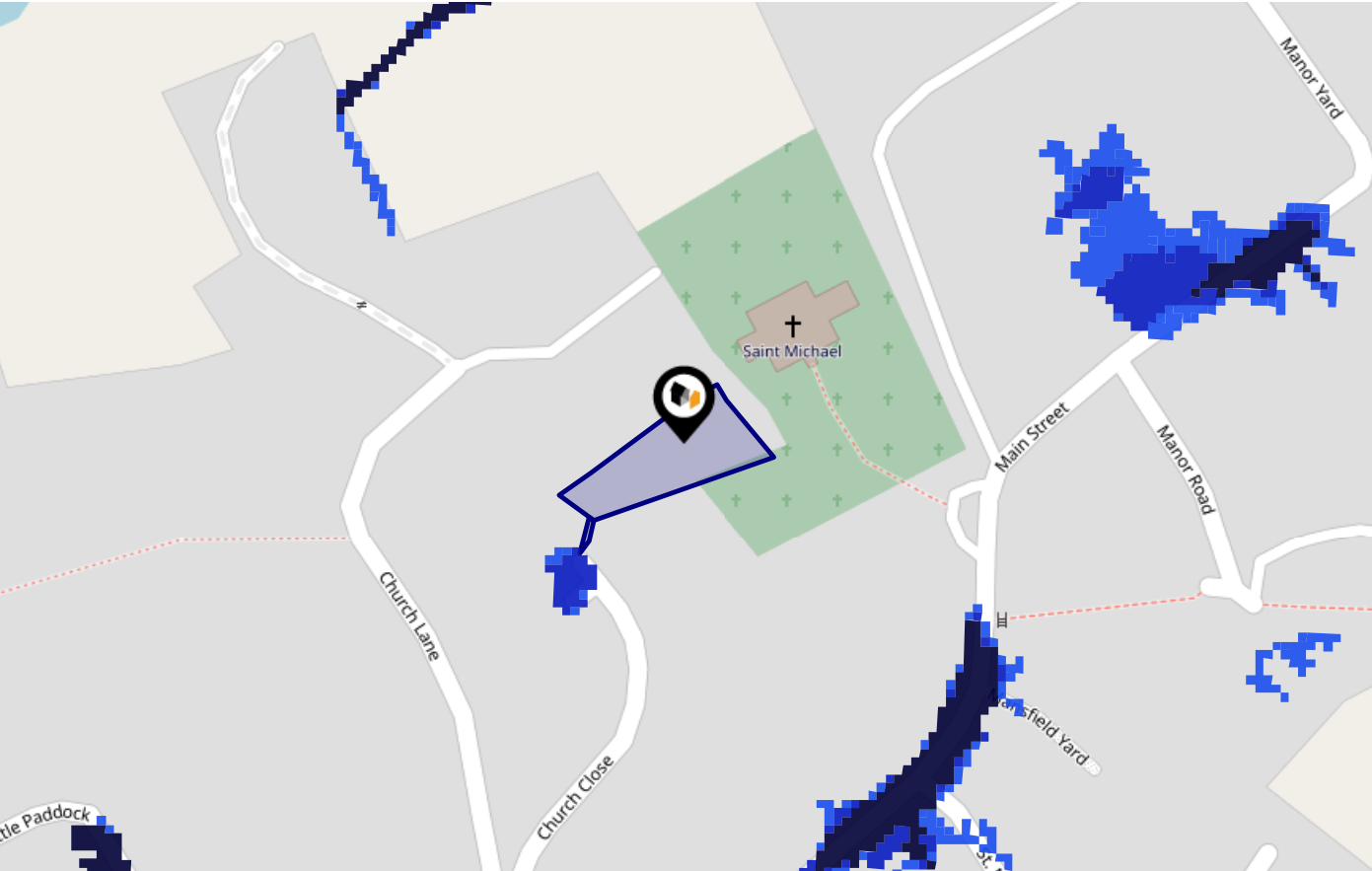


# Flood Risk

## 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.

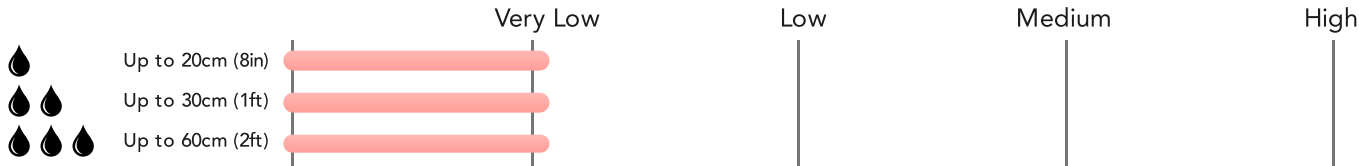


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

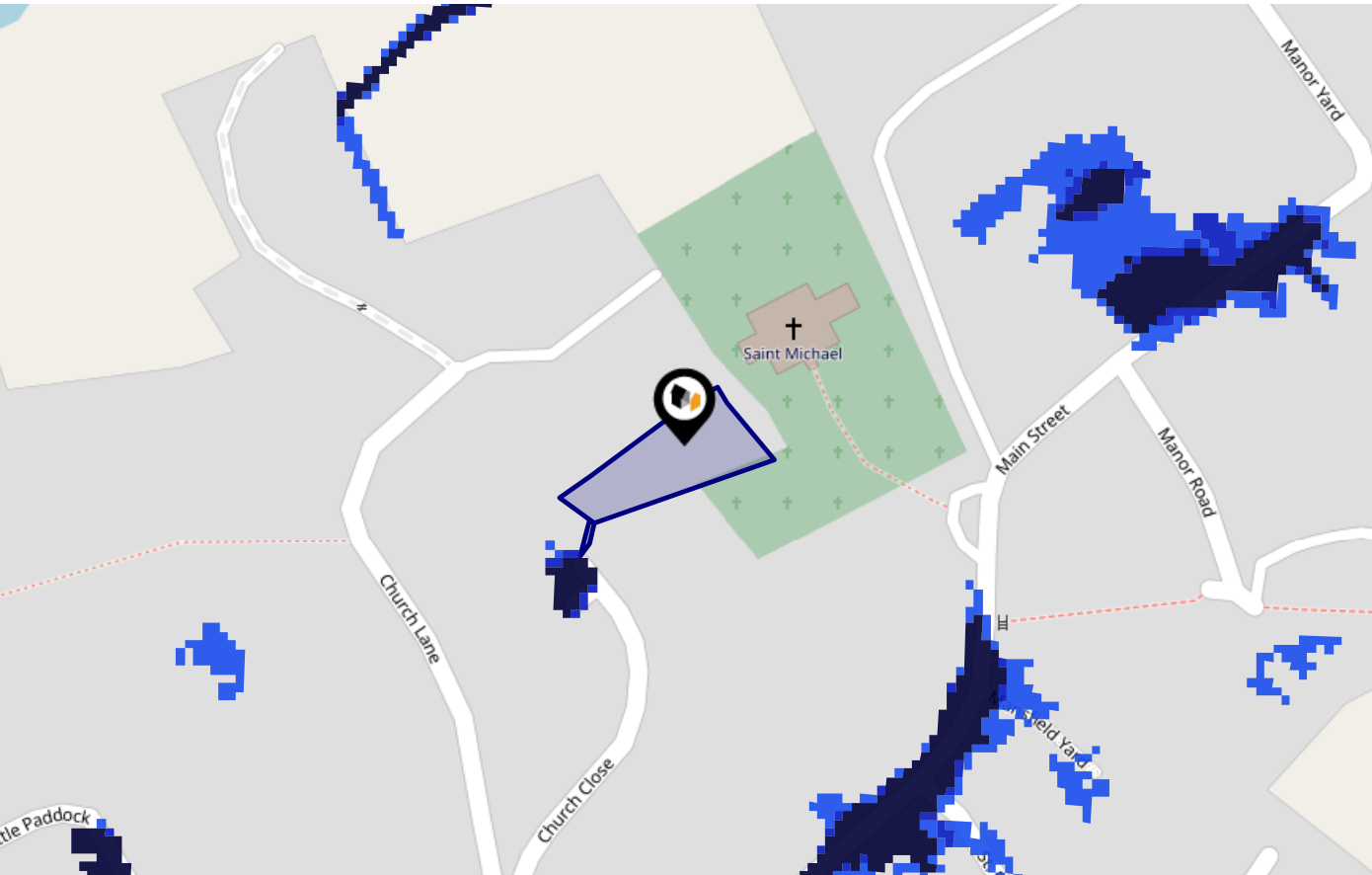


# Flood Risk

## 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.

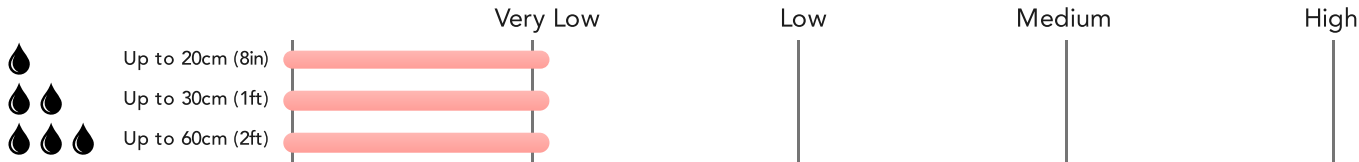


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Chance of flooding to the following depths at this property:

