

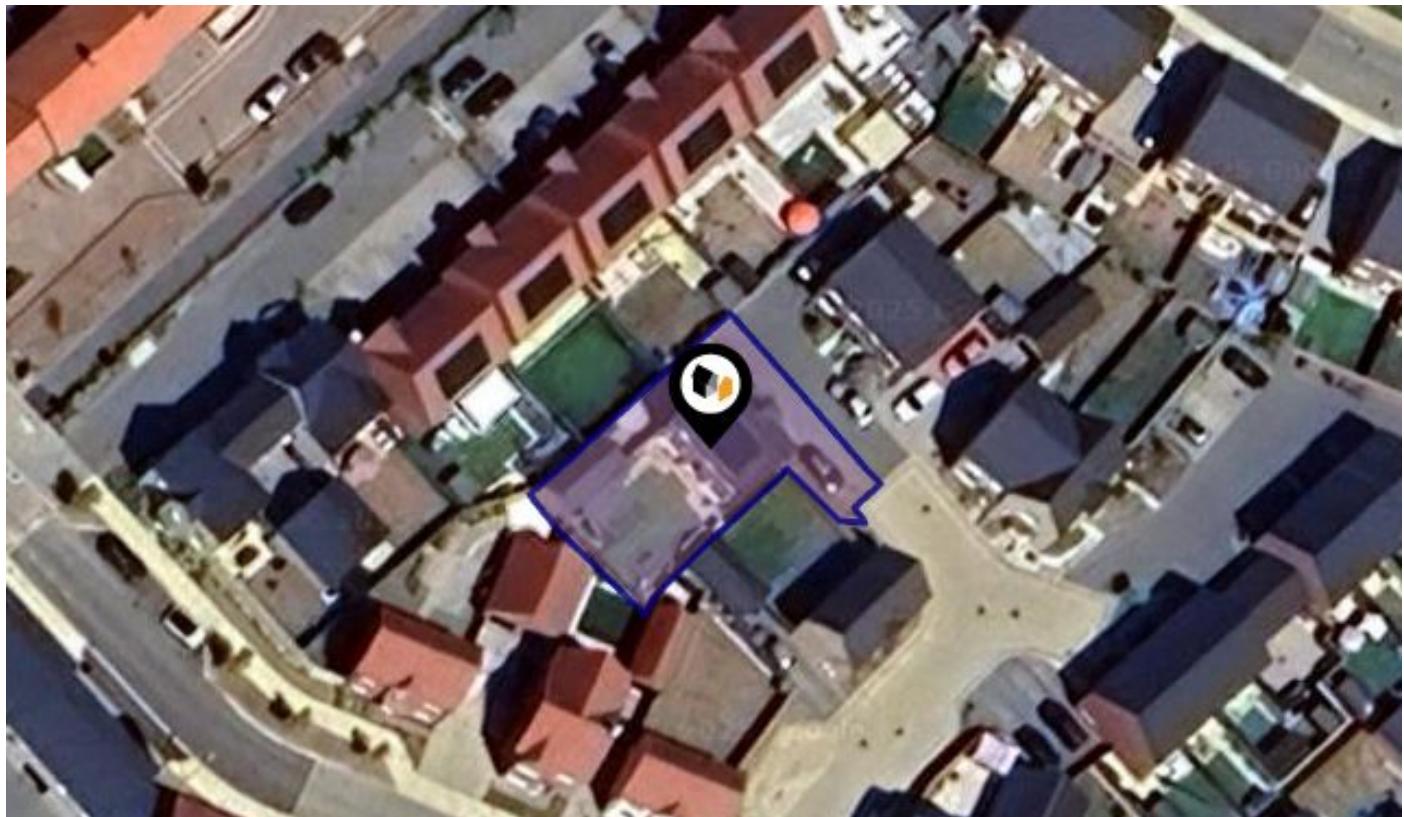


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th January 2026



WHITCLIFFE CLOSE, BICESTER, OX26

Avocado Property

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alistair@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Introduction

Our Comments



Seller's comments...

We love our house and neighbourhood for the wonderful balance of peace, privacy, and convenience it offers. The area is very quiet and safe, tucked away from busy roads, which gives the house a rare sense of privacy, yet it is perfectly located close to excellent schools and within walking distance of Bicester Village and the train stations, offering easy access to London, Oxford, and Birmingham. Big supermarkets, a golf and spa health club, and several gyms are all nearby, making everyday life very easy. There is a lovely sports ground, beautiful walking and running paths, plenty of green spaces, and open fields, with a swimming lake just across the road that is perfect for dog lovers.

The house itself is a very good size, filled with space and light, with a sunny kitchen, a handy utility room, and good-sized living room and bedrooms. Outside, the garden is bright and welcoming, with a relaxing outdoor area where we love spending summer evenings. The property also benefits from fully working solar panels that saves us a fortune, there is plenty of parking, and an unusually large garage. We love this house deeply as it was our first home, but as our children have grown up, we feel it is time to move on to something smaller. We would love to pass it on to someone who will take good care of it and love it as much as we have.

Agent's comments...

A beautifully presented and energy-efficient three bedroom home, offering well-planned living space, excellent parking and a desirable south-west facing garden.

The property opens into a welcoming entrance hall, with a cloakroom/W.C. positioned for everyday convenience. To the rear of the home sits a modern kitchen/diner, ideal for family life and entertaining, featuring French doors that open directly onto the garden. The living room is equally impressive, again with French doors, creating a bright and sociable space that flows seamlessly outdoors.

Upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Outside, the south-west facing rear garden is a real highlight, enjoying afternoon and evening sun and featuring a superb 'man cave', perfect as a gym or hobby space. To the front and side, the property offers a generous garage measuring 10'9 wide, along with driveway parking for up to three cars.

An added benefit is the home's impressive A-rated energy efficiency, aided with solar panels, helping to keep running costs low while providing modern, comfortable living.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	936 ft ² / 87 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band D		
Annual Estimate:	£2,464		
Title Number:	ON367553		

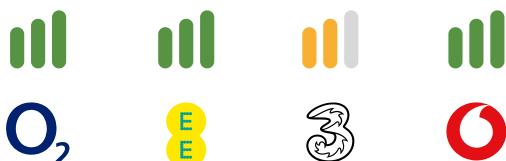
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



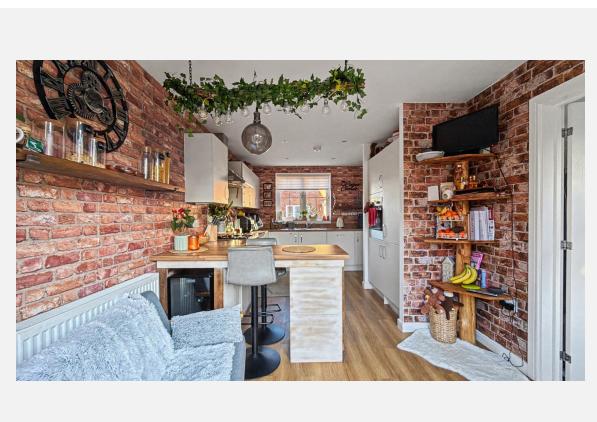
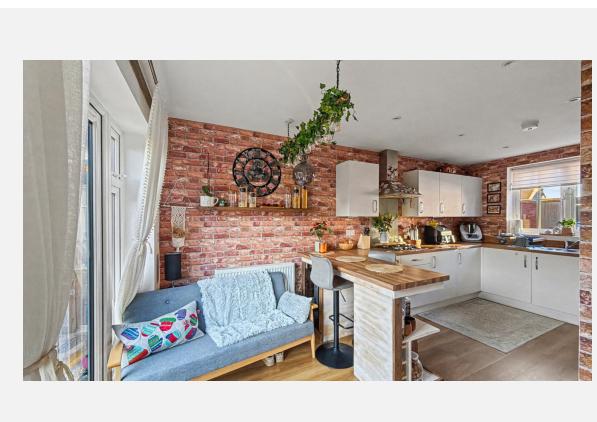
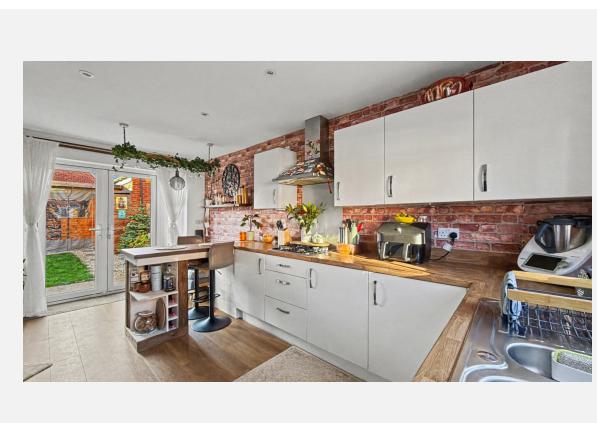
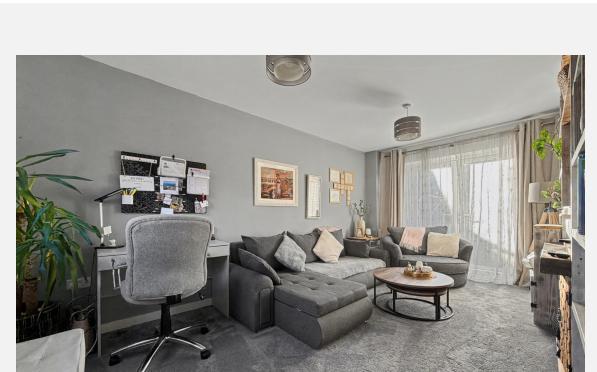
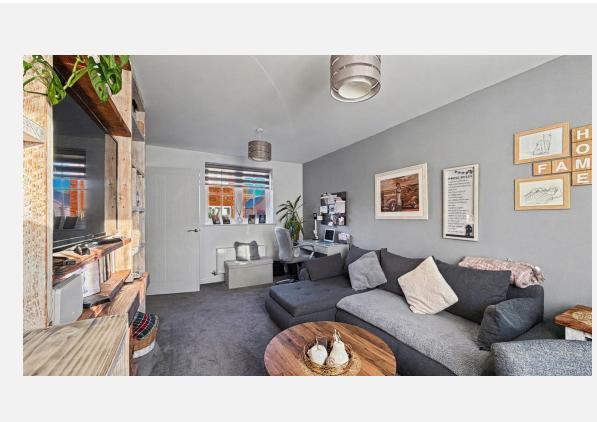
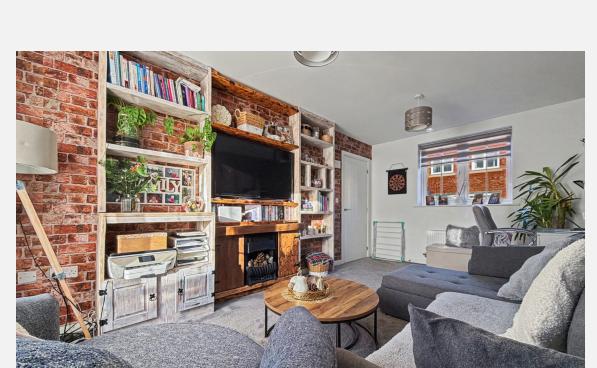
Mobile Coverage:
(based on calls indoors)



