

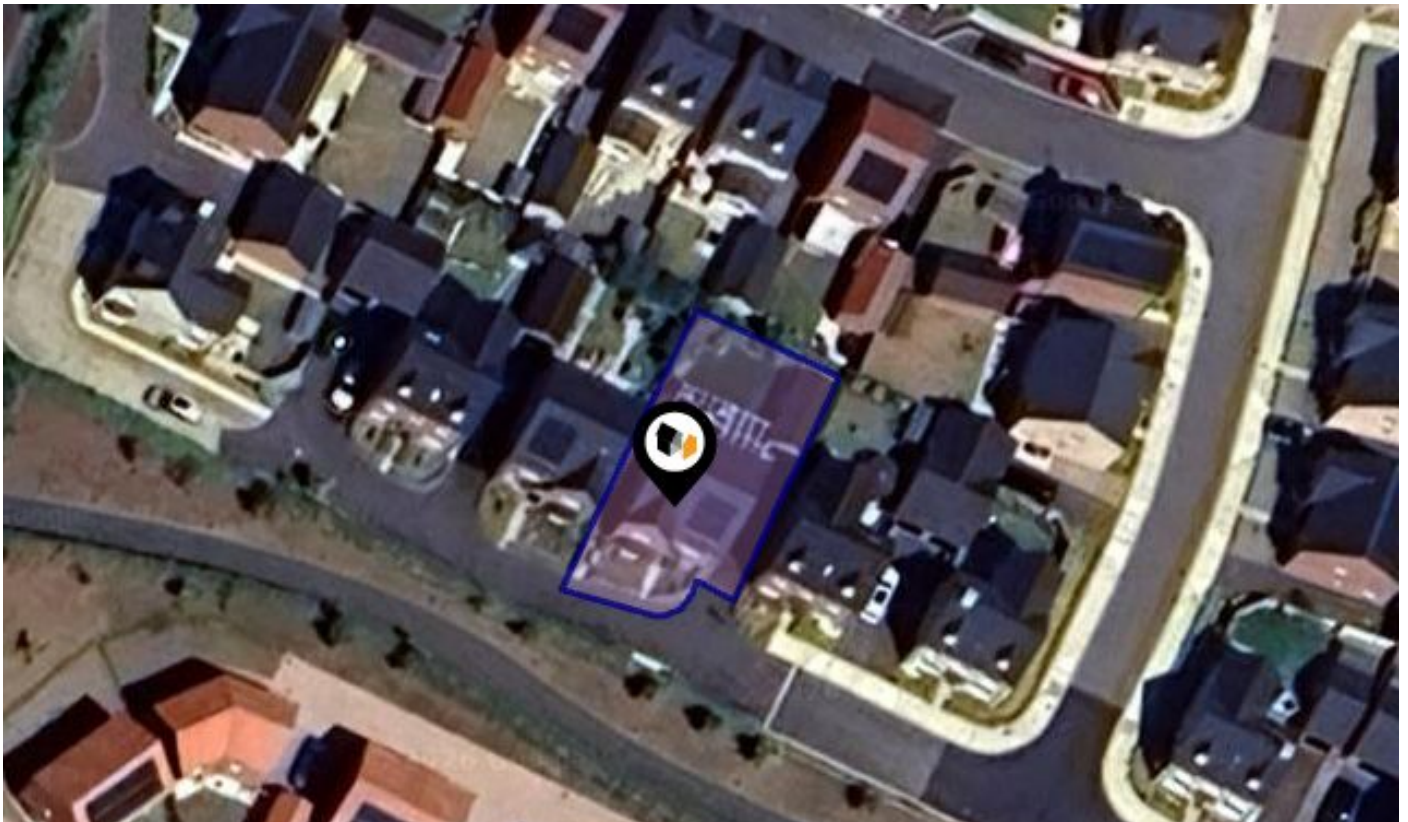


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th January 2026



WENLOCK DRIVE, BICESTER, OX26

Avocado Property

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www.avocadopropertyagents.co.uk



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Introduction

Our Comments



Seller's comments...

This has been a wonderful family home that we have carefully adapted to suit our needs over the years. The neighbours are fantastic, and we love the privacy and friendliness of the cul-de-sac—we wouldn't leave the location if we didn't have to. With our children now settled in their own homes, and a work relocation ahead, it feels like the right time for a new family to enjoy everything this house and community have to offer.

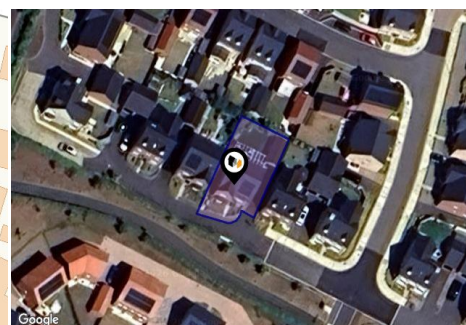
Kingsmere is a premium development offering the perfect balance between countryside charm and modern convenience. The community is calm, friendly, and surrounded by green spaces, yet ideally placed for access to Bicester town centre, the M40/A40, and Buckingham. Within the development itself are local shops, a community centre, and a welcoming pub, while Bicester provides a wide range of restaurants, bars, and retail options. Excellent transport links include two mainline rail stations with services to London, a park-and-ride facility, and easy access to the national motorway network.

The area is exceptionally well served by education options, including nurseries, primary and secondary schools, sixth forms, academies, and independent schools within Bicester. Nearby amenities include polo at Kirtlington Park, Bicester Village shopping, golf at several prestigious clubs, spa and fitness facilities, tennis courts, cinemas, garden centres, and excellent access to Oxford, London, Heathrow and Birmingham.

We have taken care by adding some exceptionals - at the heart of the property is the stunning, air-conditioned orangery, a truly versatile space that seamlessly opens through bi-folding doors onto the rear veranda and landscaped garden beyond. Whether entertaining friends, enjoying family time, or relaxing with a morning coffee, this space brings the outdoors in all year round. The gardens, both front and rear, have been beautifully landscaped to create an enchanting and low-maintenance retreat—ideal for alfresco dining, summer gatherings, or quiet moments of relaxation.

Inside is laid with luxurious Amtico flooring flows throughout the house, including the stairs, enhancing both style and practicality. The open-plan kitchen is a standout feature, complete with a breakfast island, perfect for casual dining and social occasions, complemented by a utility room with pantry storage. Additional ground-floor spaces include a welcoming entrance hall, cloakroom, study, comfortable sitting room, and conservatory, providing flexibility for modern family living or working from home. Upstairs, the principal bedroom offers a peaceful sanctuary with its own dressing room and en-suite bathroom. Two further double bedrooms are well-appointed, one also benefitting from an en-suite, alongside a stylish family bathroom. Further highlights include a fully boarded loft with web sheeting and access via a double loft ladder, a water softener throughout, a fully alarmed system, fast fibre-optic broadband, and a garage with parking for two vehicles.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,550 ft ² / 144 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band F		
Annual Estimate:	£3,559		
Title Number:	ON371576		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	60 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

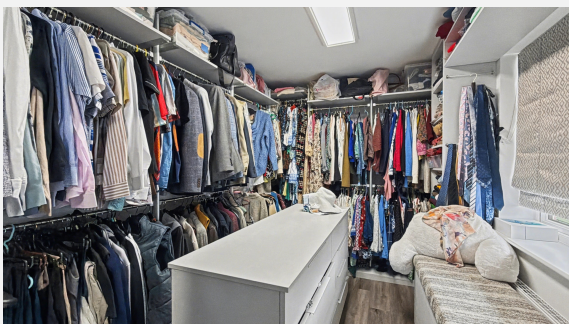


Planning records for: *Wenlock Drive, Bicester, OX26*

Reference - 22/00023/HHD	
Decision:	Application Permitted
Date:	31st January 2022
Description:	Small Garden studio (timber cladding and glass windows)

Reference - 22/00326/F	
Decision:	Application Permitted
Date:	31st January 2022
Description:	Rear conservatory and veranda

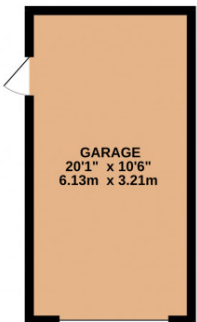
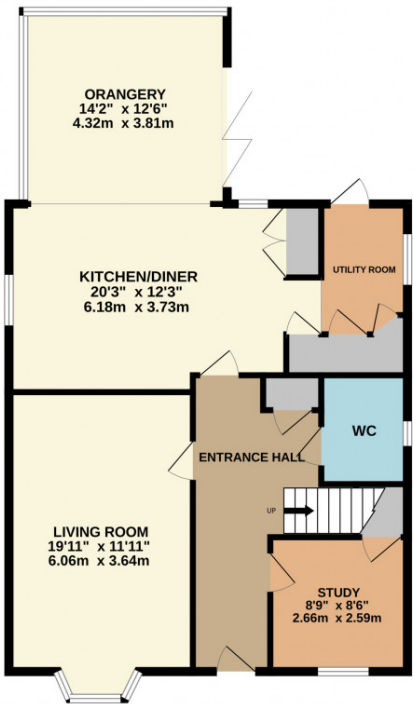