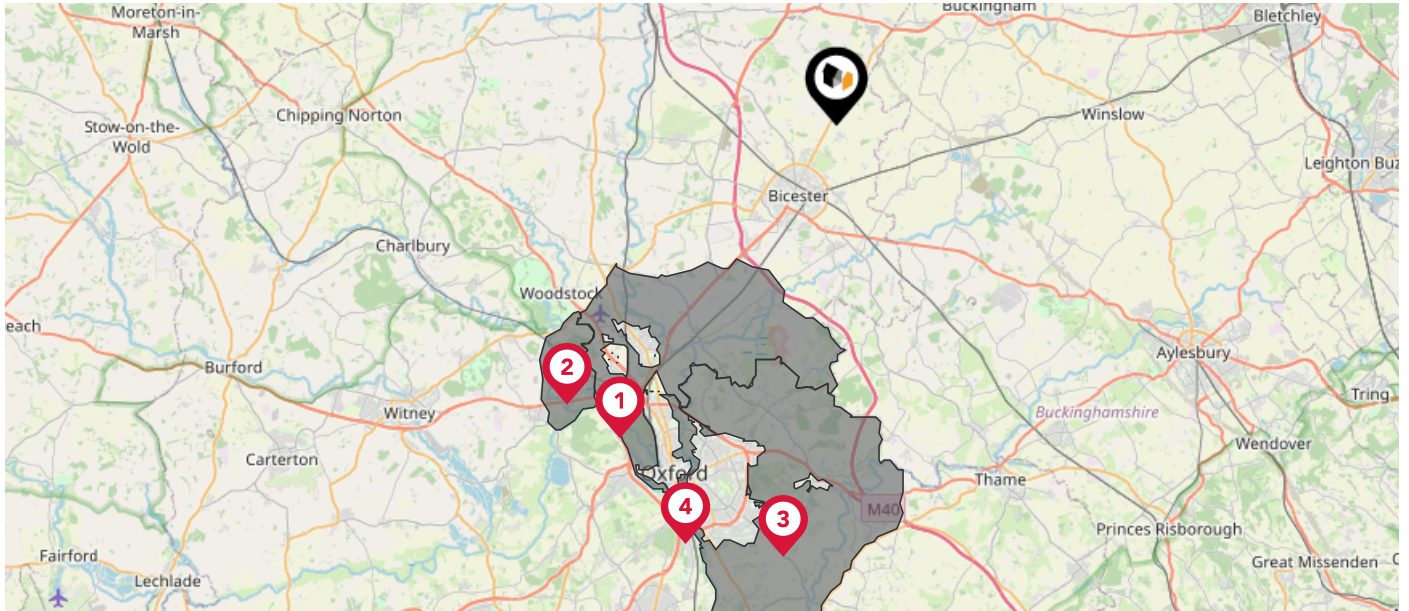


# Maps

## 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 - South Oxfordshire



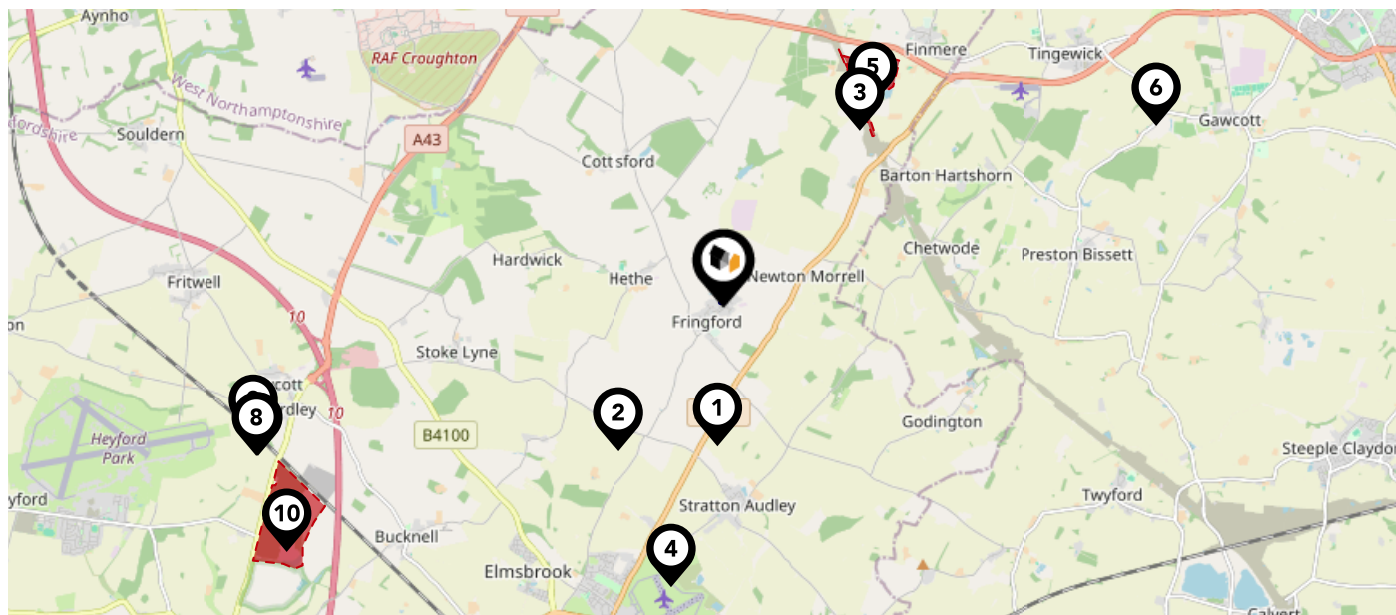
Oxford Green Belt - Oxford

# 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

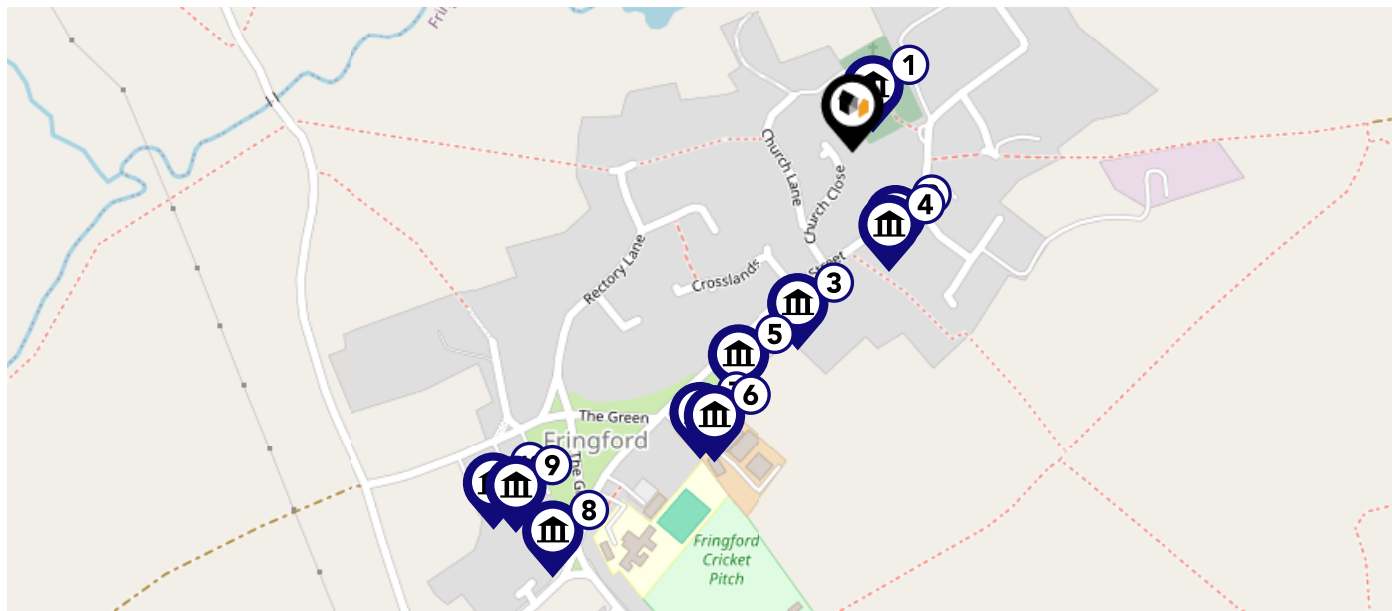
|    |                                                             |                   |
|----|-------------------------------------------------------------|-------------------|
| 1  | Fringford-A421 Fringford                                    | Historic Landfill |
| 2  | EA/EPR/VP3999EL/V003 - Mr T Williams                        | Active Landfill   |
| 3  | EA/EPR/YP3692NR/A001                                        | Active Landfill   |
| 4  | Disused Tip at Elm Farm Quarry-Stratton Audley, Oxfordshire | Historic Landfill |
| 5  | No name provided by source                                  | Active Landfill   |
| 6  | Tingewick Road-Gawcott, Buckingham, Buckinghamshire         | Historic Landfill |
| 7  | Ardley Wood-Ardley, Oxfordshire                             | Historic Landfill |
| 8  | Ardley Wood-Ardley, Oxfordshire                             | Historic Landfill |
| 9  | Ardley Wood-Cherwell                                        | Historic Landfill |
| 10 | No name provided by source                                  | Active Landfill   |