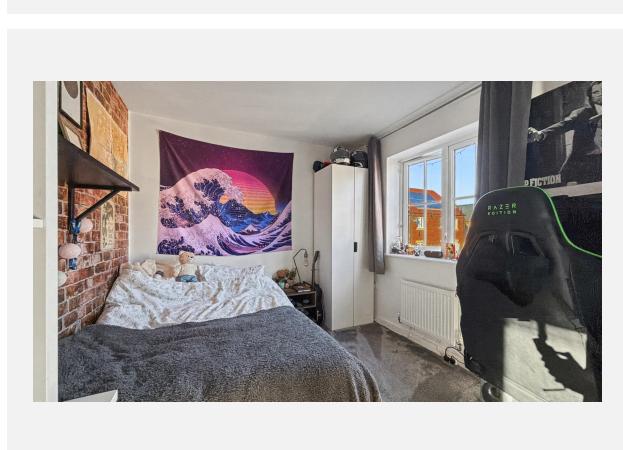
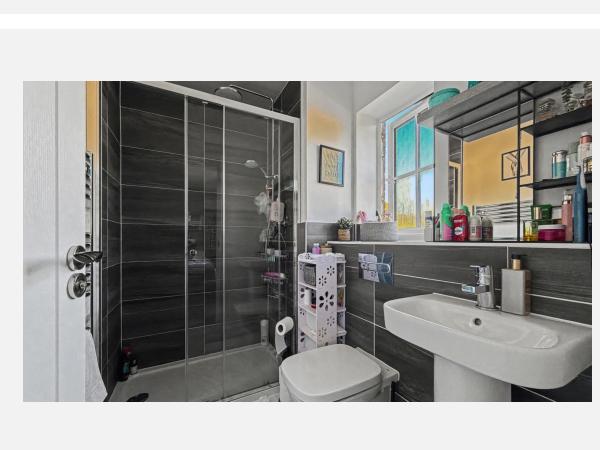
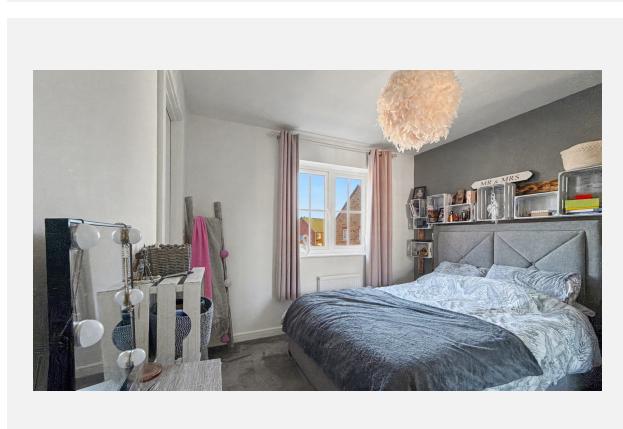
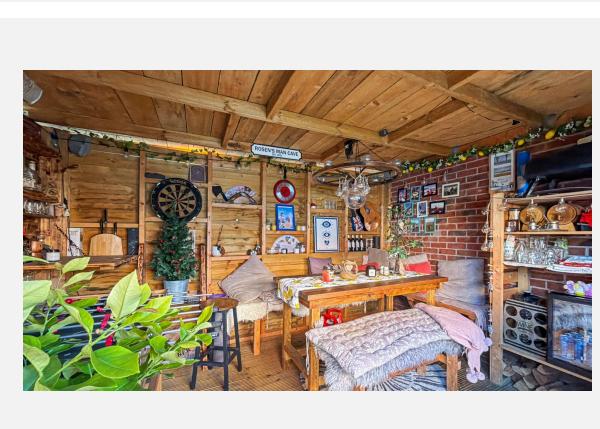
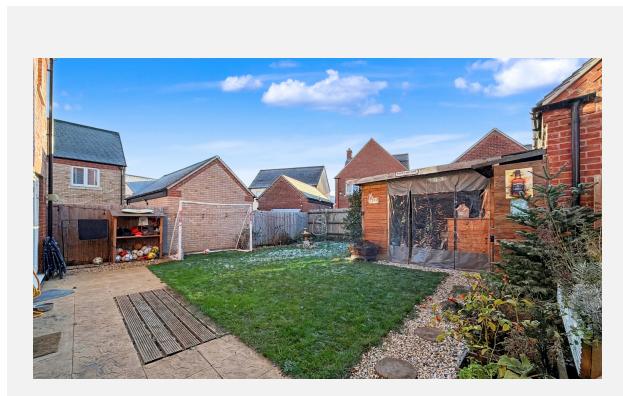
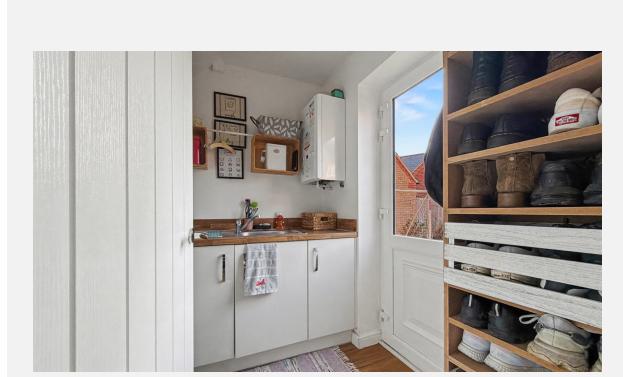
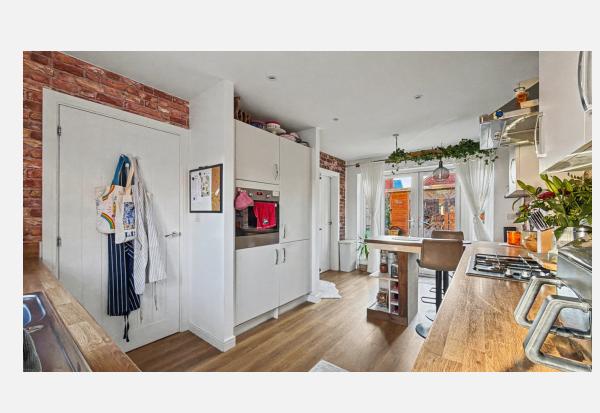
Satellite/Fibre TV Availability:



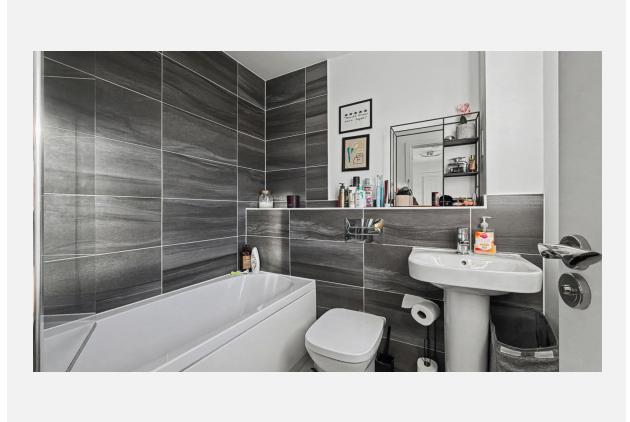
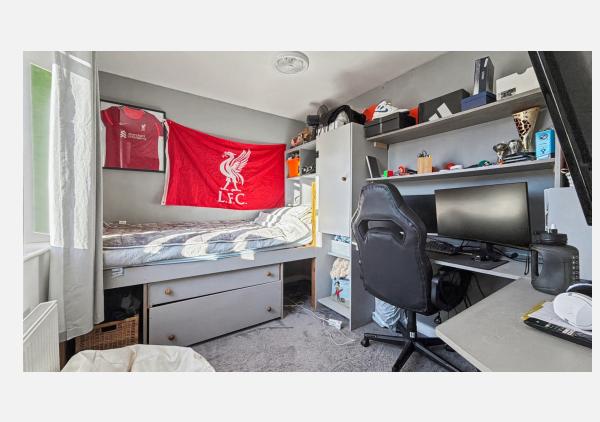
Gallery Photos



Gallery Photos



Gallery Photos

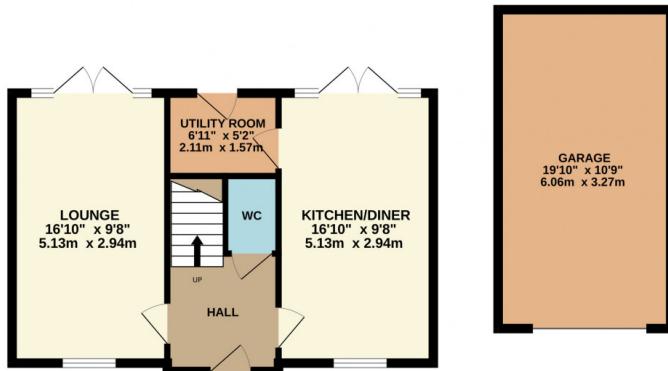


Gallery Floorplan

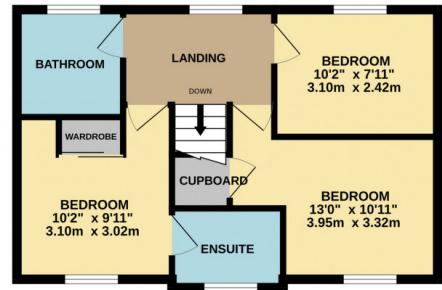


WHITCLIFFE CLOSE, BICESTER, OX26

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.
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Property EPC - Certificate



OX26

Energy rating

A

Valid until 24.01.2031

Score	Energy rating	Current	Potential
92+	A	96 A	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