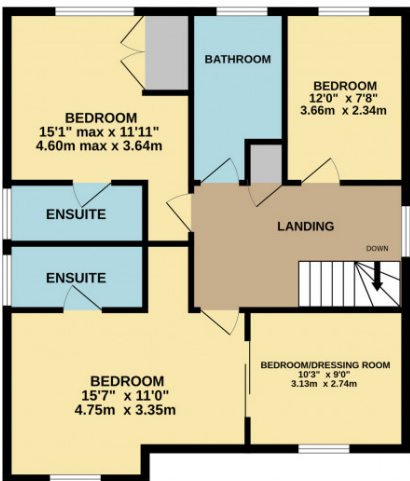


WENLOCK DRIVE, BICESTER, OX26

GROUND FLOOR

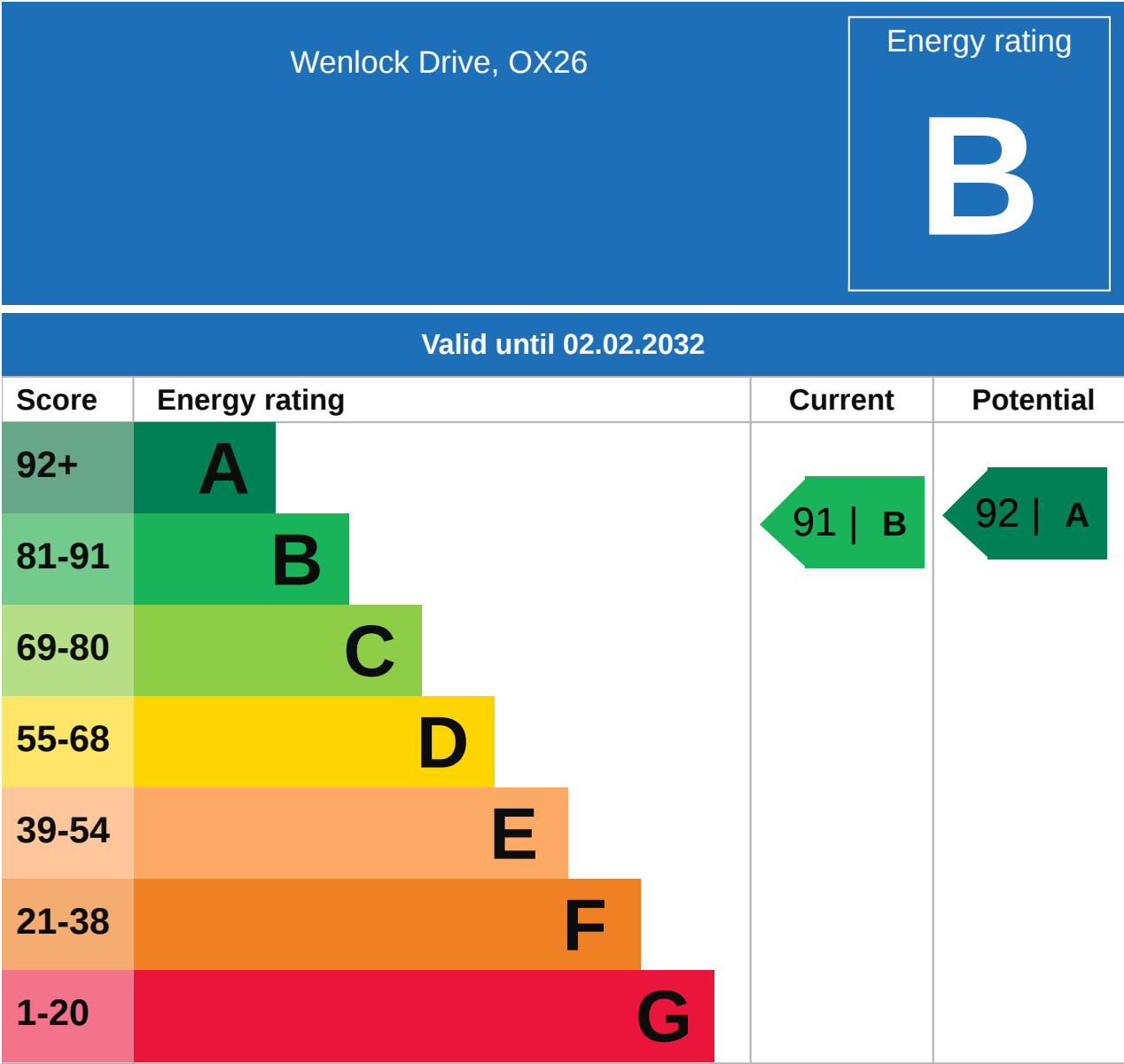


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

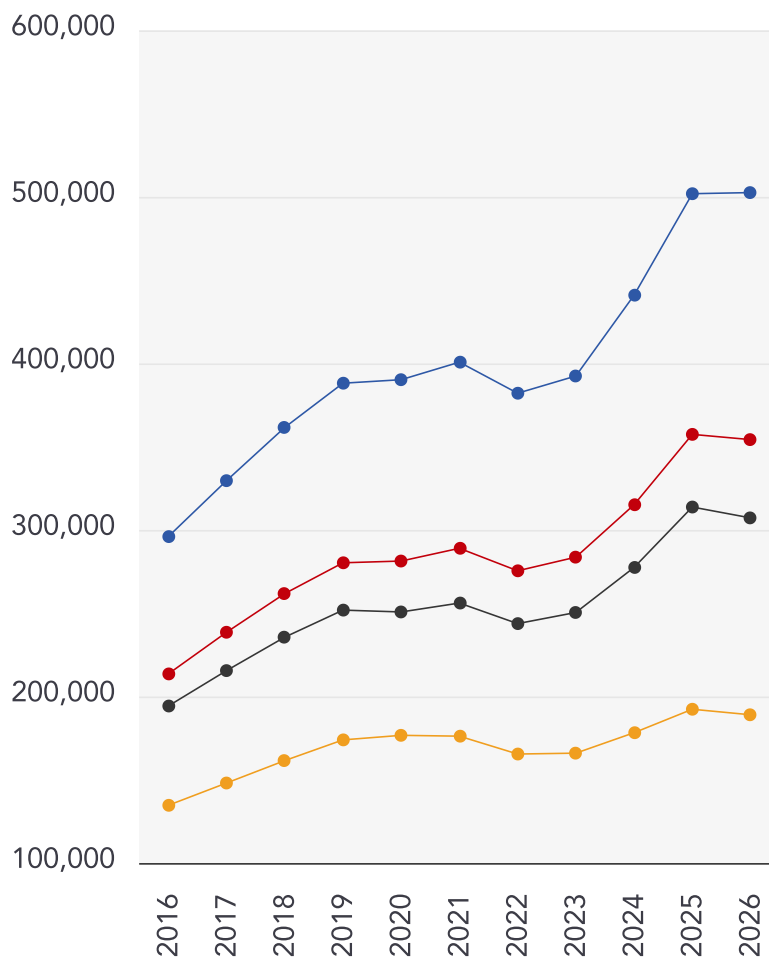
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 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 0.16 W/m ² K
Total Floor Area:	144 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%

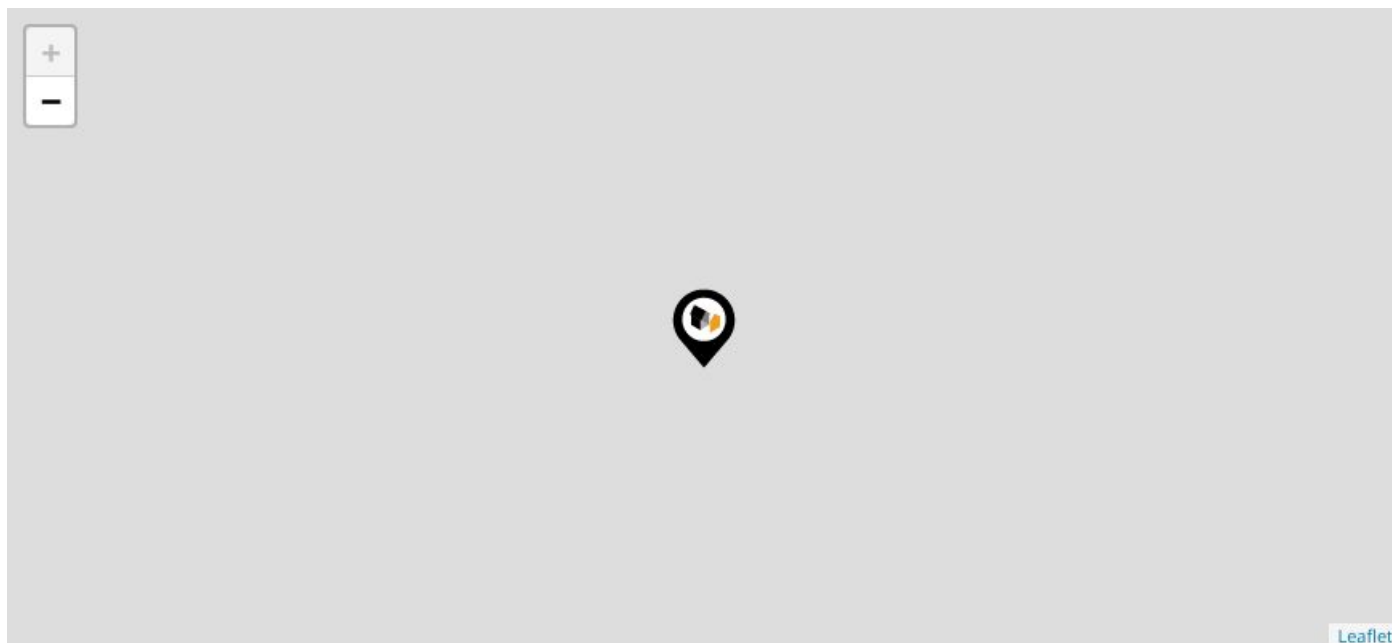
Terraced

+58.14%

Flat

+40.36%

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.