# Maps

## Listed Buildings

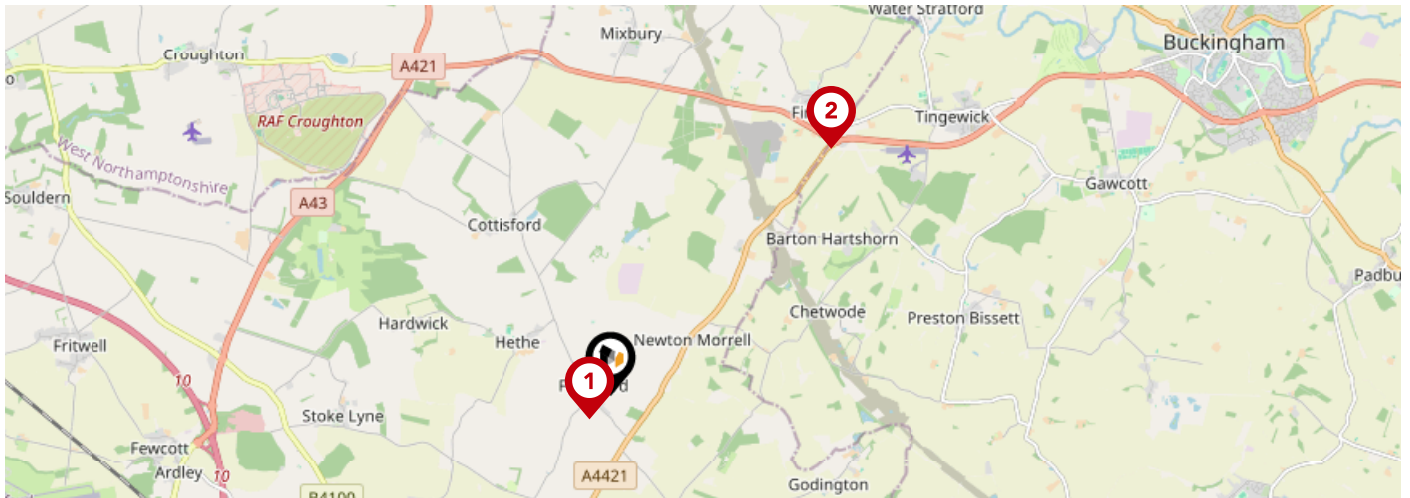


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



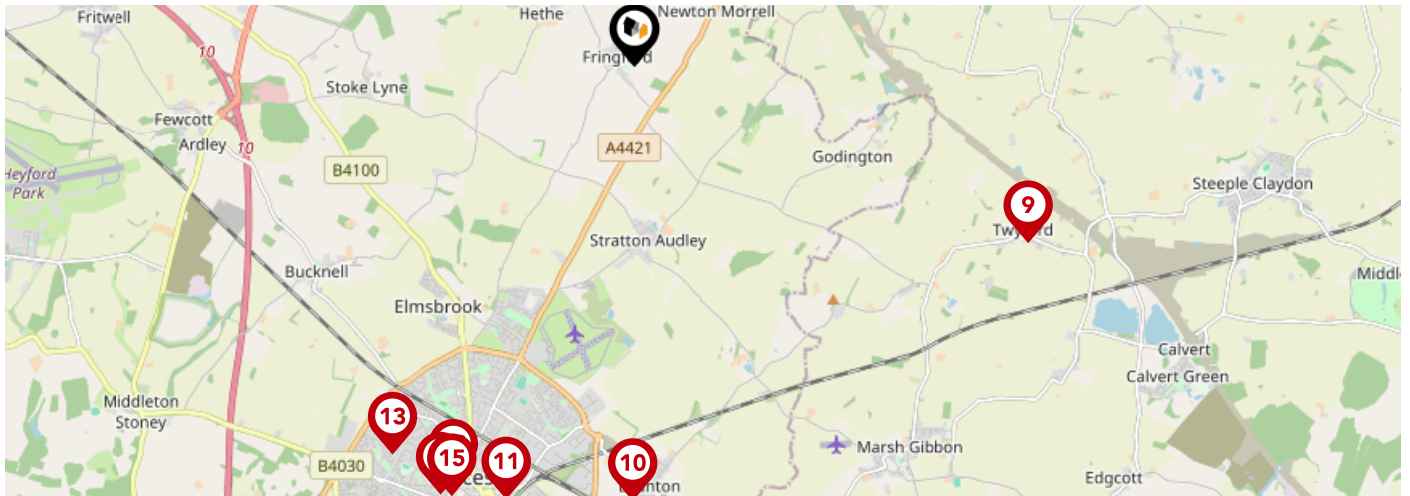
| Listed Buildings in the local district                                                                                                             | Grade    | Distance  |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1369783 - Church Of St Michael And All Angels                  | Grade II | 0.0 miles |
|  1192723 - Lilac Cottage                                        | Grade II | 0.1 miles |
|  1192728 - Amberley The Cottage                                 | Grade II | 0.1 miles |
|  1369782 - 6, Main Street                                       | Grade II | 0.1 miles |
|  1046445 - The Old Post Office                                  | Grade II | 0.2 miles |
|  1046446 - Barn Abutting To East Of Hall Farmhouse              | Grade II | 0.2 miles |
|  1192736 - Hall Farmhouse                                       | Grade II | 0.2 miles |
|  1369784 - Laurels Farmhouse                                    | Grade II | 0.3 miles |
|  1046447 - Green Farmhouse                                      | Grade II | 0.3 miles |
|  1192754 - Barn Approximately 25 Metres West Of Green Farmhouse | Grade II | 0.3 miles |