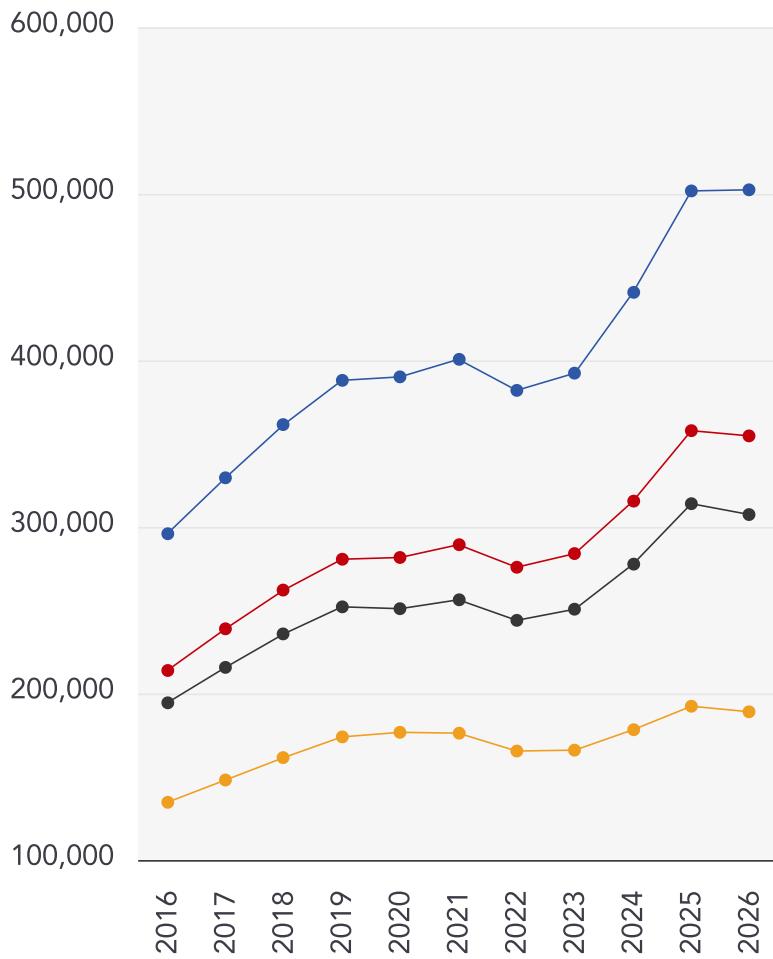
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m-°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 0.11 W/m-°K
Total Floor Area:	87 m ²

Market House Price Statistics



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



Detached

+69.78%

Semi-Detached

+65.88%

Terraced

+58.14%

Flat

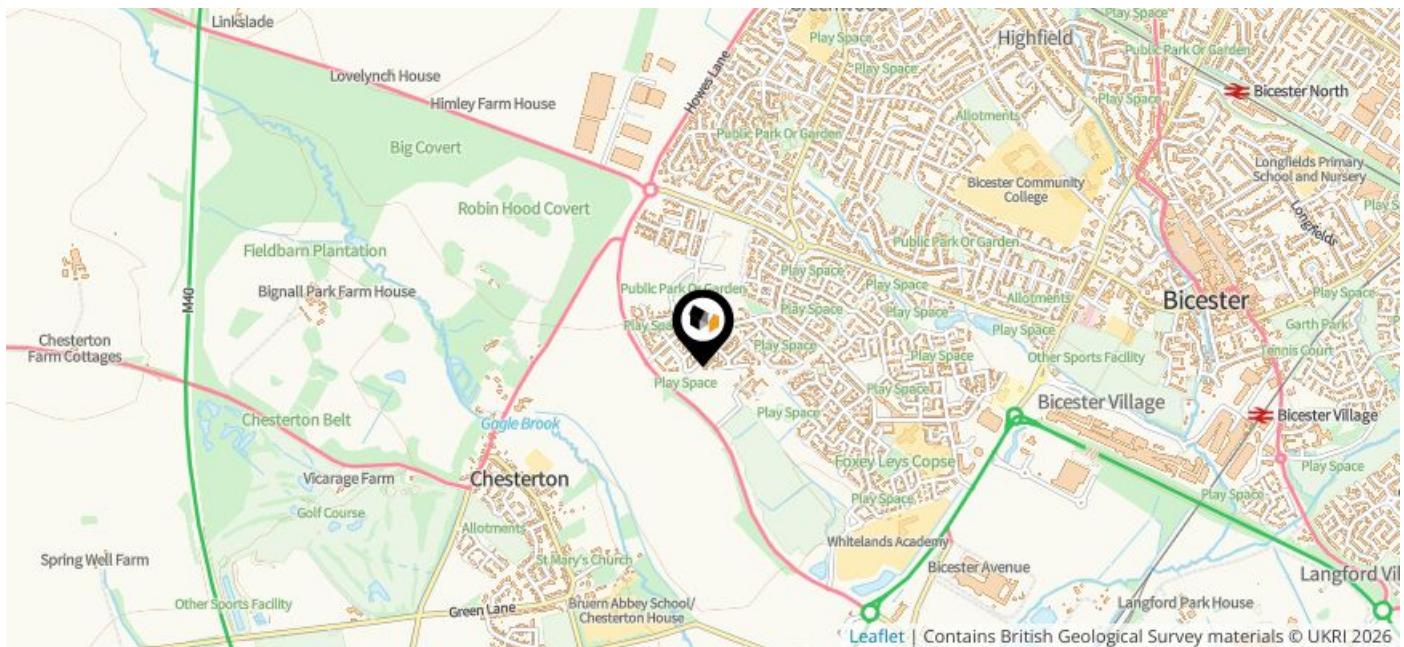
+40.36%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

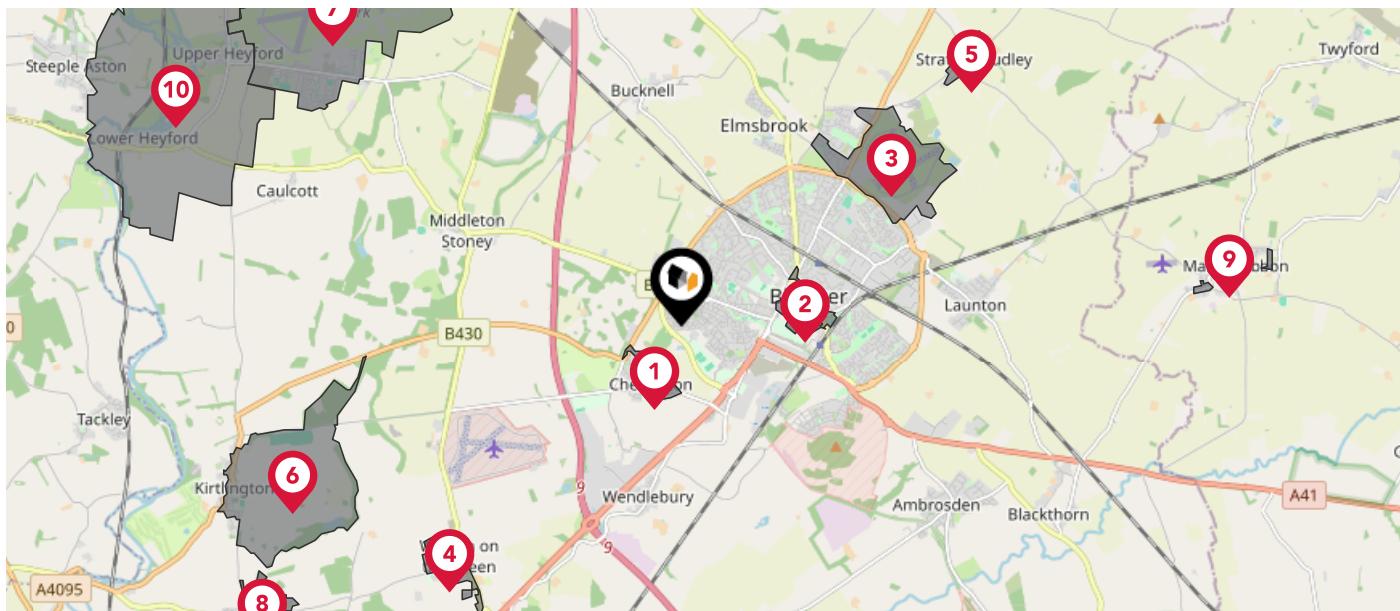
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

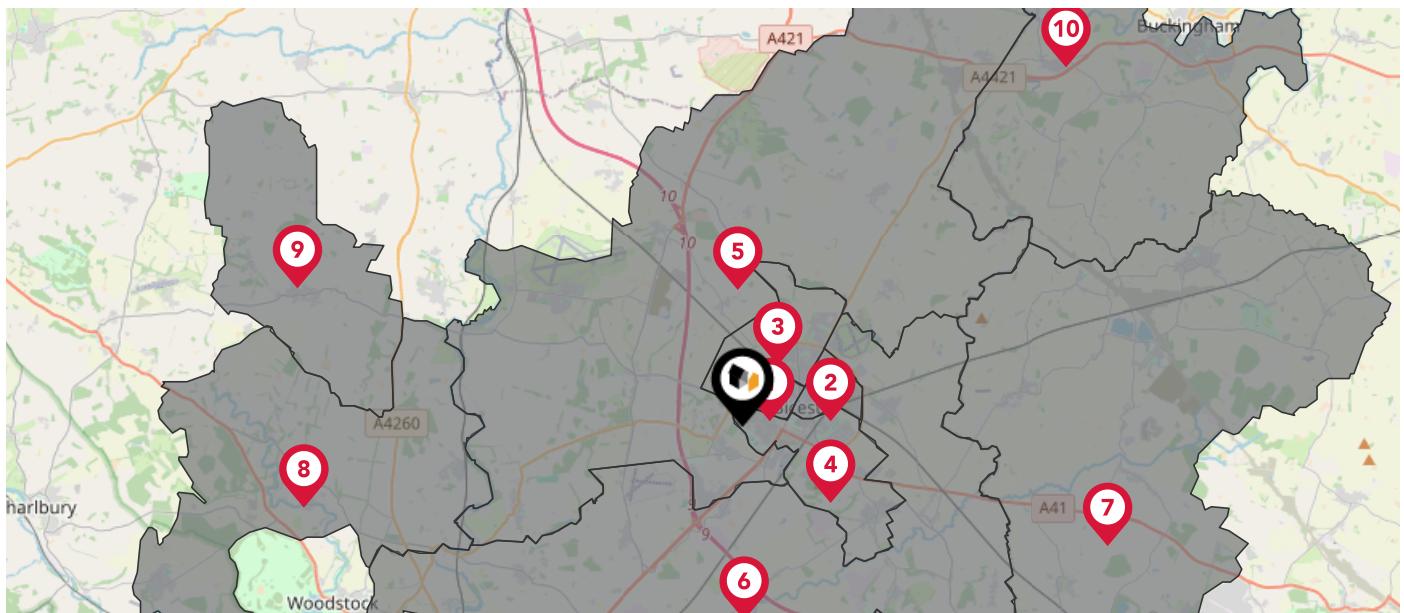
- 1 Chesterton
- 2 Bicester
- 3 RAF Bicester
- 4 Weston on the Green
- 5 Stratton Audley
- 6 Kirtlington
- 7 RAF Upper Heyford
- 8 Bletchingdon
- 9 Marsh Gibbon
- 10 Rousham