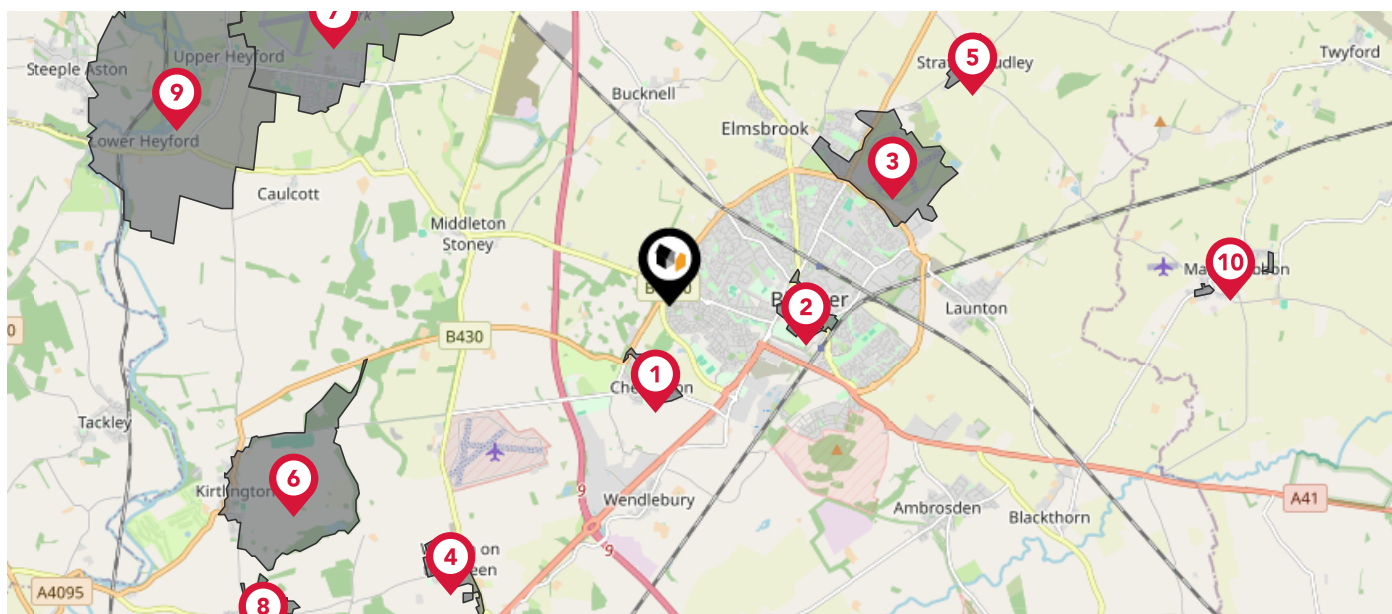
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

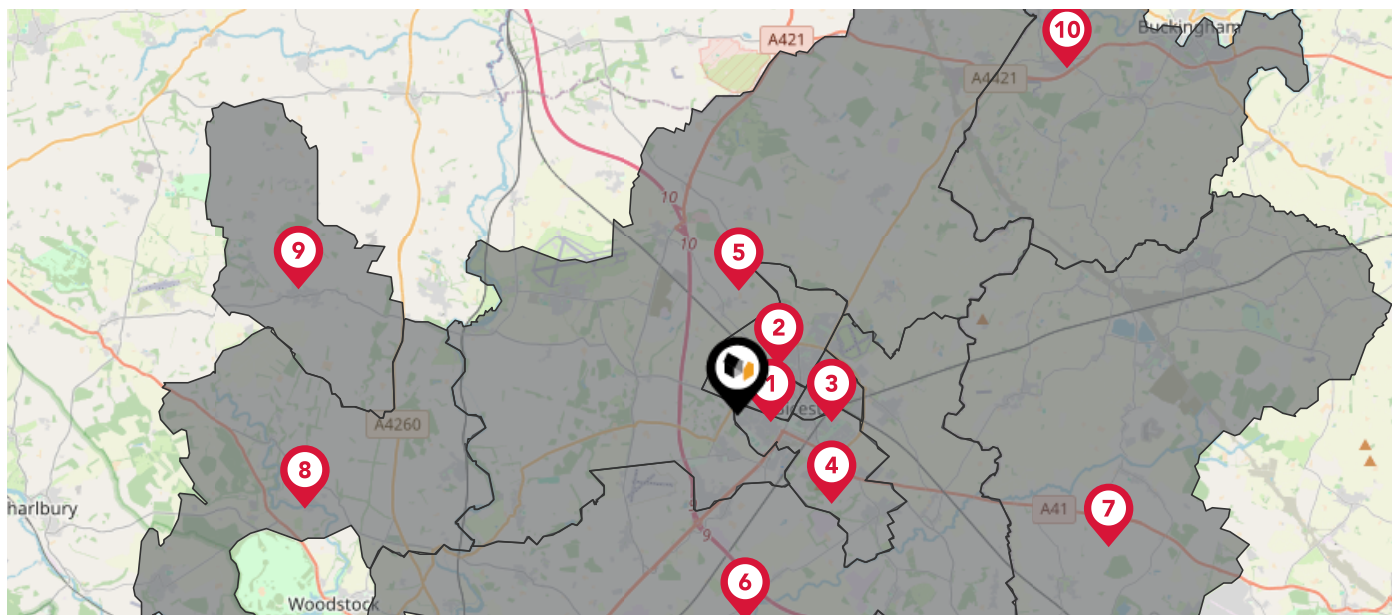
- 1 Chesterton
- 2 Bicester
- 3 RAF Bicester
- 4 Weston on the Green
- 5 Stratton Audley
- 6 Kirtlington
- 7 RAF Upper Heyford
- 8 Bletchington
- 9 Rousham
- 10 Marsh Gibbon

Maps











Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

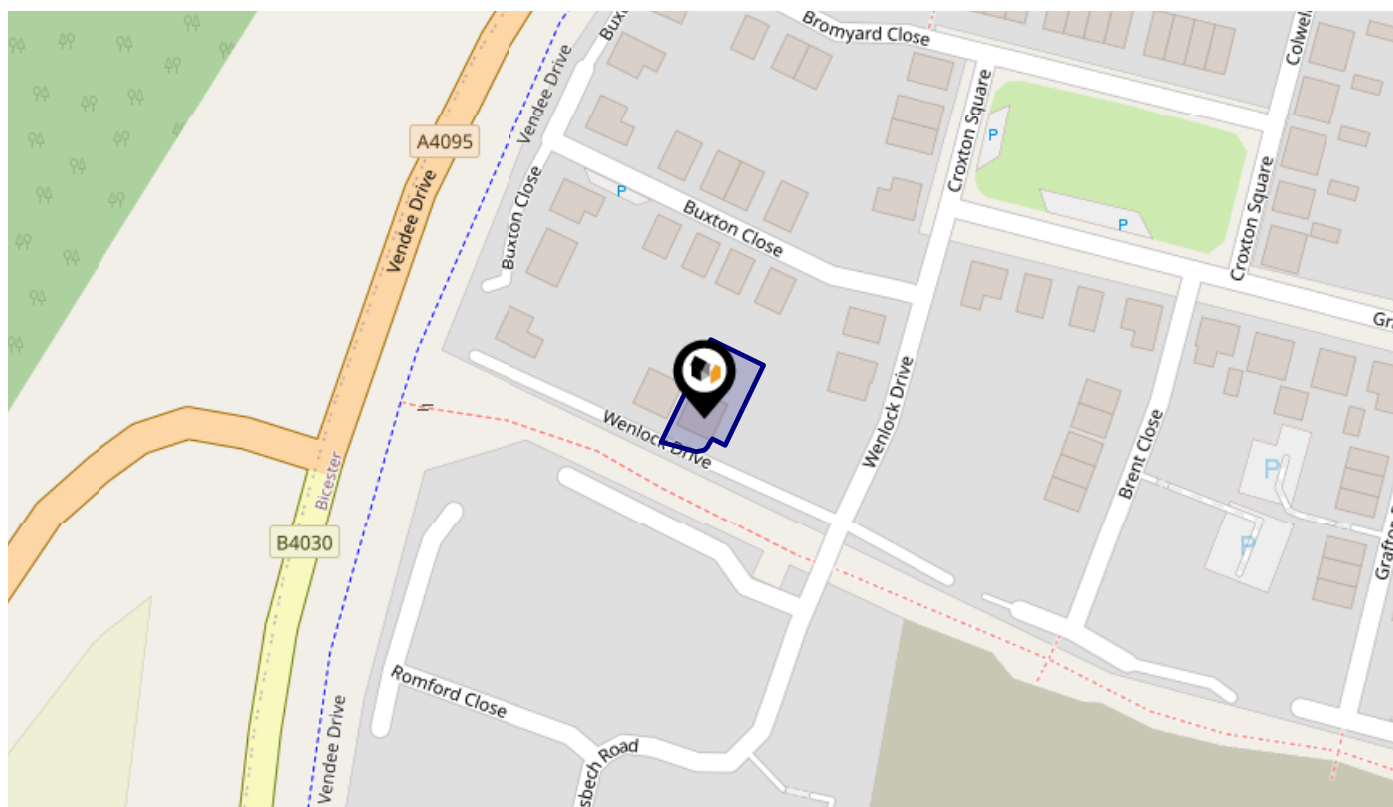
-  Bicester West Ward
-  Bicester North & Caversfield Ward
-  Bicester East Ward
-  Bicester South & Ambrosden Ward
-  Fringford & Heyfords Ward
-  Launton & Otmoor Ward
-  Grendon Underwood Ward
-  Stonesfield and Tackley Ward
-  The Bartons Ward
-  Buckingham West Ward

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:

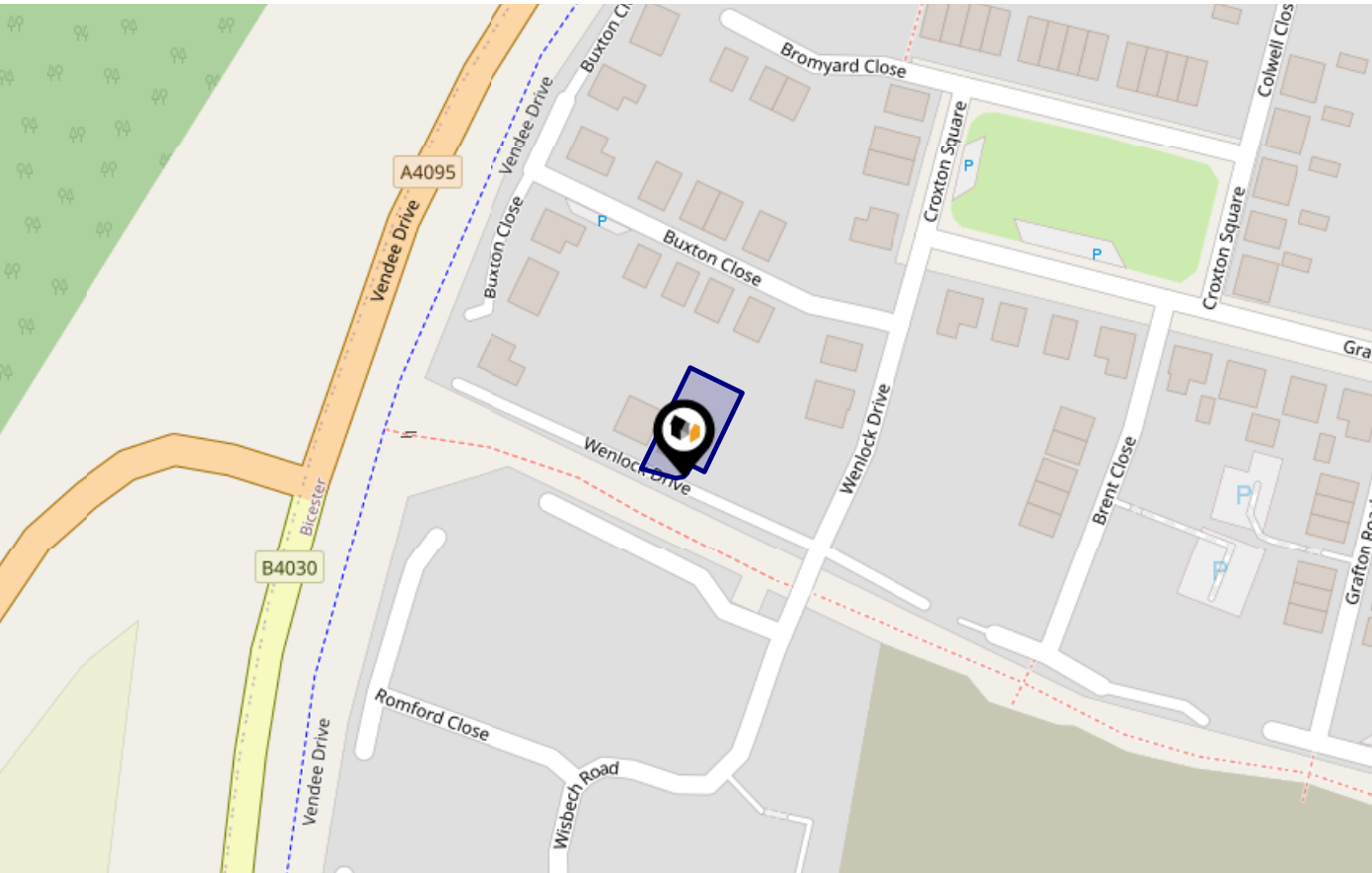
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

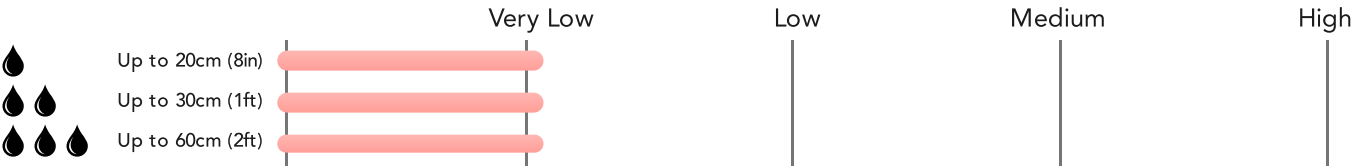


Risk Rating: Very low

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:

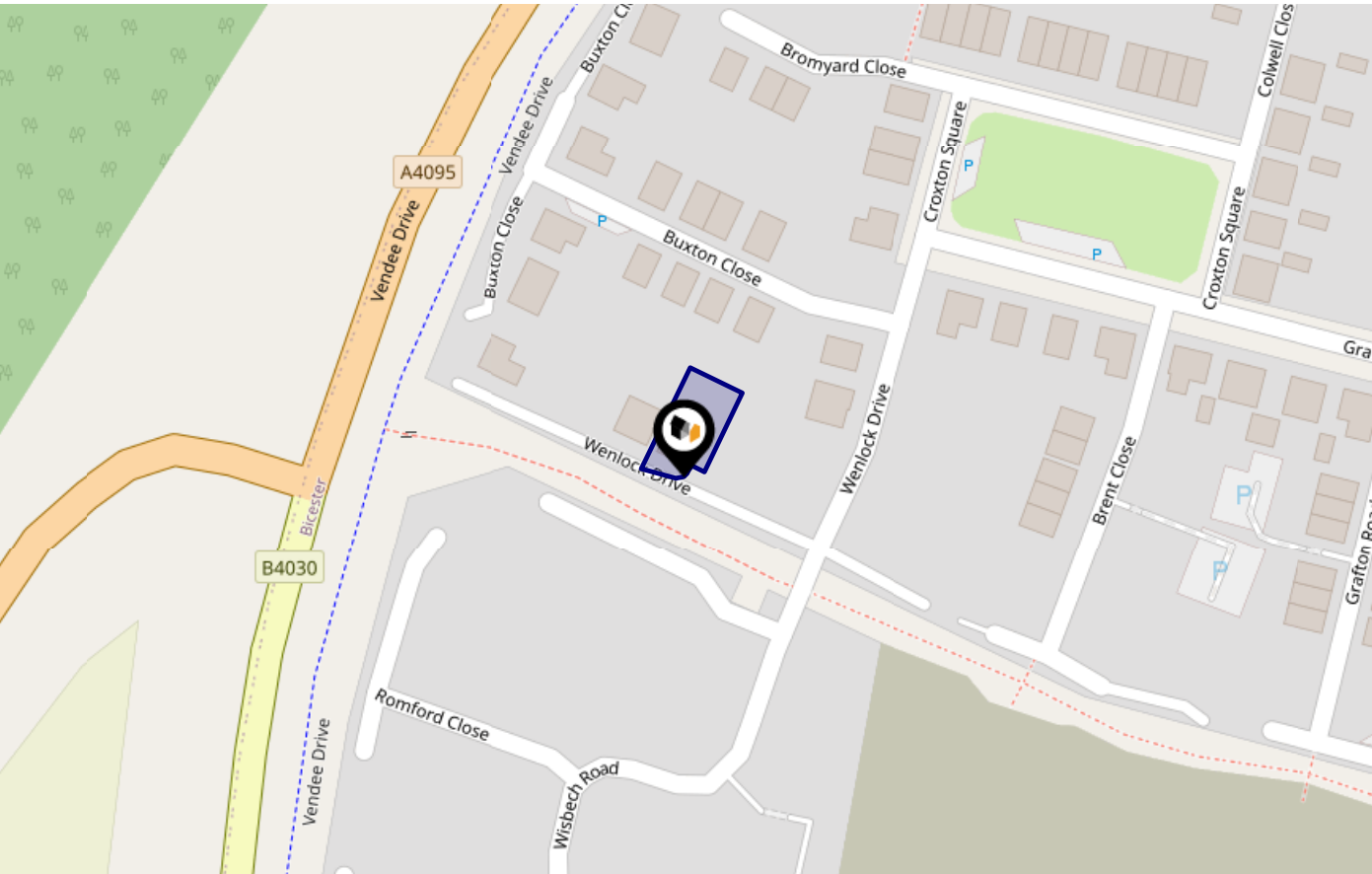


Flood Risk

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.