# Area Schools



|          |                                                                                                       | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Fringford Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 91   Distance:0.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Finmere Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 44   Distance:3.03   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Gagle Brook Primary School</b><br>Ofsted Rating: Good   Pupils: 164   Distance:3.22                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Bardwell School</b><br>Ofsted Rating: Good   Pupils: 113   Distance:3.37                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Southwold Primary School</b><br>Ofsted Rating: Good   Pupils: 350   Distance:3.38                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Glory Farm Primary School</b><br>Ofsted Rating: Good   Pupils: 344   Distance:3.42                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>The Cooper School</b><br>Ofsted Rating: Requires improvement   Pupils: 1272   Distance:3.57        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Bure Park Primary School</b><br>Ofsted Rating: Good   Pupils: 415   Distance:3.69                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

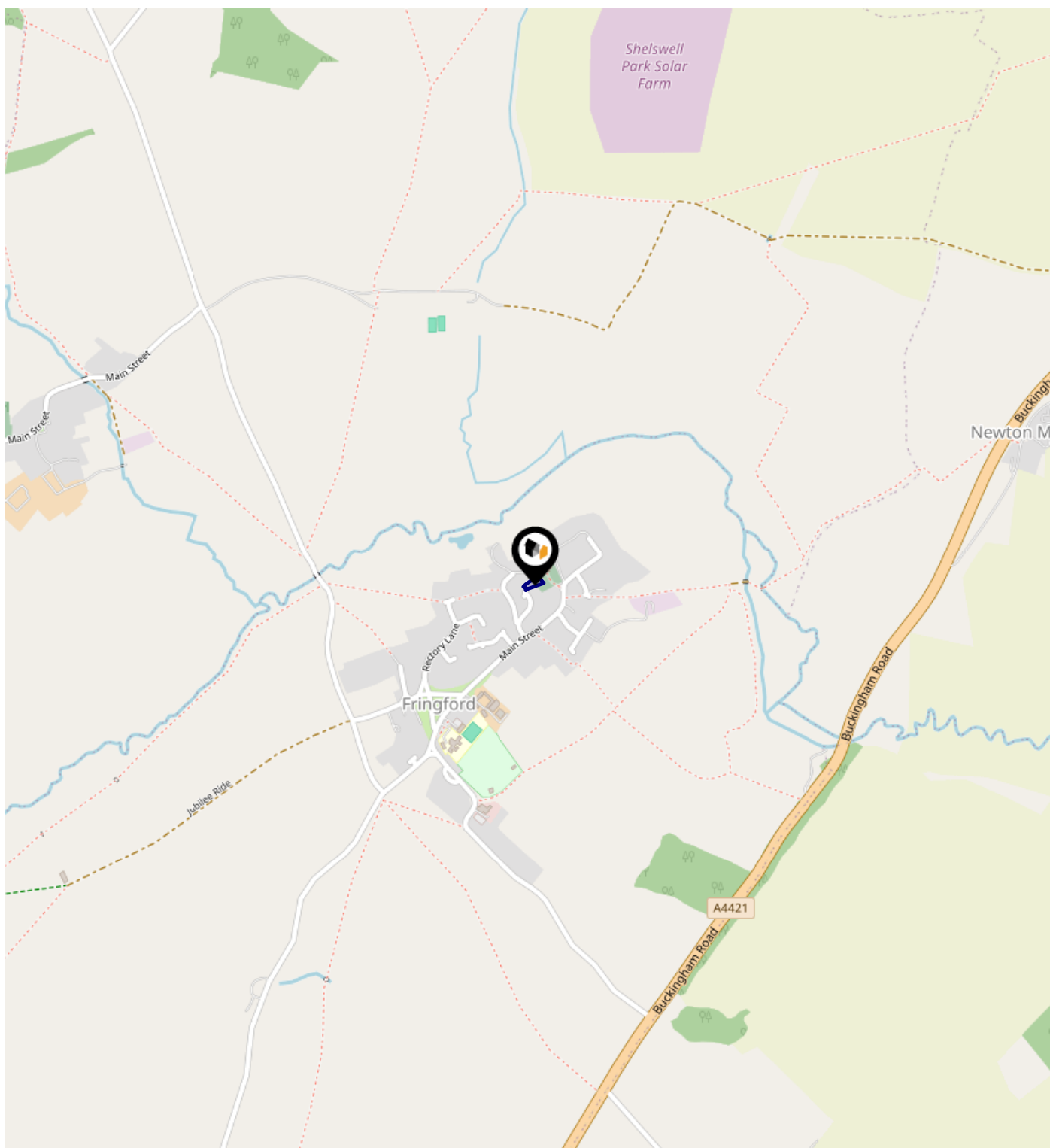