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

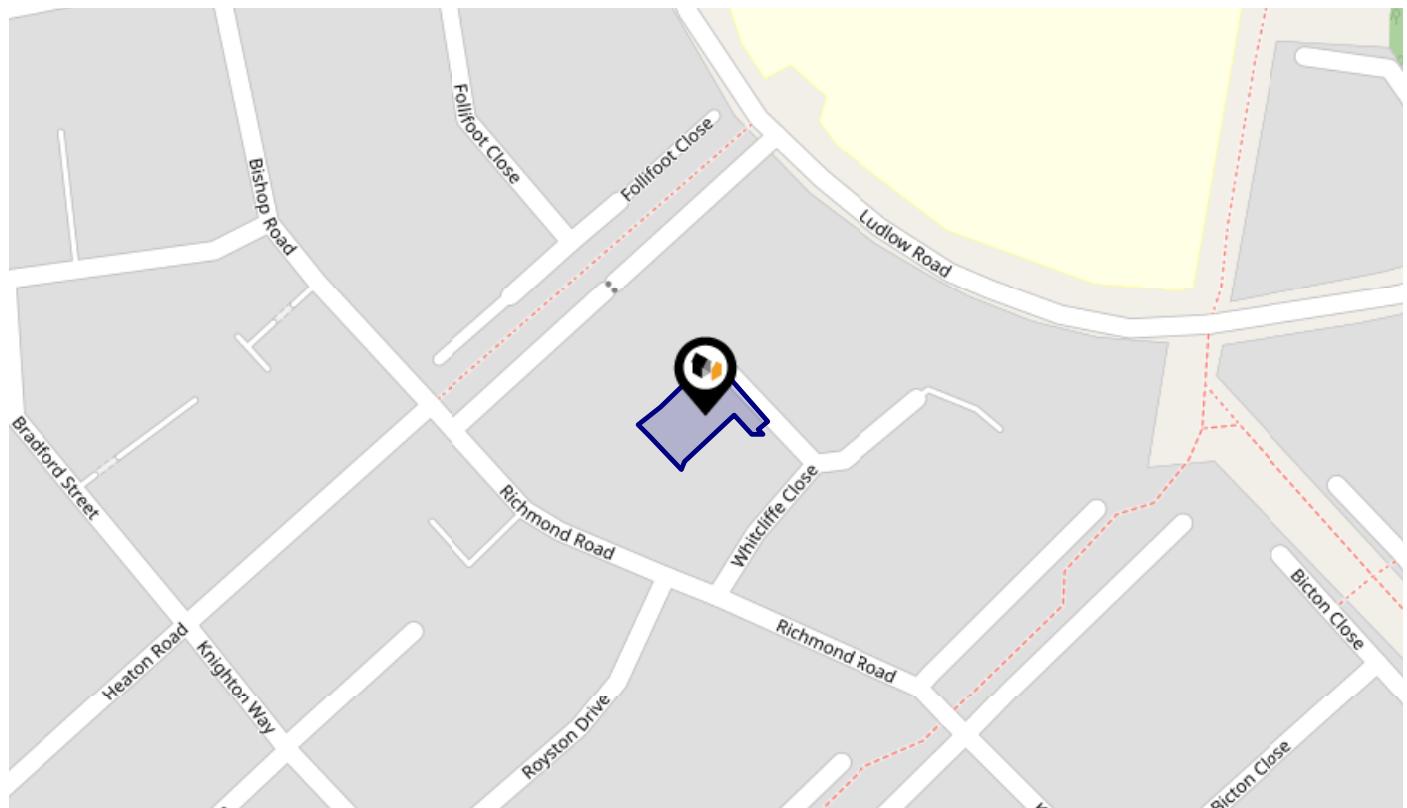
- 1 Bicester West Ward
- 2 Bicester East Ward
- 3 Bicester North & Caversfield Ward
- 4 Bicester South & Ambrosden Ward
- 5 Fringford & Heyfords Ward
- 6 Launton & Otmoor Ward
- 7 Grendon Underwood Ward
- 8 Stonesfield and Tackley Ward
- 9 The Bartons Ward
- 10 Buckingham West Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

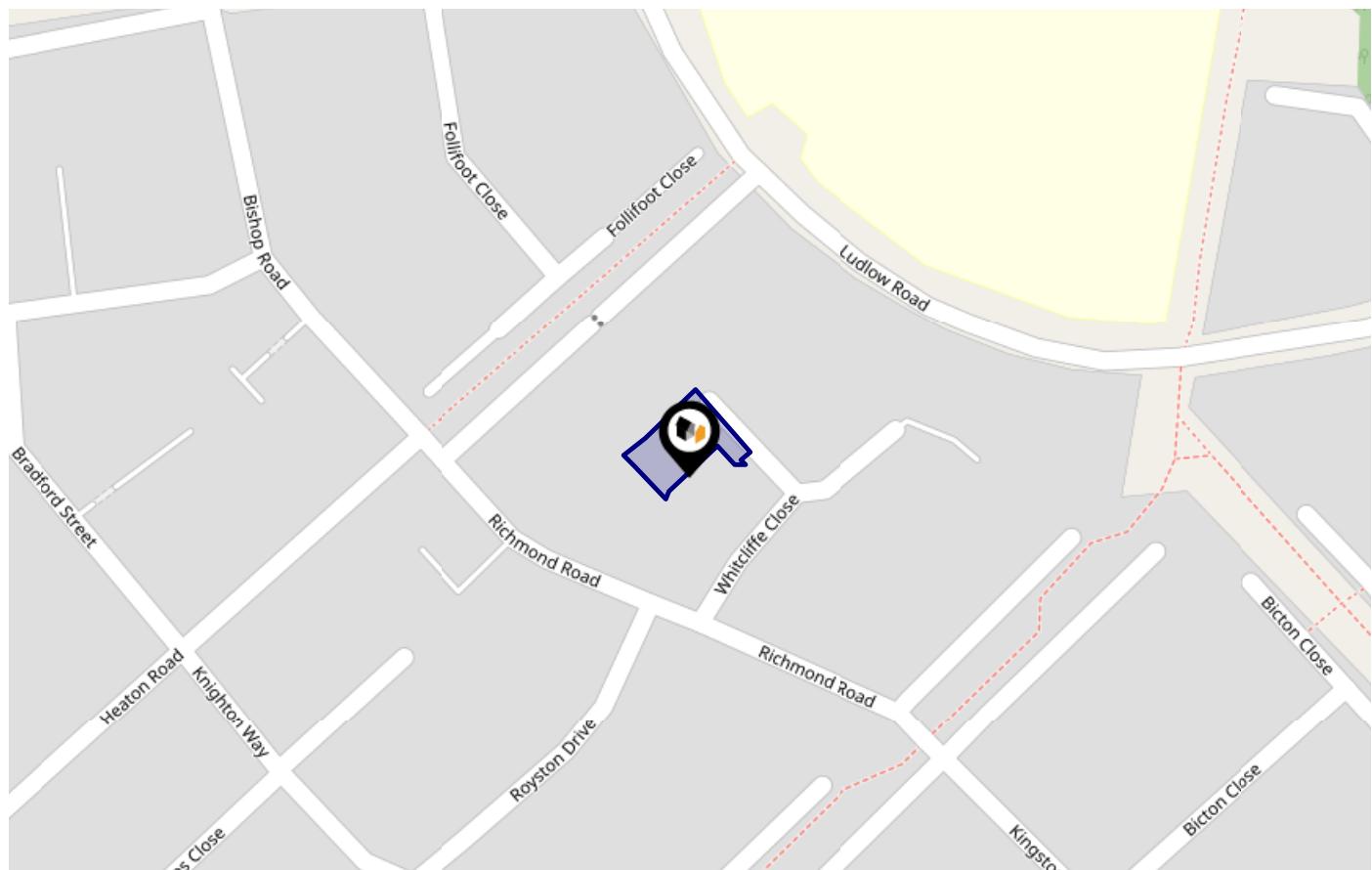


Flood Risk

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.

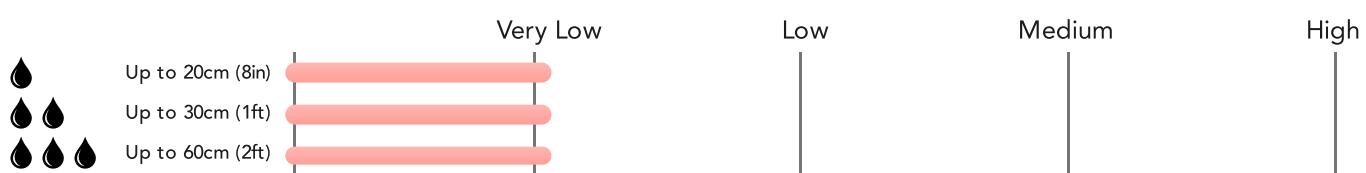


Risk Rating: Very low

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:

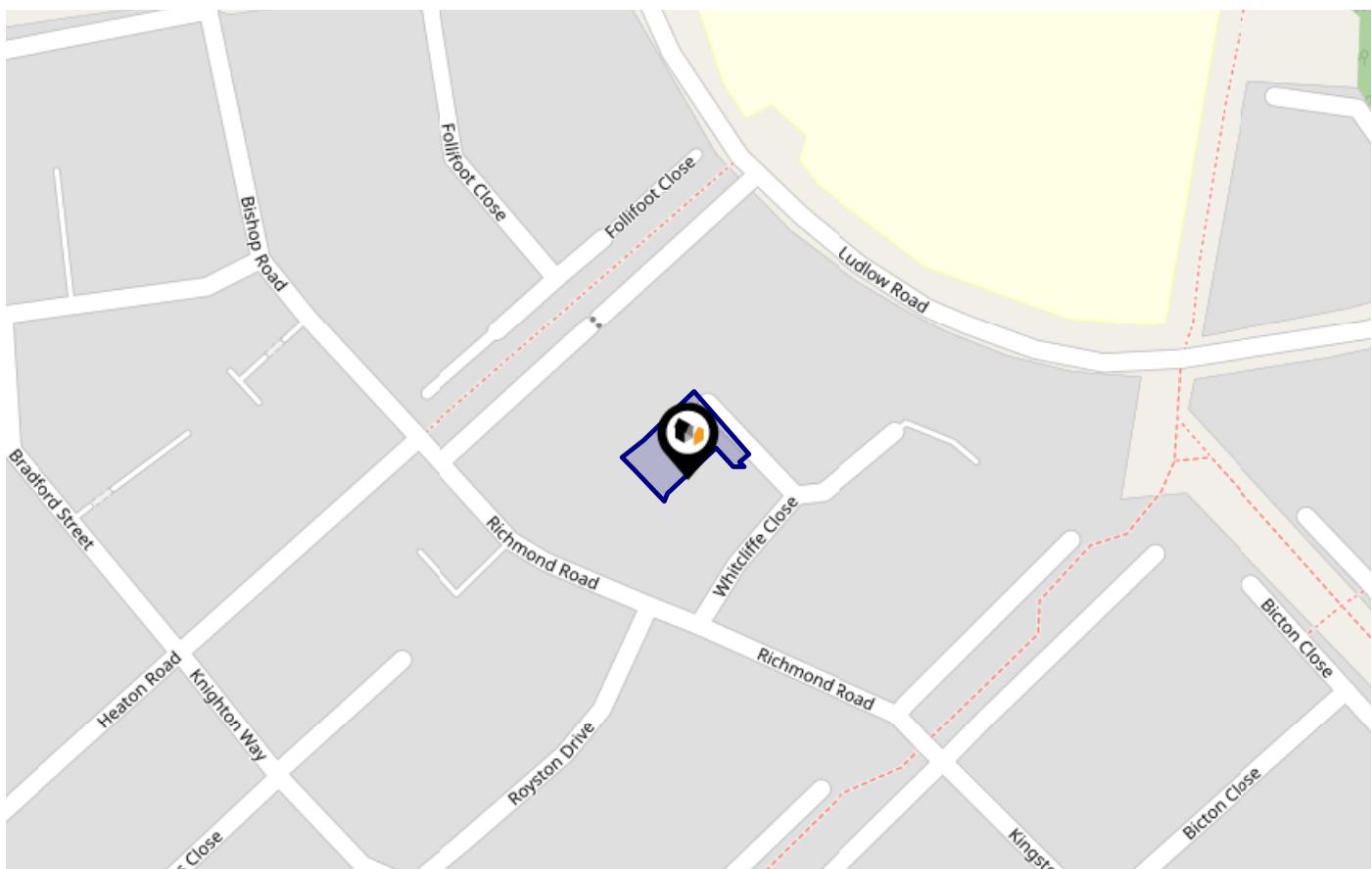


Flood Risk

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.

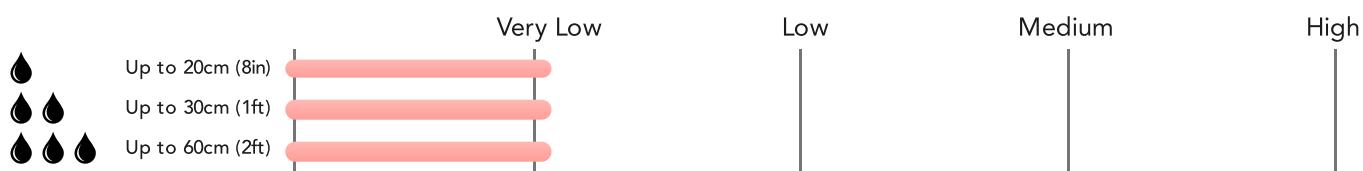


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- █ **Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

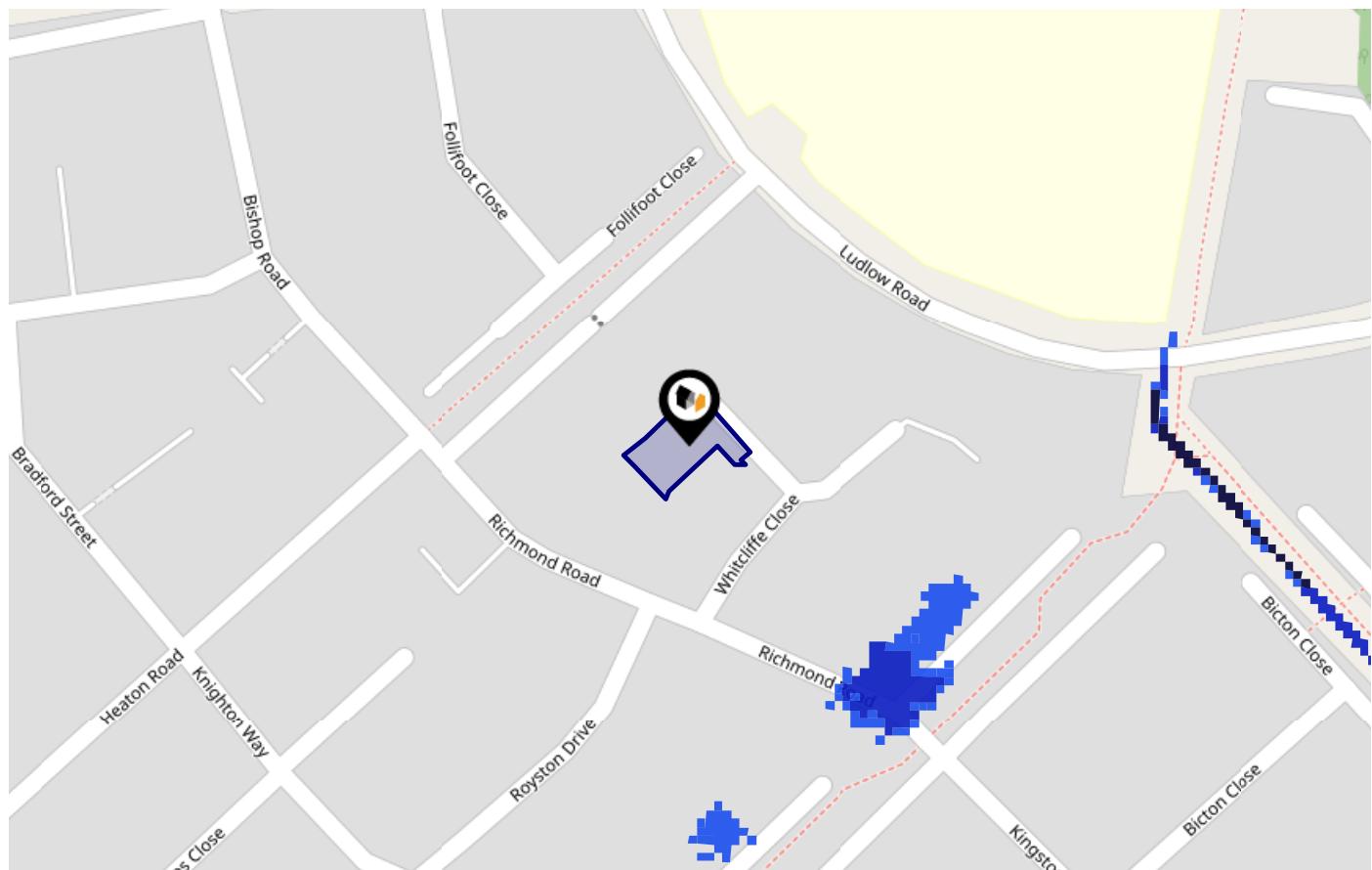


Flood Risk

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: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- 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:

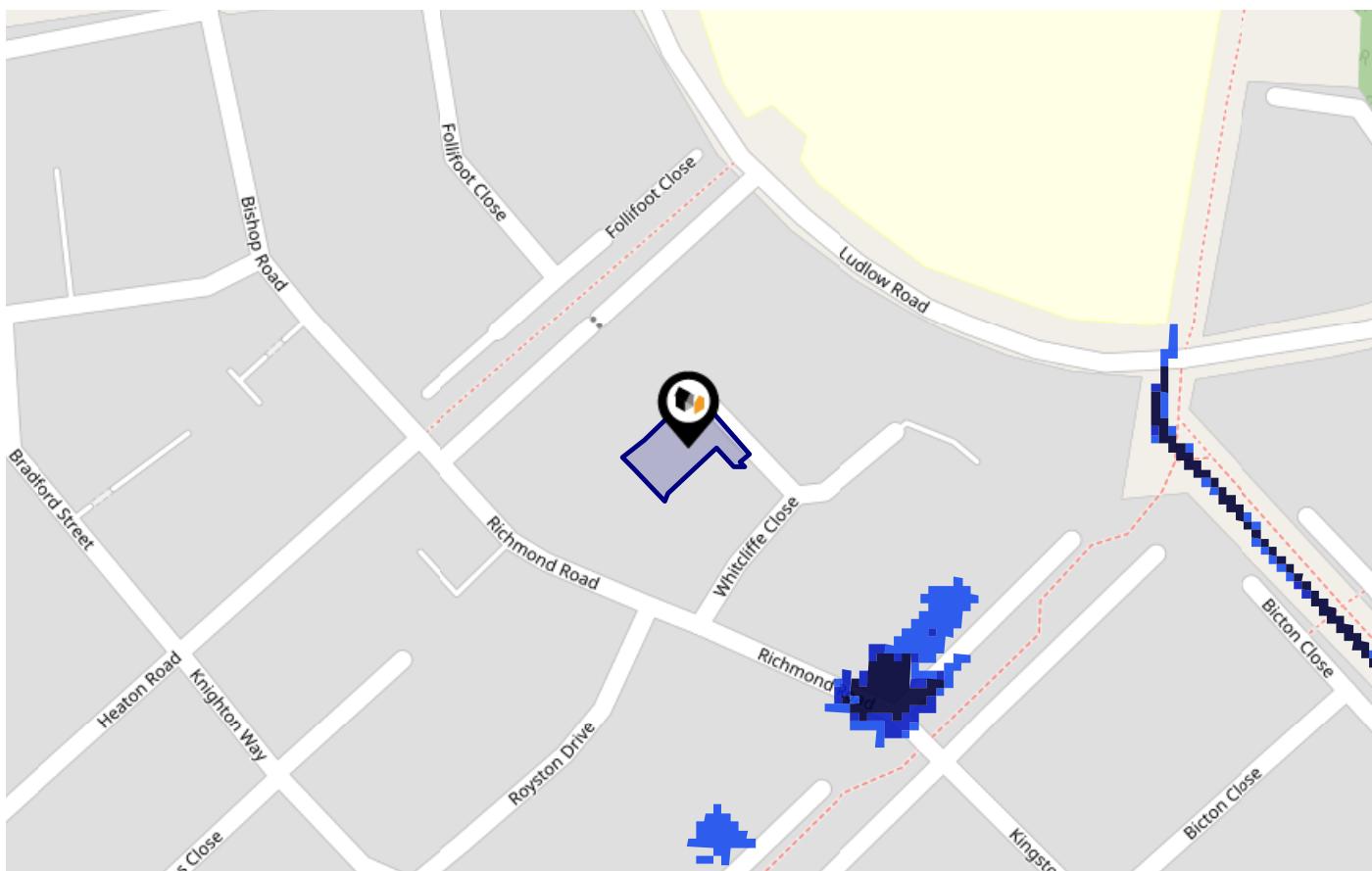


Flood Risk

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.