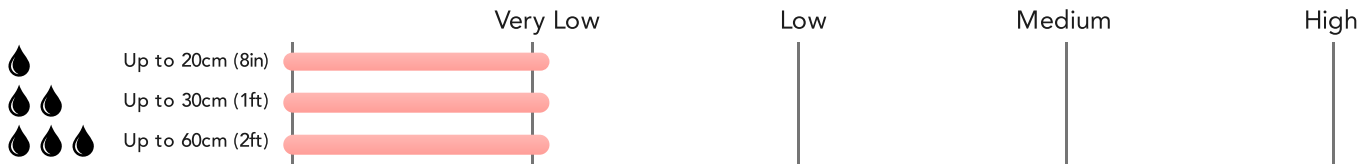


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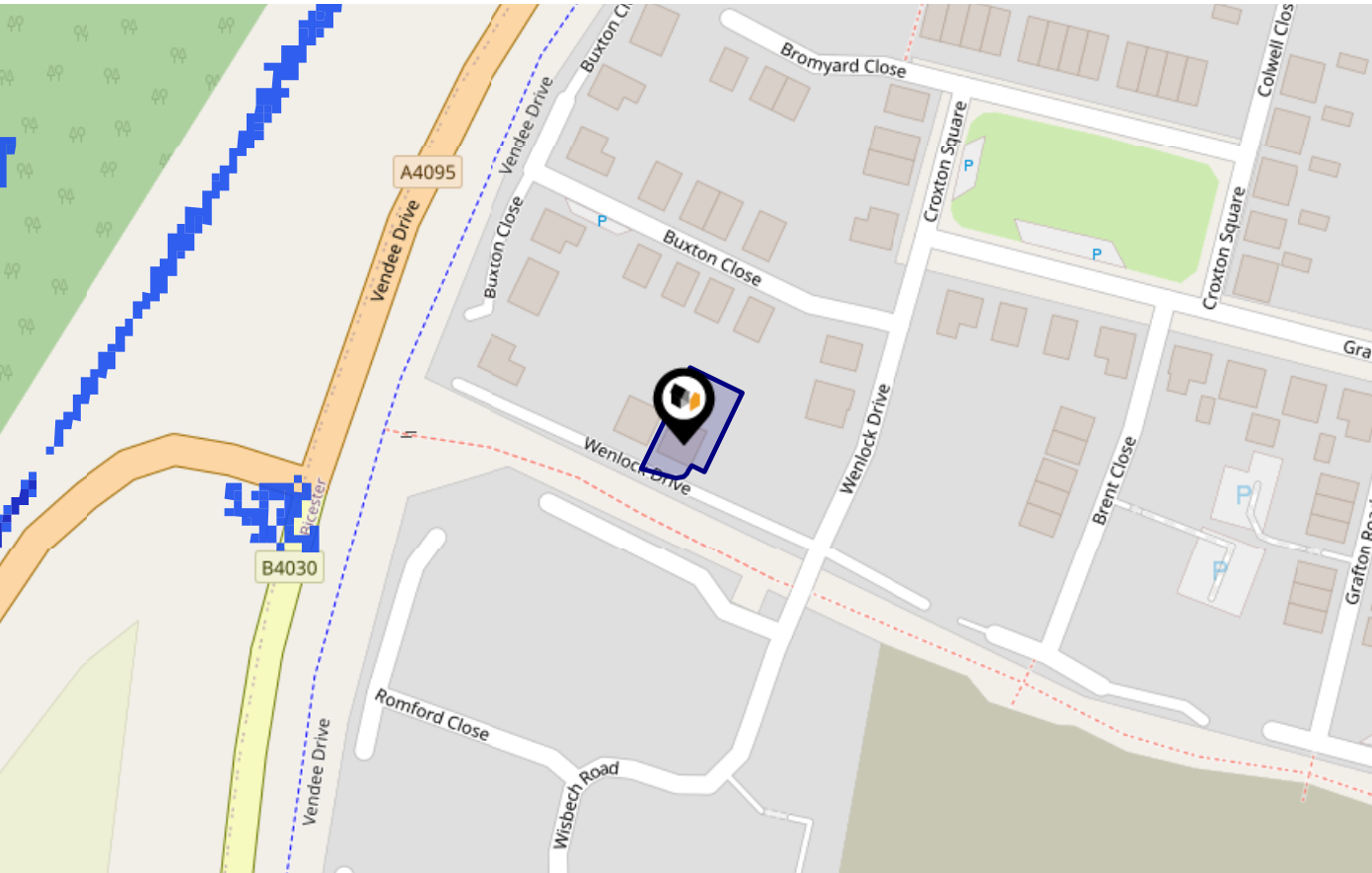


Flood Risk

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.

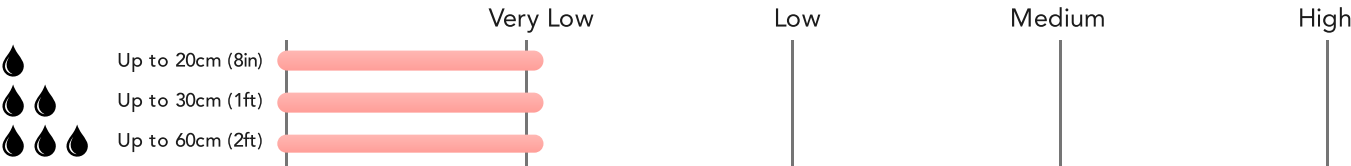


Risk Rating: Very low

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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:

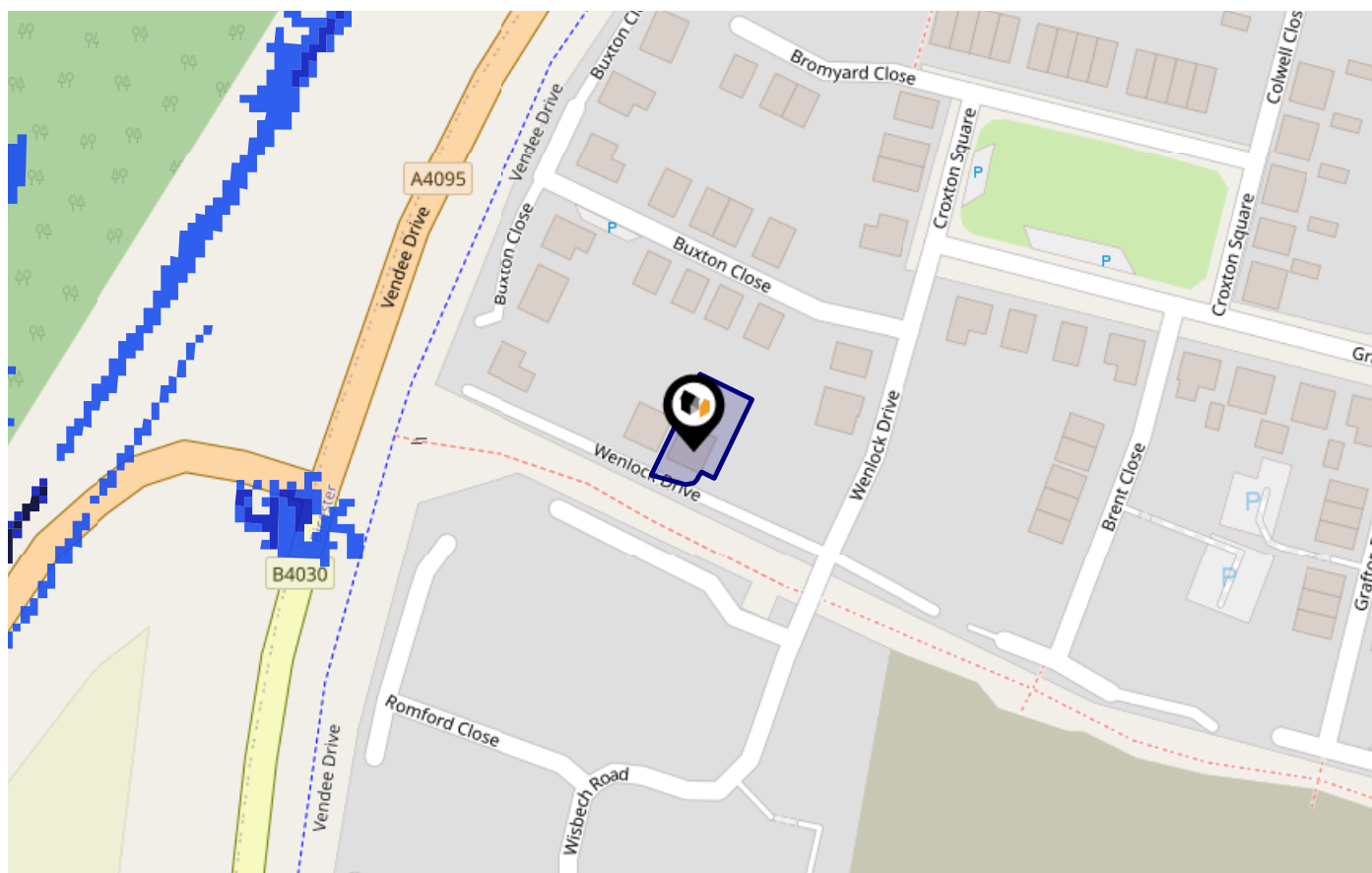


Flood Risk

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.

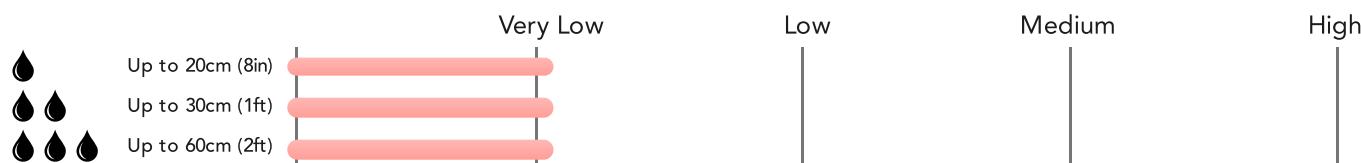


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Chance of flooding to the following depths at this property:

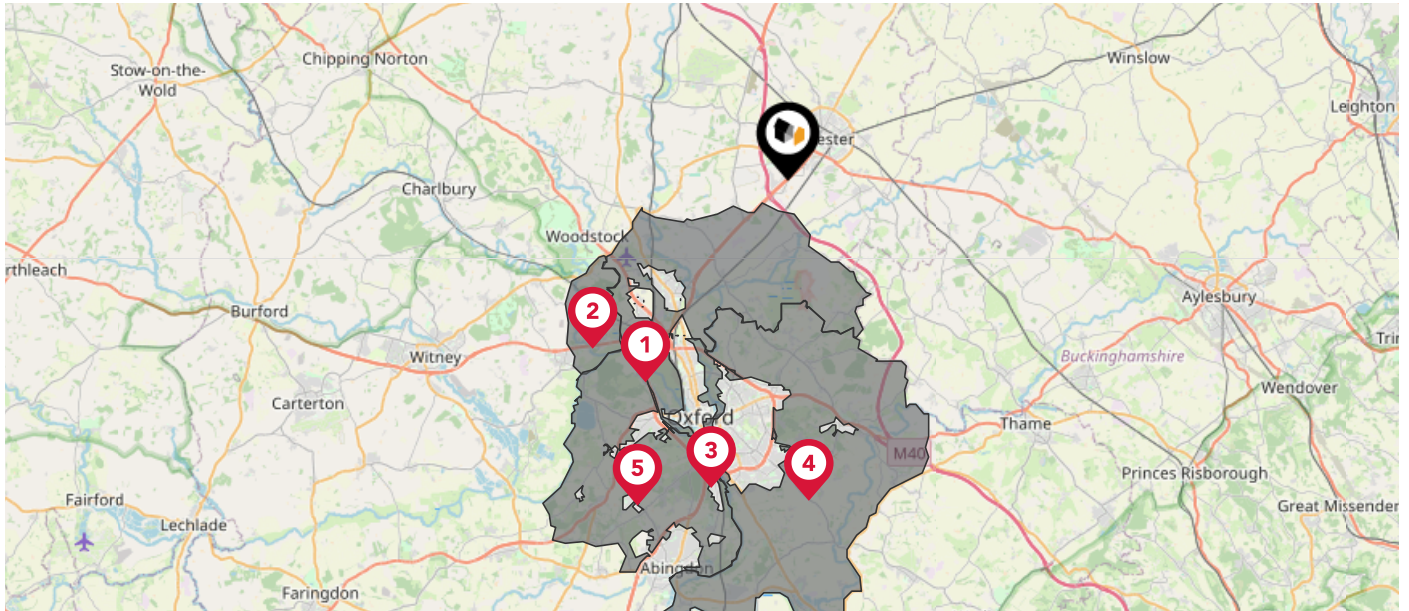


Maps

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 - Oxford



Oxford Green Belt - South 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

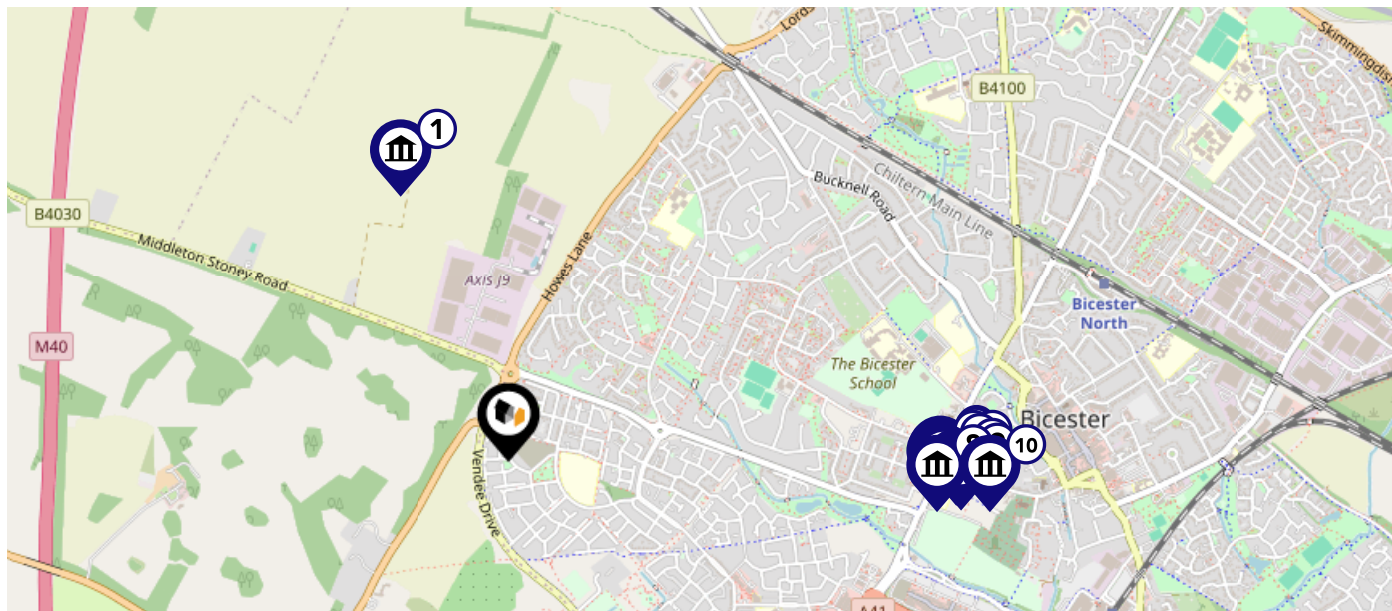
1	Gowell Farm-Bicester, Oxfordshire	Historic Landfill	
2	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill	
3	London Road-Bicester, Oxfordshire	Historic Landfill	
4	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill	
5	Ardley Fields Farm 2-Ardley,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











Maps

Listed Buildings

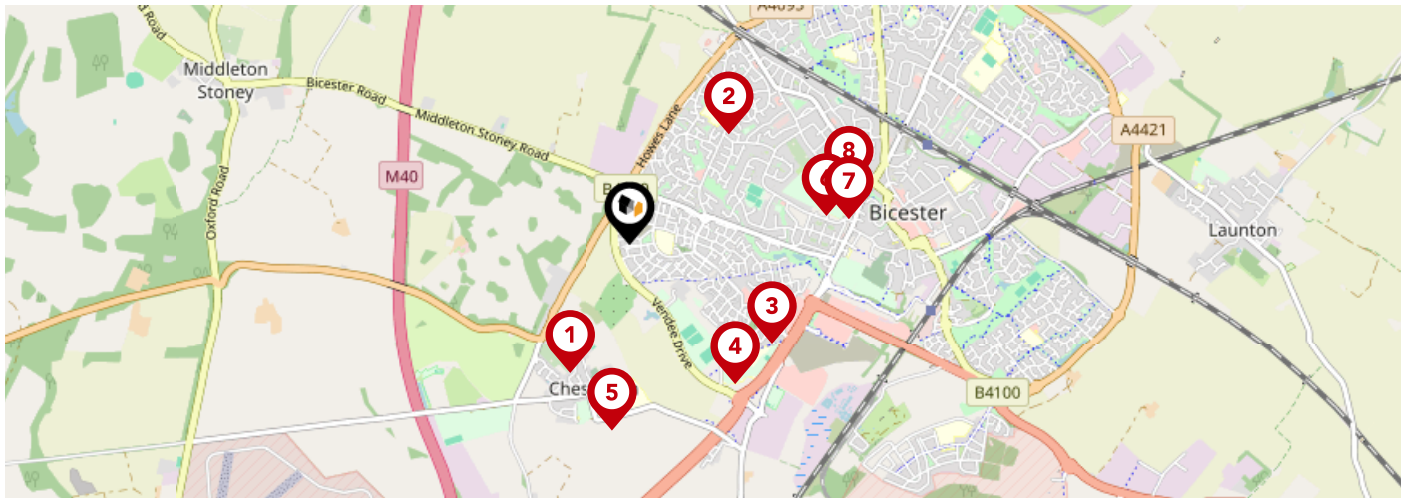


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



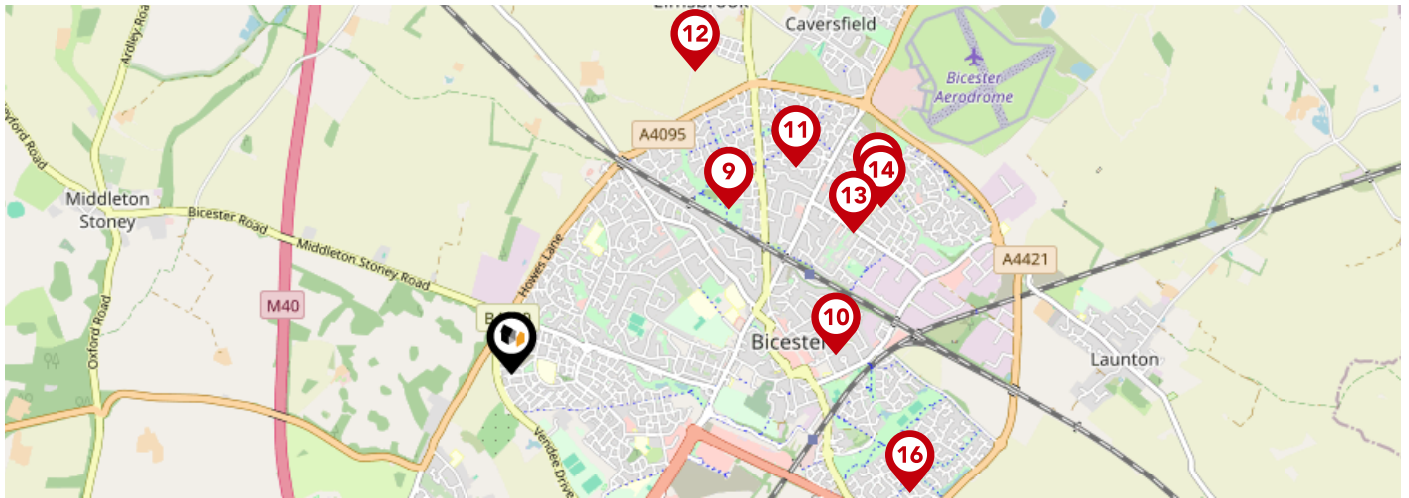
Listed Buildings in the local district	Grade	Distance
 1046883 - 2 Barns Approximately 700 Metres North East Of Hinley Farmhouse, Chesterton (not Included)	Grade II	0.7 miles
 1300945 - 20, Kings End	Grade II	1.0 miles
 1200026 - Wall To Grounds Of Bicester House From Junction With Queens Avenue To Approximately 150 Metres	Grade II	1.0 miles
 1200078 - Oxford House	Grade II	1.0 miles
 1046490 - 22 And 24, Kings End	Grade II	1.0 miles
 1369764 - The Fox Inn	Grade II	1.0 miles
 1046492 - Clifton Villa	Grade II	1.0 miles
 1369766 - 41, 45 And 47, Kings End	Grade II	1.0 miles
 1200065 - Stable Approximately 5 Metres To South West Of Home Farmhouse	Grade II	1.1 miles
 1199967 - The Old Manor House	Grade II	1.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Chesterton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 195 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King's Meadow Primary School Ofsted Rating: Good Pupils: 445 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Edburg's Church of England (VA) School Ofsted Rating: Good Pupils: 489 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitelands Academy Ofsted Rating: Good Pupils: 467 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bruern Abbey School Ofsted Rating: Not Rated Pupils: 201 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Bicester School Ofsted Rating: Good Pupils: 1239 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary's Catholic Primary School, Bicester Ofsted Rating: Good Pupils: 229 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brookside Primary School Ofsted Rating: Good Pupils: 320 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