# Area Schools



|  |                                                                                                                      | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|----------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Twyford C of E School</b><br>Ofsted Rating: Good   Pupils: 108   Distance:3.95                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Launton Church of England Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 150   Distance:3.96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Longfields Primary and Nursery School</b><br>Ofsted Rating: Good   Pupils: 388   Distance:4.13                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Brookside Primary School</b><br>Ofsted Rating: Good   Pupils: 320   Distance:4.13                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>King's Meadow Primary School</b><br>Ofsted Rating: Good   Pupils: 445   Distance:4.17                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Beachborough School</b><br>Ofsted Rating: Not Rated   Pupils: 392   Distance:4.19                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Mary's Catholic Primary School, Bicester</b><br>Ofsted Rating: Good   Pupils: 229   Distance:4.26              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Bicester School</b><br>Ofsted Rating: Good   Pupils: 1239   Distance:4.29                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons



### Key:

- Power Pylons
- Communication Masts

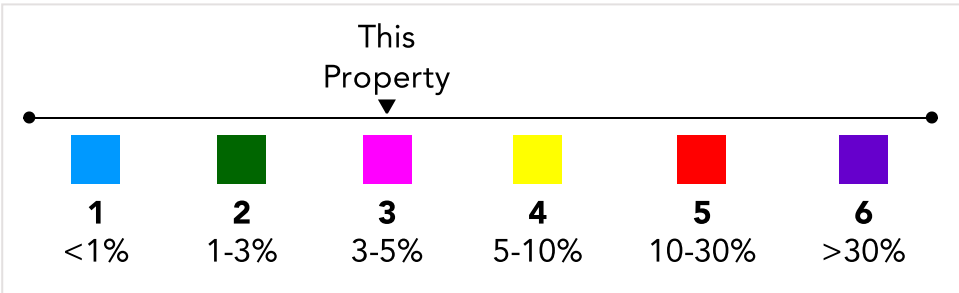
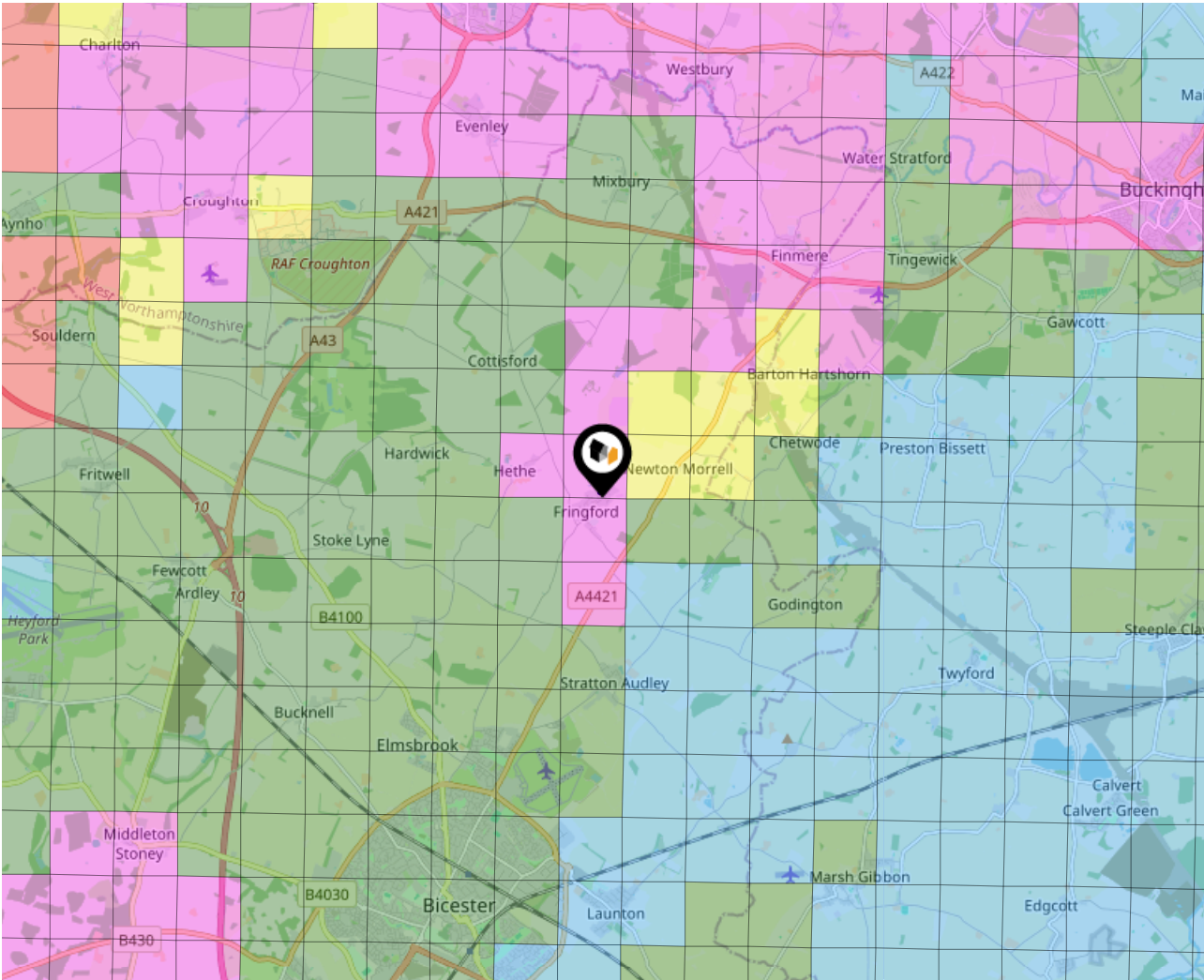
# Environment