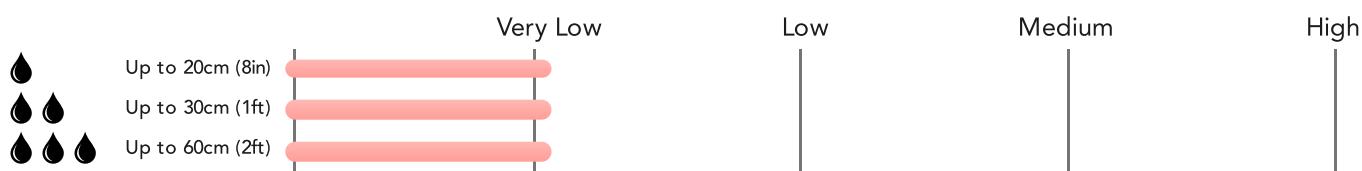


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

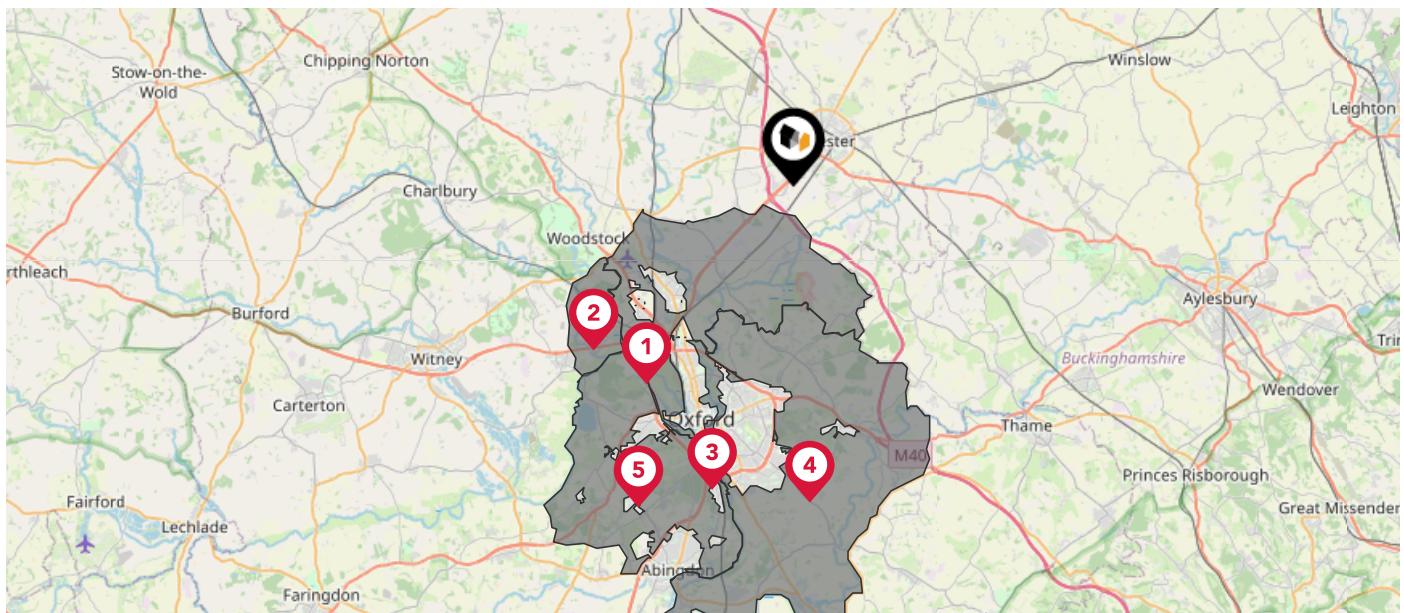


Maps

Green Belt



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



Nearby Green Belt Land

- 1 Oxford Green Belt - Cherwell
- 2 Oxford Green Belt - West Oxfordshire
- 3 Oxford Green Belt - Oxford
- 4 Oxford Green Belt - South Oxfordshire
- 5 Oxford Green Belt - Vale of White Horse

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

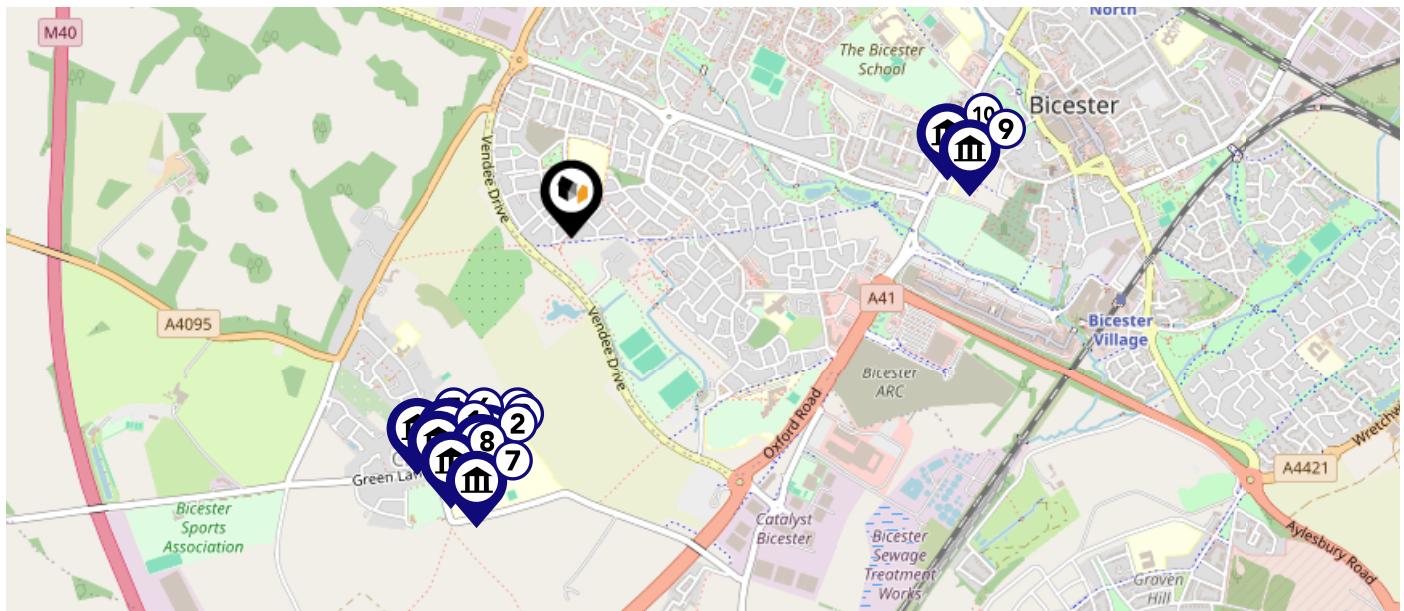
1	Gowell Farm-Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
2	London Road-Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
3	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
4	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
5	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
6	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
7	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill	<input type="checkbox"/>
8	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
9	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
10	Disused Tip at Elm Farm Quarry-Stratton Audley, Oxfordshire	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

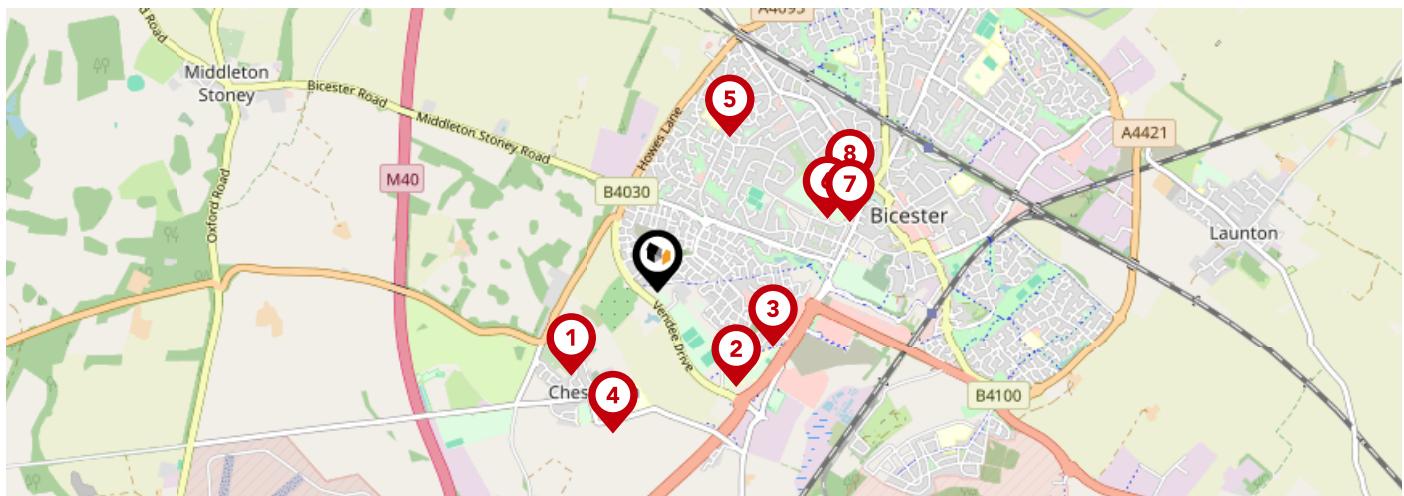


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1276742 - Ivy Cottage Including Front Garden Area Railings And Gate To West	Grade II	0.6 miles
1200194 - 4, Tubbs Lane	Grade II	0.6 miles
1046536 - 6, Tubbs Lane	Grade II	0.6 miles
1369747 - Manor Farm House	Grade II	0.6 miles
1046535 - Thatchover	Grade II	0.6 miles
1300898 - Church Of St Mary	Grade II	0.6 miles
1241627 - Chesterton Lodge Including Forecourt Balustrade Immediately West	Grade II	0.7 miles
1241628 - Stables And Coach Houses North West Of Chesterton Lodge	Grade II	0.7 miles
1200065 - Stable Approximately 5 Metres To South West Of Home Farmhouse	Grade II	0.9 miles
1300945 - 20, Kings End	Grade II	0.9 miles