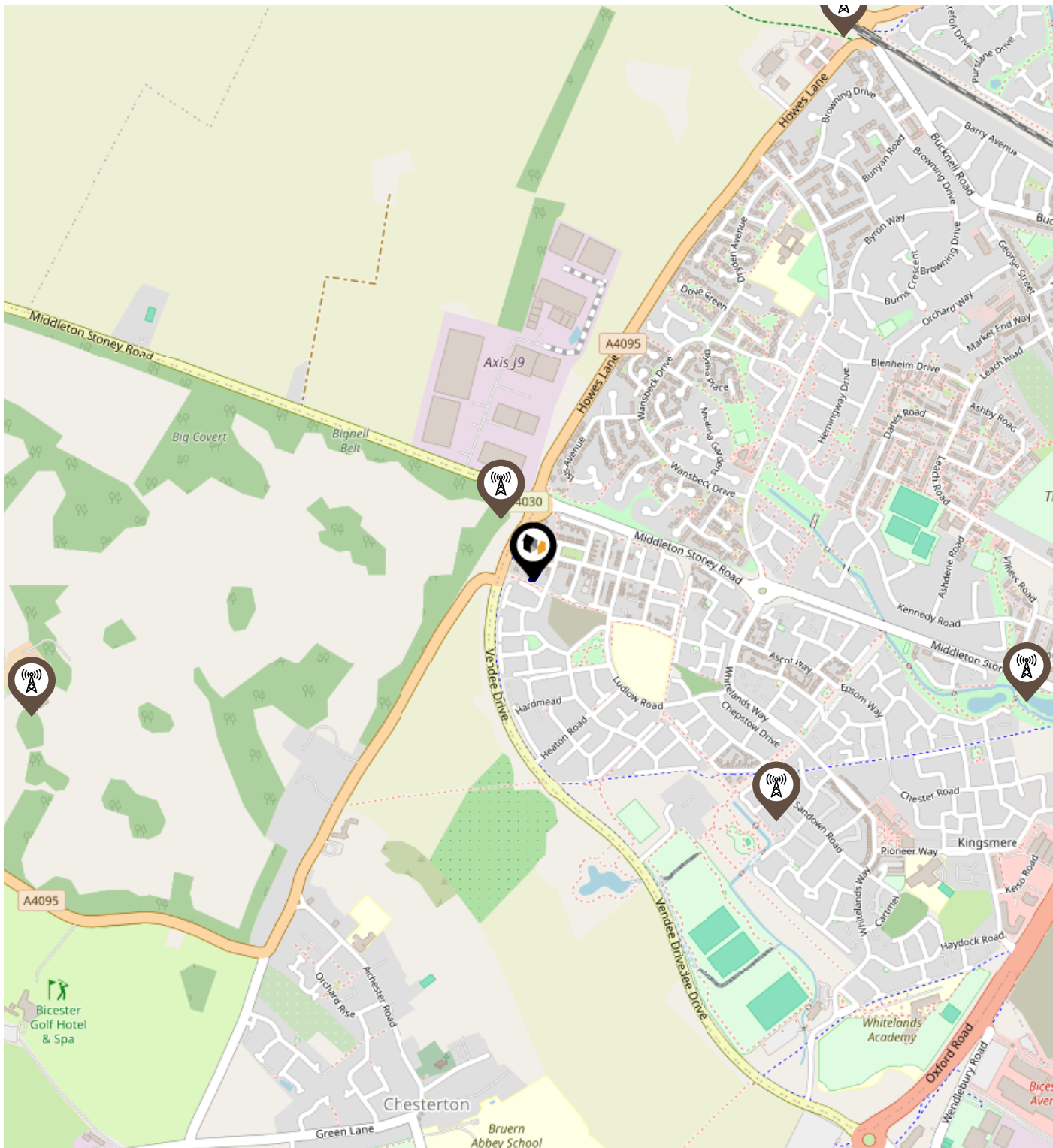
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bure Park Primary School Ofsted Rating: Good Pupils: 415 Distance: 1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Longfields Primary and Nursery School Ofsted Rating: Good Pupils: 388 Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southwold Primary School Ofsted Rating: Good Pupils: 350 Distance: 1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gagle Brook Primary School Ofsted Rating: Good Pupils: 164 Distance: 1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cooper School Ofsted Rating: Requires improvement Pupils: 1272 Distance: 1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glory Farm Primary School Ofsted Rating: Good Pupils: 344 Distance: 1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bardwell School Ofsted Rating: Good Pupils: 113 Distance: 1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Langford Village Community Primary School Ofsted Rating: Good Pupils: 421 Distance: 1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

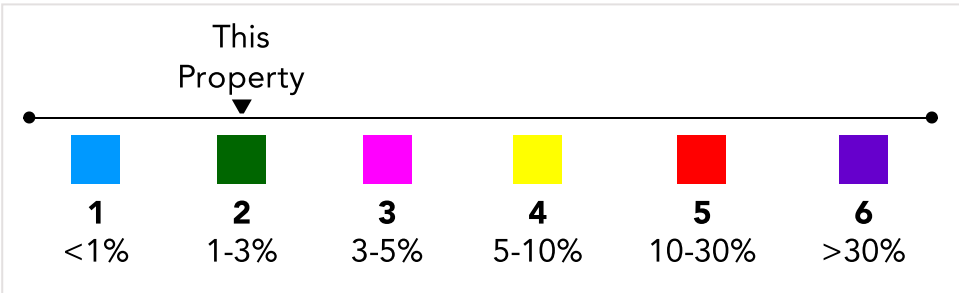
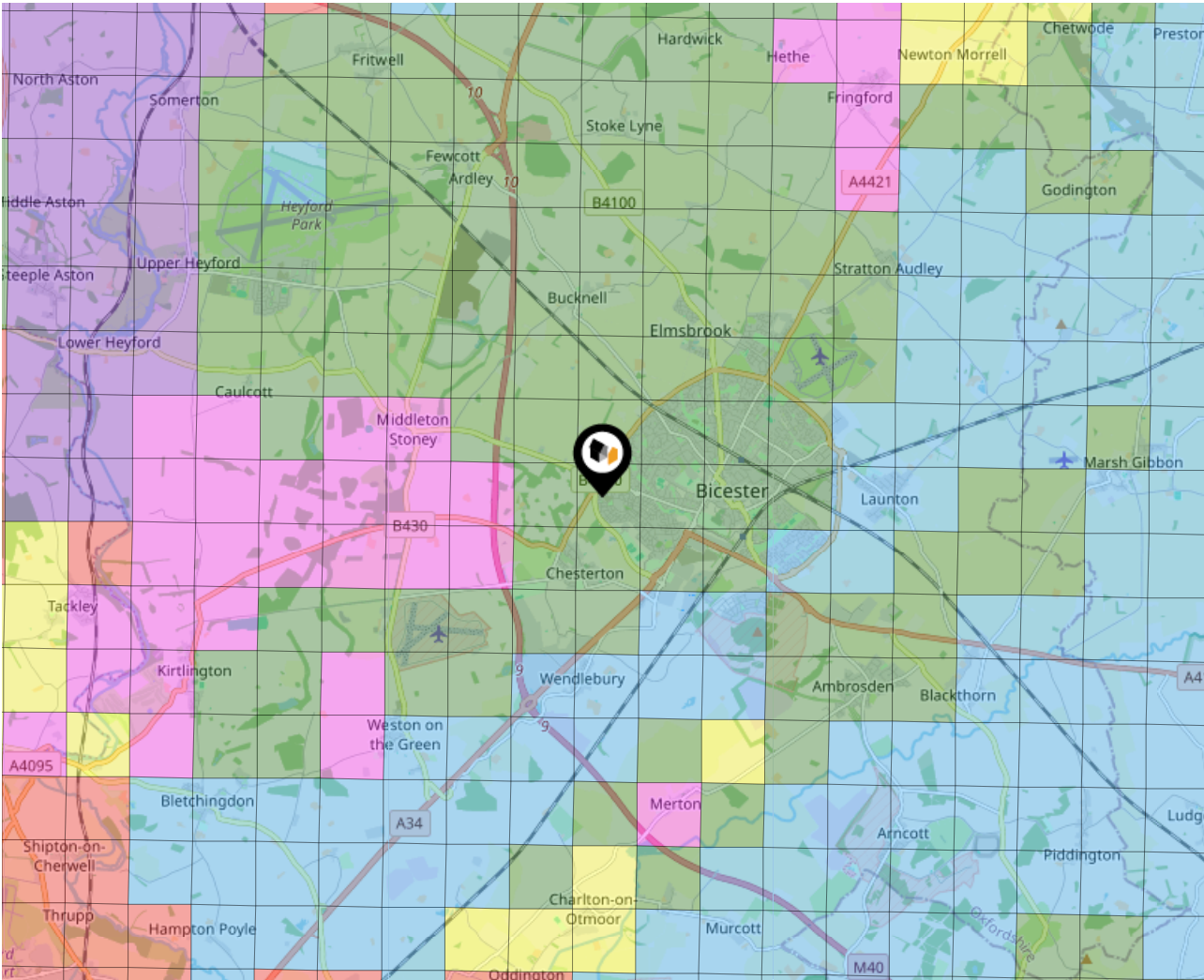
Environment