## Radon Gas



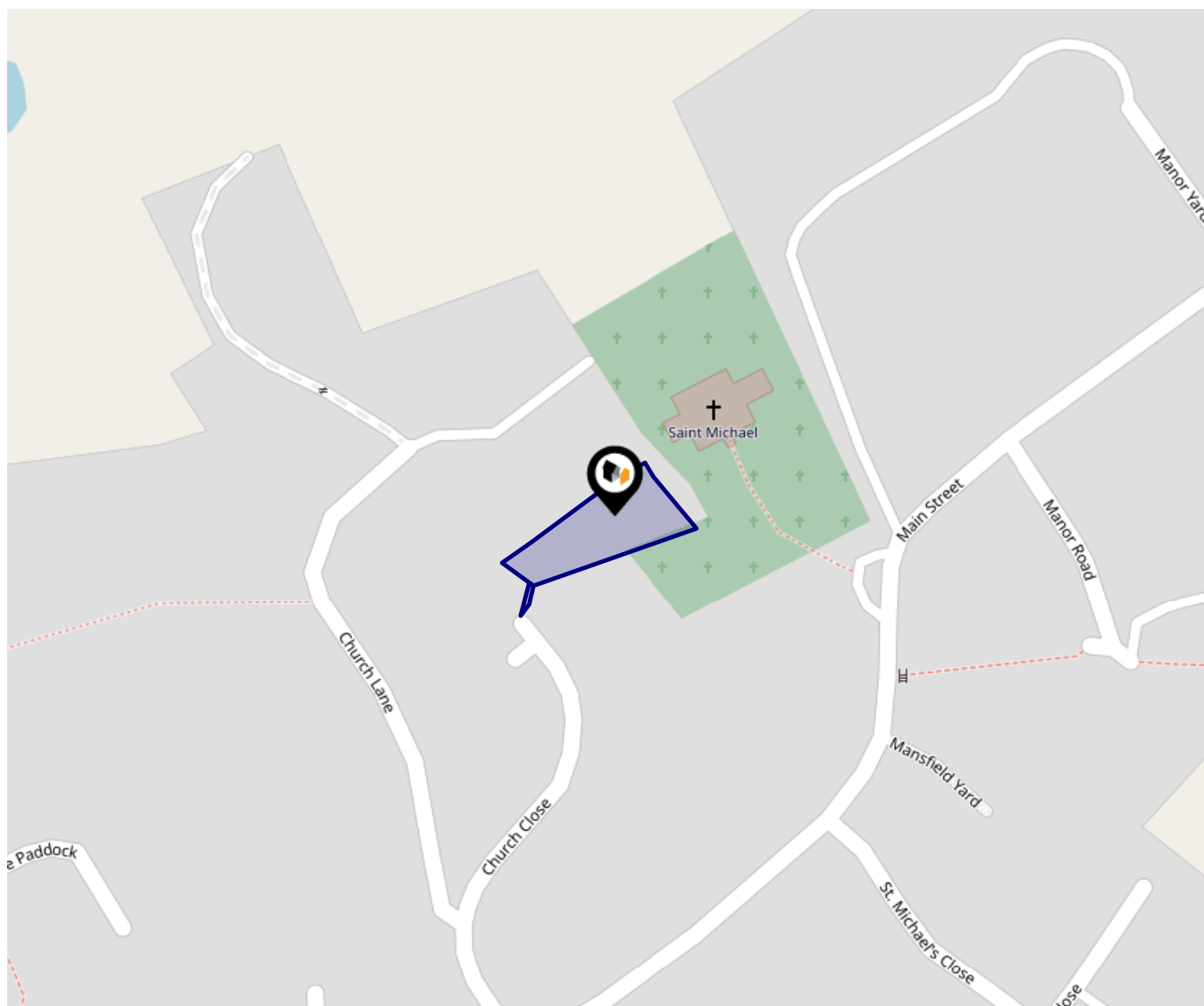
### What is Radon?

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/m<sup>3</sup>).



# Local Area

## Road Noise



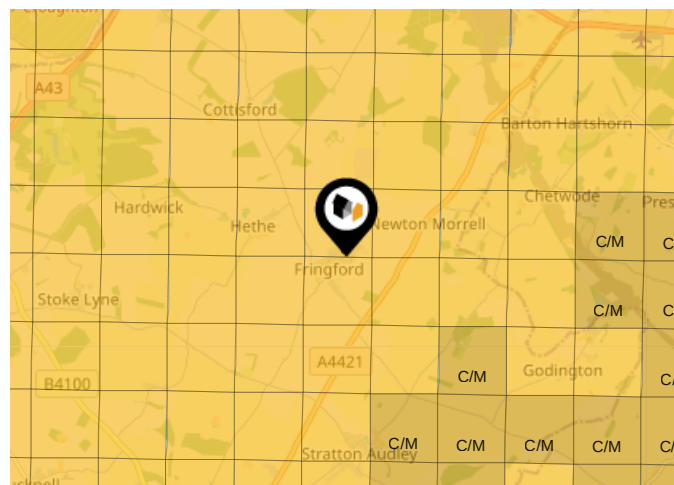
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

|                               |                          |                      |                      |
|-------------------------------|--------------------------|----------------------|----------------------|
| <b>Carbon Content:</b>        | HIGH                     | <b>Soil Texture:</b> | LOAM                 |
| <b>Parent Material Grain:</b> | ARGILLIC -<br>ARENACEOUS | <b>Soil Depth:</b>   | INTERMEDIATE-SHALLOW |
| <b>Soil Group:</b>            | HEAVY TO MEDIUM          |                      |                      |