Area Schools



Nursery Primary Secondary College Private

1

Chesterton Church of England Voluntary Aided Primary School

Ofsted Rating: Good | Pupils: 195 | Distance:0.55



2

Whitelands Academy

Ofsted Rating: Good | Pupils: 467 | Distance:0.56



3

St Edburg's Church of England (VA) School

Ofsted Rating: Good | Pupils: 489 | Distance:0.58



4

Bruern Abbey School

Ofsted Rating: Not Rated | Pupils: 201 | Distance:0.67



5

King's Meadow Primary School

Ofsted Rating: Good | Pupils: 445 | Distance:0.78



6

The Bicester School

Ofsted Rating: Good | Pupils: 1239 | Distance:0.84



7

St Mary's Catholic Primary School, Bicester

Ofsted Rating: Good | Pupils: 229 | Distance:0.94



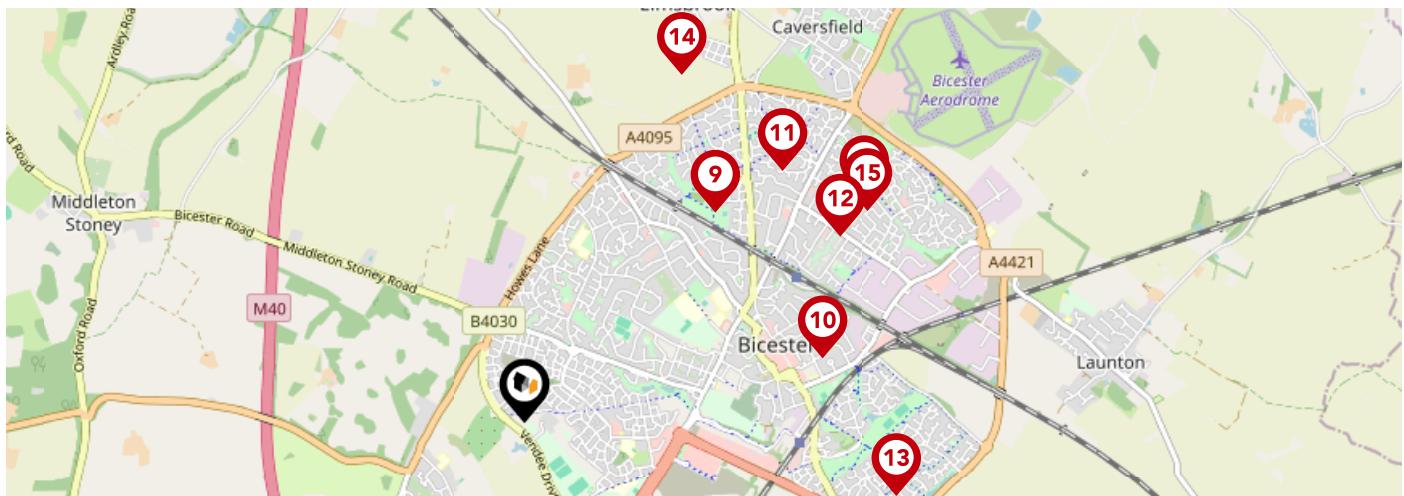
8

Brookside Primary School

Ofsted Rating: Good | Pupils: 320 | Distance:1



Area Schools



Nursery Primary Secondary College Private



Bure Park Primary School

Ofsted Rating: Good | Pupils: 415 | Distance: 1.3



Longfields Primary and Nursery School

Ofsted Rating: Good | Pupils: 388 | Distance: 1.39



Southwold Primary School

Ofsted Rating: Good | Pupils: 350 | Distance: 1.65



The Cooper School

Ofsted Rating: Requires improvement | Pupils: 1272 | Distance: 1.68



Langford Village Community Primary School

Ofsted Rating: Good | Pupils: 421 | Distance: 1.73



Gagle Brook Primary School

Ofsted Rating: Good | Pupils: 164 | Distance: 1.75



Glory Farm Primary School

Ofsted Rating: Good | Pupils: 344 | Distance: 1.84

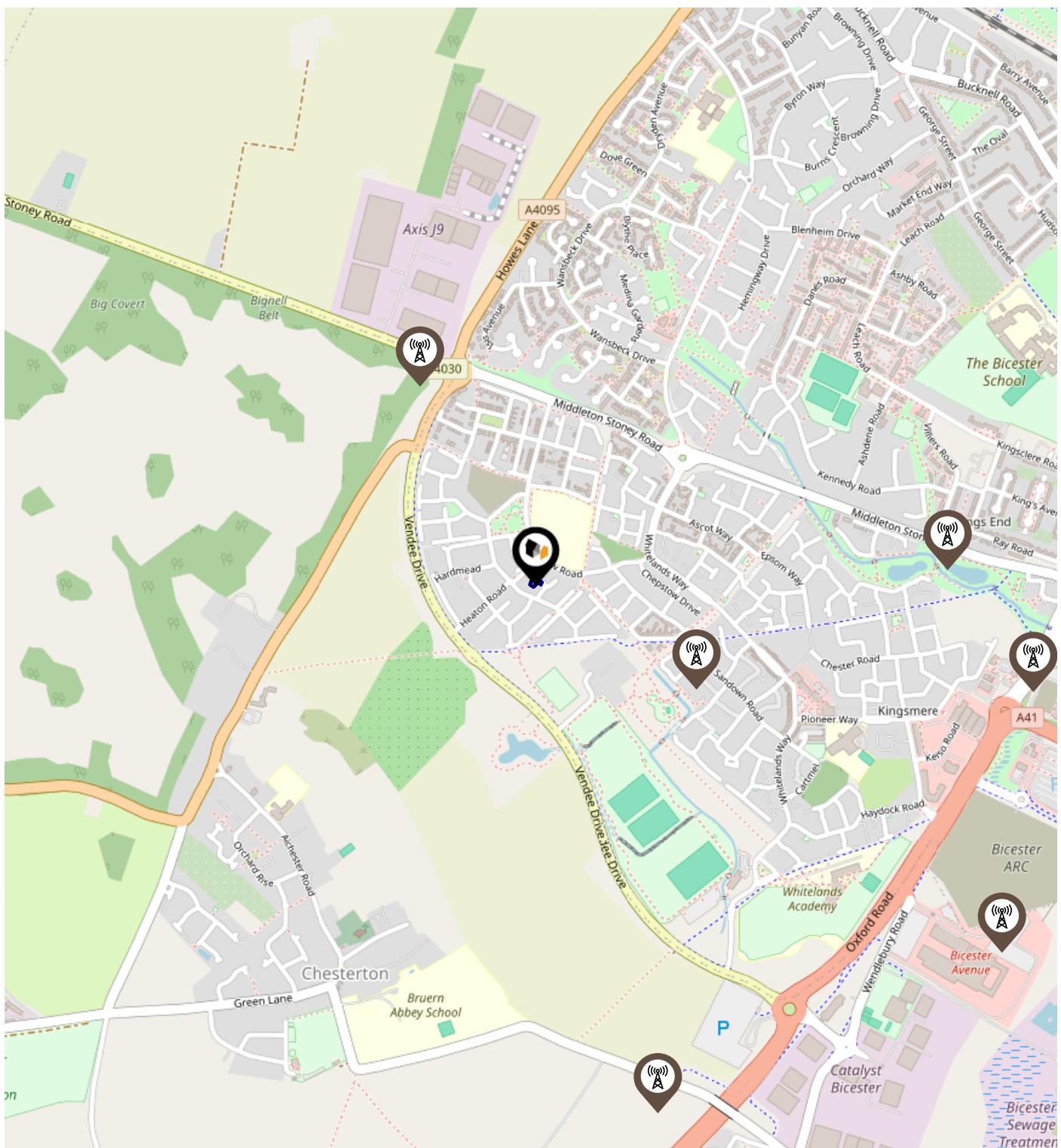


Bardwell School

Ofsted Rating: Good | Pupils: 113 | Distance: 1.86



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

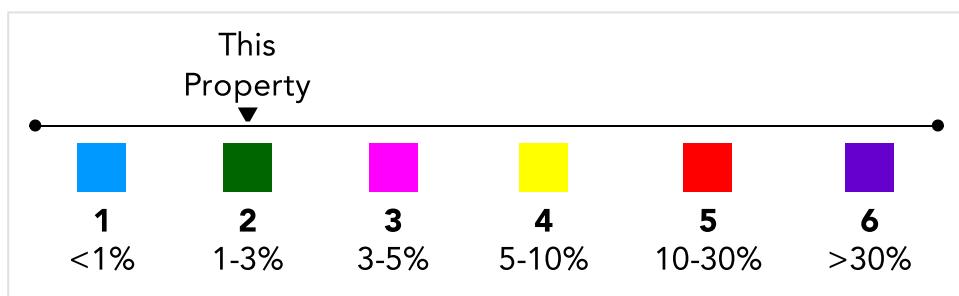
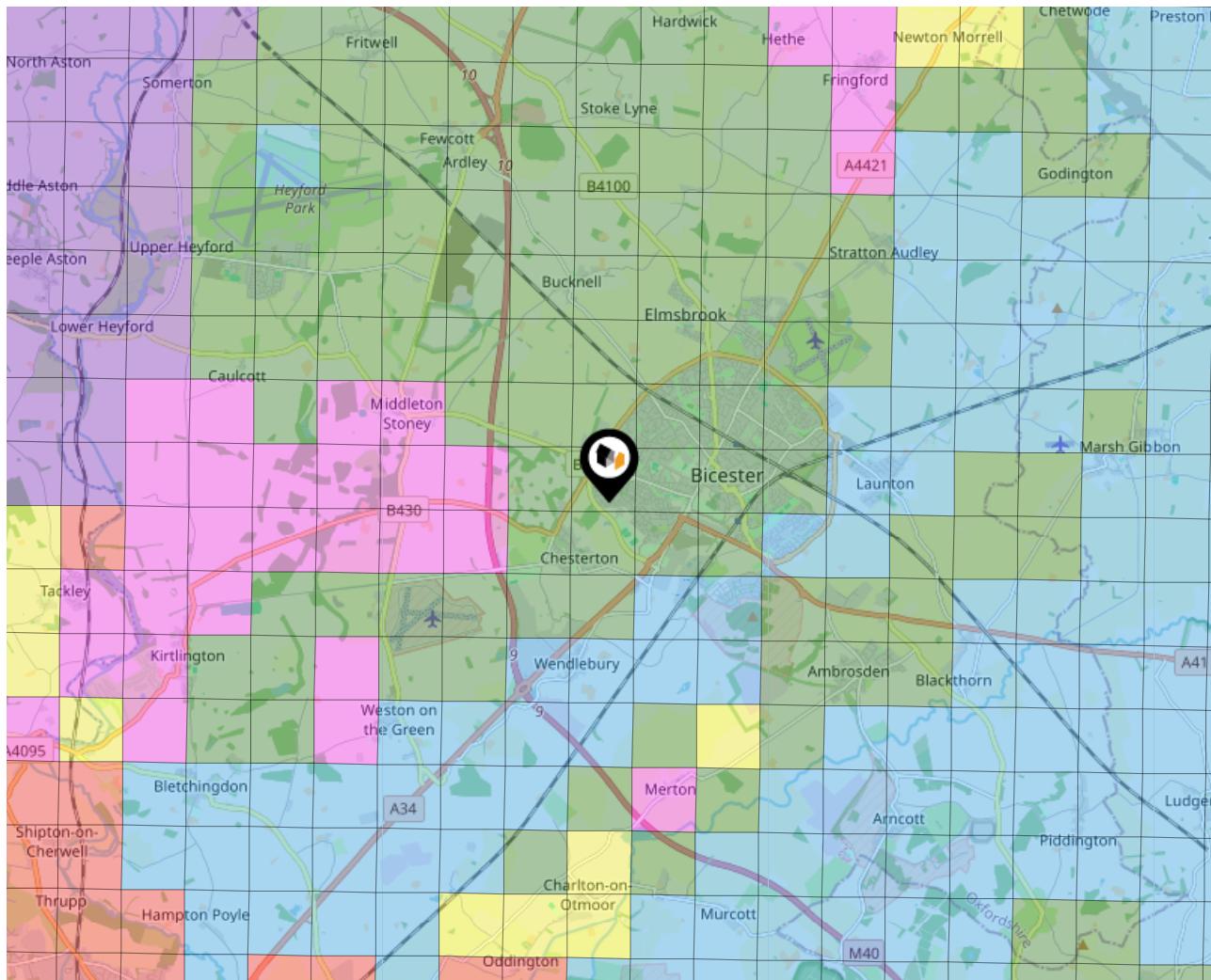
Environment