Radon Gas



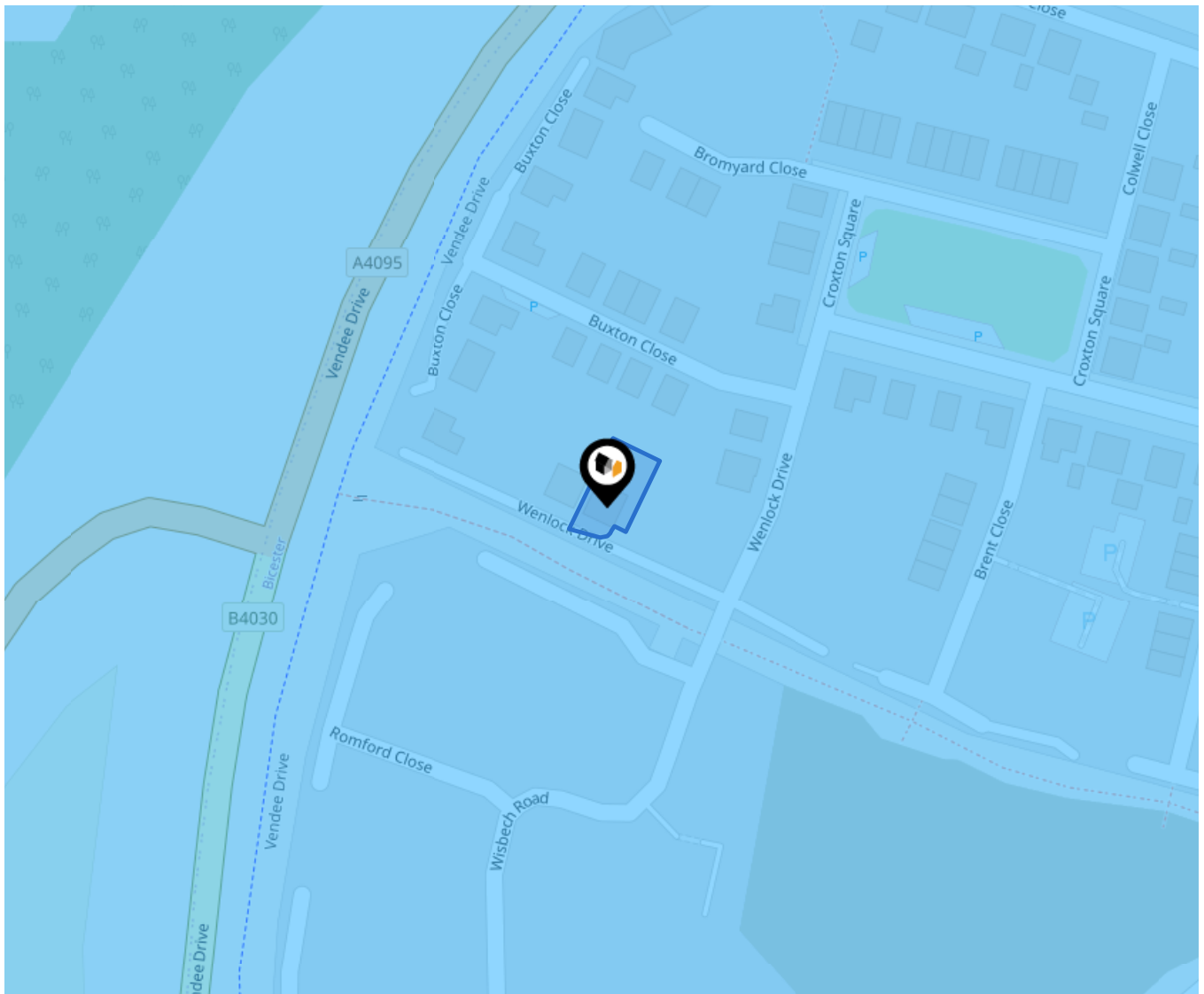
What is Radon?

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/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.

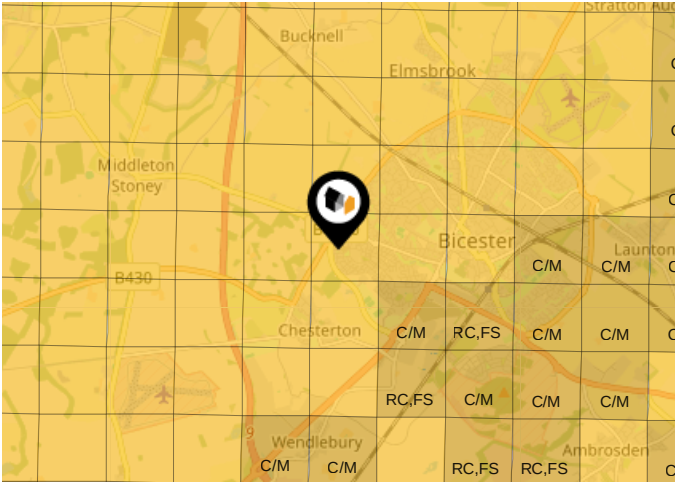
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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		

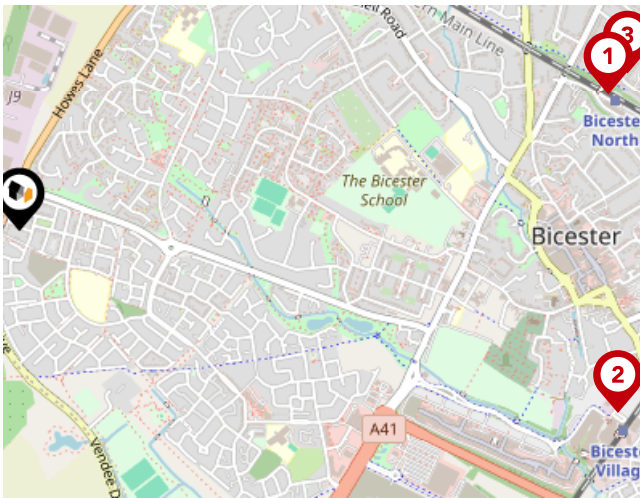


Primary Classifications (Most Common Clay Types)

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

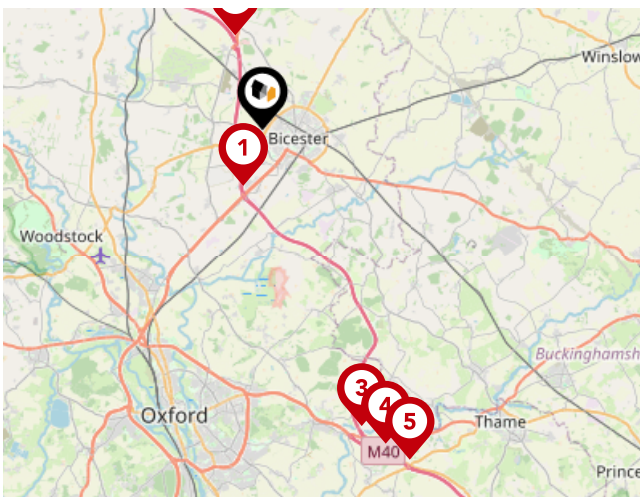
Area

Transport (National)



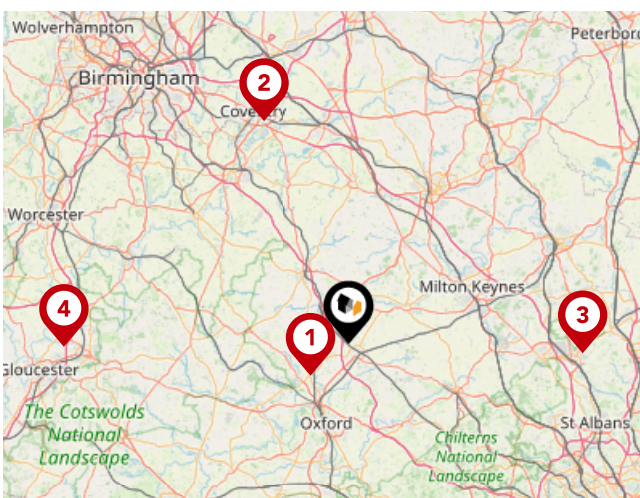
National Rail Stations

Pin	Name	Distance
1	Bicester North Rail Station	1.39 miles
2	Bicester Village Rail Station	1.43 miles
3	Bicester North Rail Station	1.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	2.18 miles
2	M40 J10	3.59 miles
3	M40 J8A	11.44 miles
4	M40 J8	12.38 miles
5	M40 J7	13.23 miles

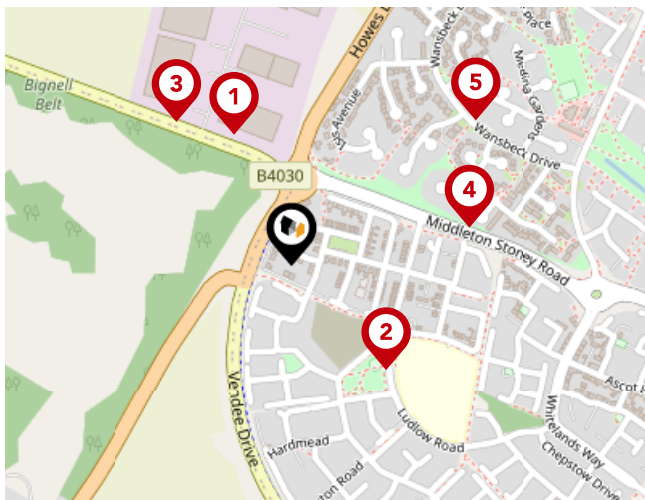


Airports/Helipads

Pin	Name	Distance
1	Kidlington	7.2 miles
2	Baginton	34.75 miles
3	Luton Airport	34.37 miles
4	Staverton	41.66 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Empire Road	0.17 miles
2	Primary School	0.16 miles
3	Empire Road	0.21 miles
4	Ludlow Road	0.21 miles
5	Eden Way	0.27 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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