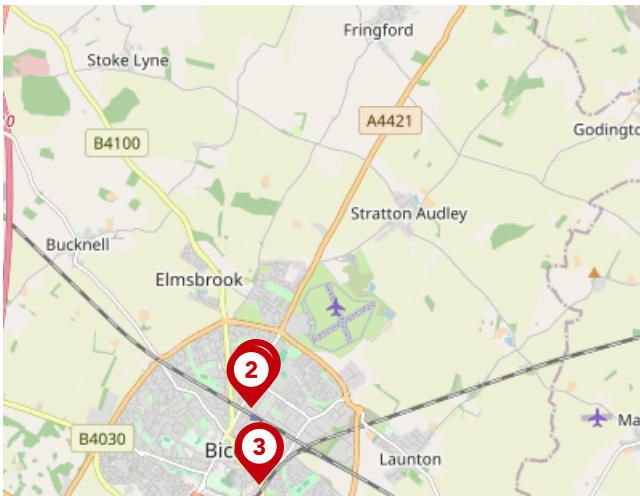


### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

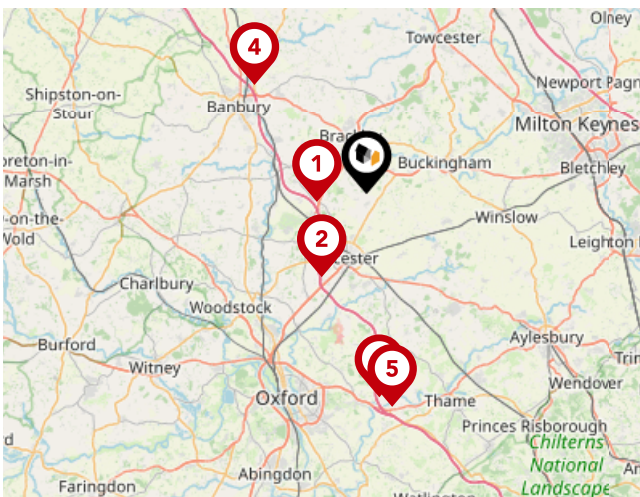
# Area

## Transport (National)



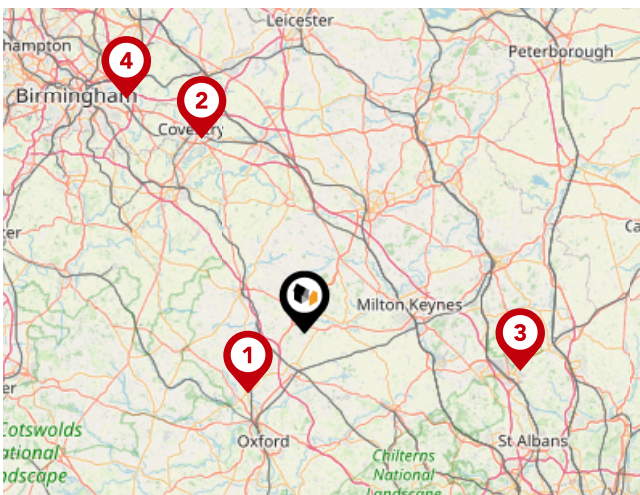
### National Rail Stations

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | Bicester North Rail Station   | 3.89 miles |
| 2   | Bicester North Rail Station   | 3.95 miles |
| 3   | Bicester Village Rail Station | 4.61 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M40 J10 | 3.71 miles  |
| 2   | M40 J9  | 6.97 miles  |
| 3   | M40 J8A | 14.93 miles |
| 4   | M40 J11 | 11.48 miles |
| 5   | M40 J8  | 15.67 miles |

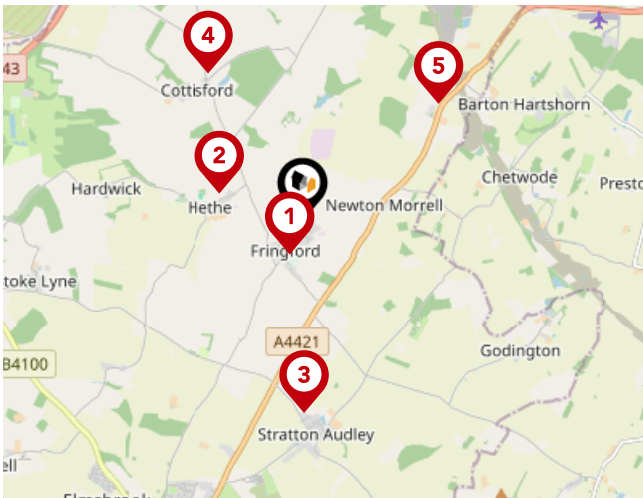


### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | Kidlington         | 11.91 miles |
| 2   | Baginton           | 32.16 miles |
| 3   | Luton Airport      | 32.11 miles |
| 4   | Birmingham Airport | 43.01 miles |

# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name          | Distance   |
|-----|---------------|------------|
| 1   | Wise Crescent | 0.32 miles |
| 2   | Town Well     | 0.79 miles |
| 3   | Glen Close    | 1.75 miles |
| 4   | Crossroads    | 1.6 miles  |
| 5   | Rectory       | 1.64 miles |

# Avocado Property

## About Us



### Avocado Property

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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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