Radon Gas

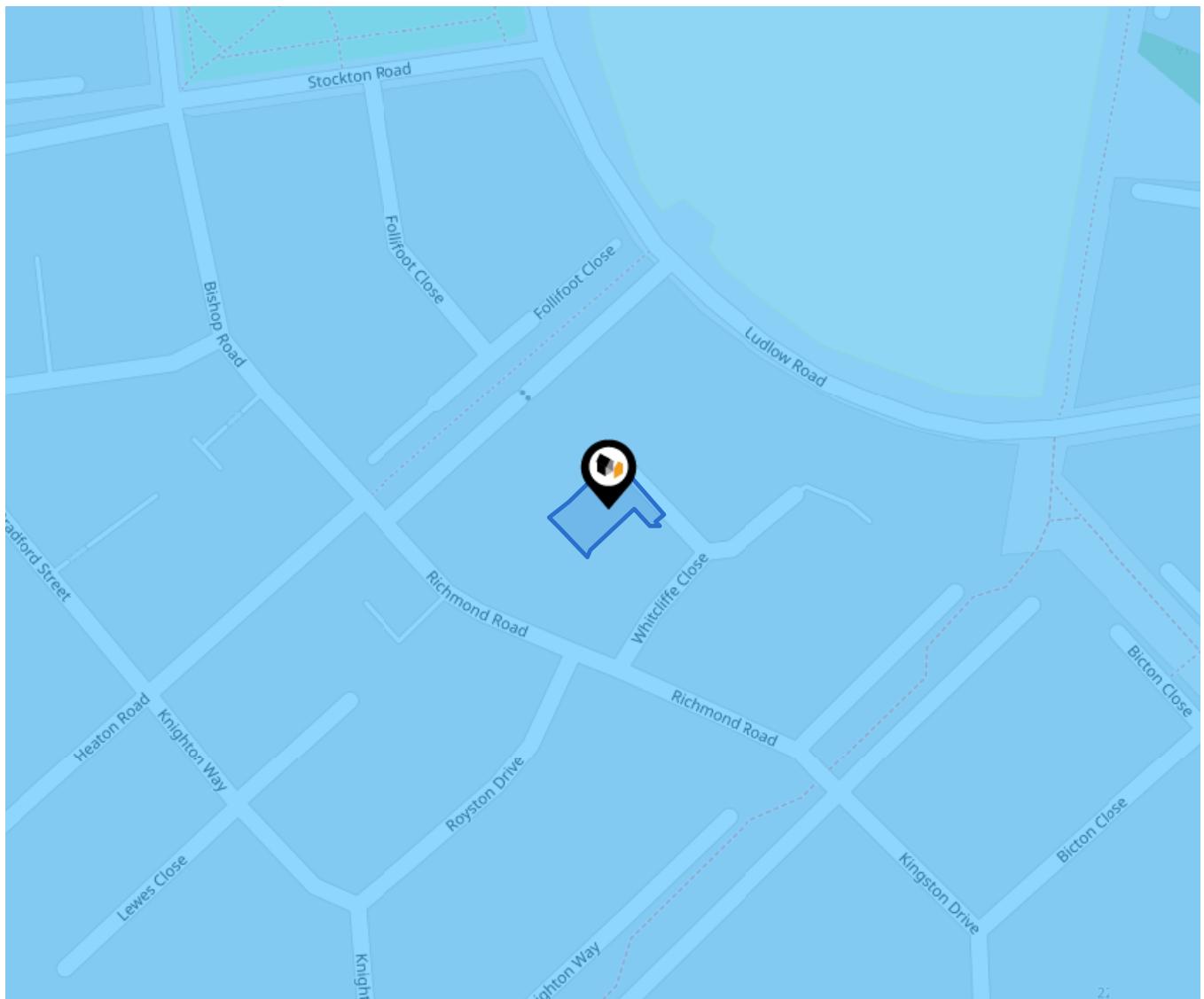


What is Radon?

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:

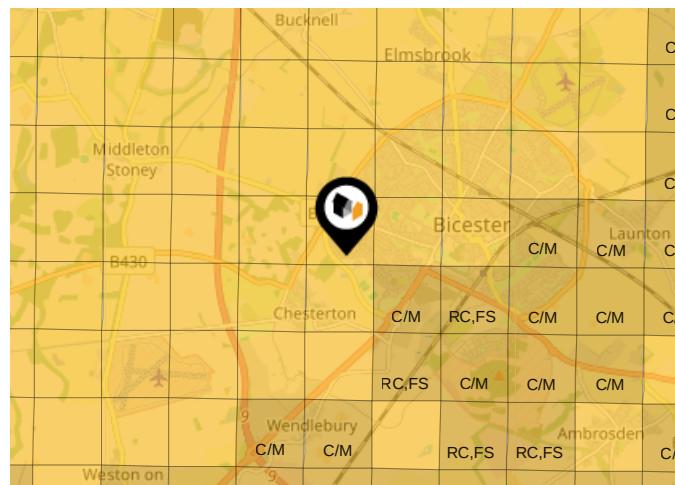
- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Environment Soils & Clay



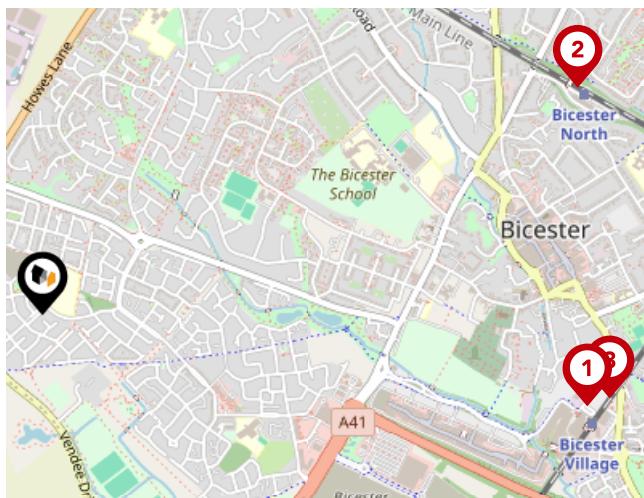
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



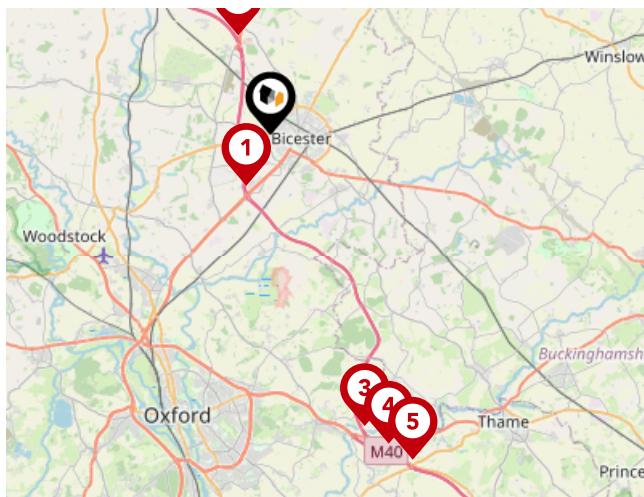
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	1.26 miles
2	Bicester North Rail Station	1.33 miles
3	Bicester Village Rail Station	1.31 miles



Trunk Roads/Motorways

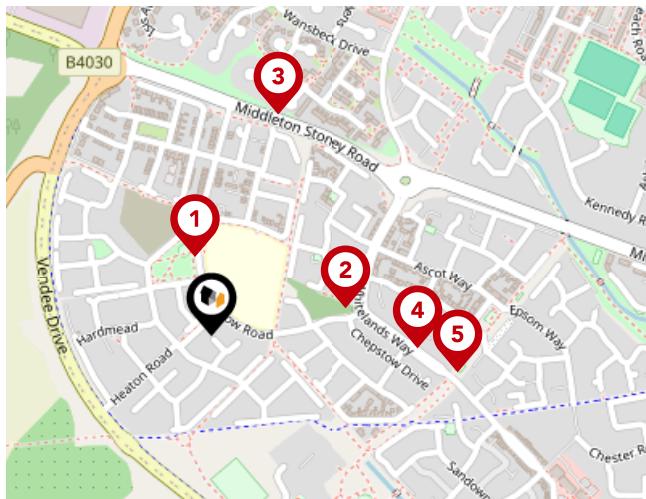
Pin	Name	Distance
1	M40 J9	2.03 miles
2	M40 J10	3.83 miles
3	M40 J8A	11.21 miles
4	M40 J8	12.14 miles
5	M40 J7	12.99 miles



Airports/Helpads

Pin	Name	Distance
1	Kidlington	7.17 miles
2	Baginton	34.99 miles
3	Luton Airport	34.24 miles
4	Staverton	41.79 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Primary School	0.09 miles
2	Chepstow Drive	0.16 miles
3	Ludlow Road	0.26 miles
4	Whitelands Way North	0.24 miles
5	Whitelands Way North	0.29 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 than 2 weeks. If you want a personal professional service, Alistair is definitely the guy to call, would highly recommend - 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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