

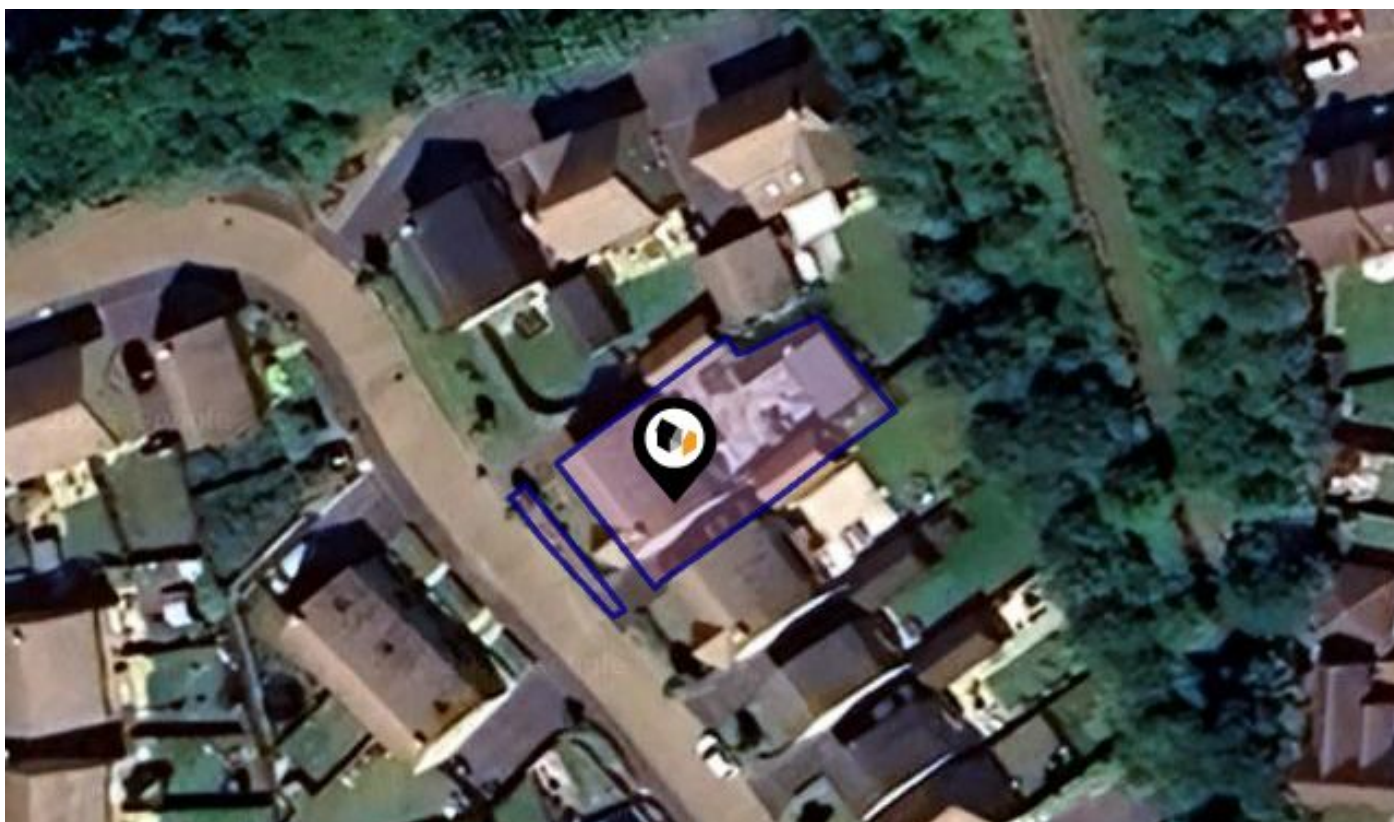


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 05<sup>th</sup> February 2025**



**HERALD GARDENS, LONGWORTH, ABINGDON, OX13**

## Hodsons

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www.hodsons.co.uk








## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,774 ft <sup>2</sup> / 164 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	2018		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,382		
<b>Title Number:</b>	ON342004		

## Local Area

<b>Local Authority:</b>	Oxfordshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Medium

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

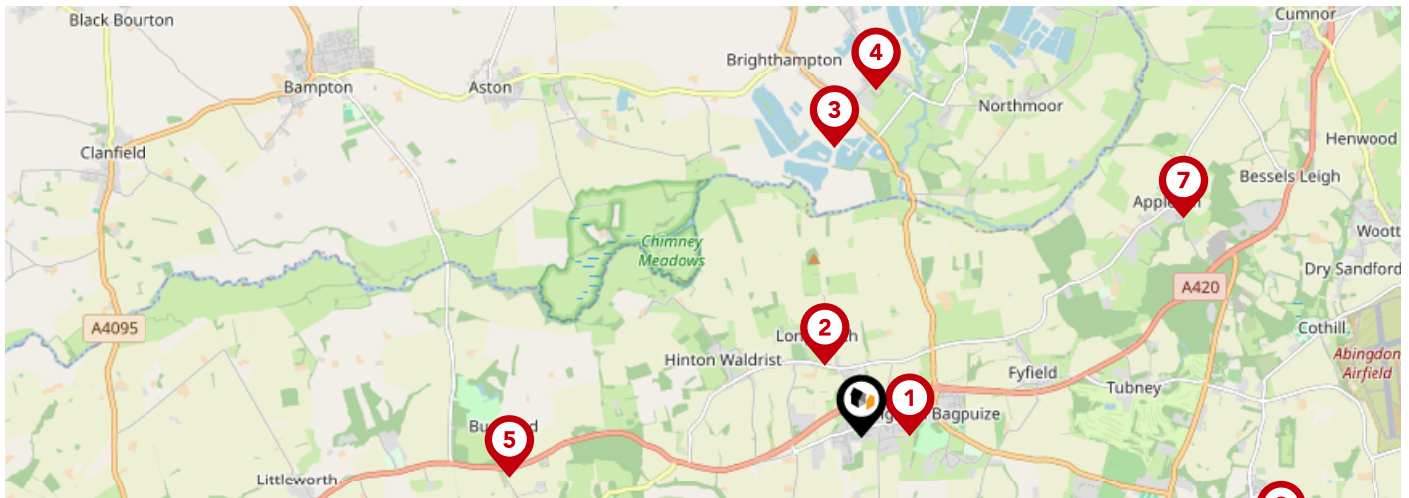
<b>8</b> mb/s	<b>76</b> mb/s	<b>1000</b> mb/s
		

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



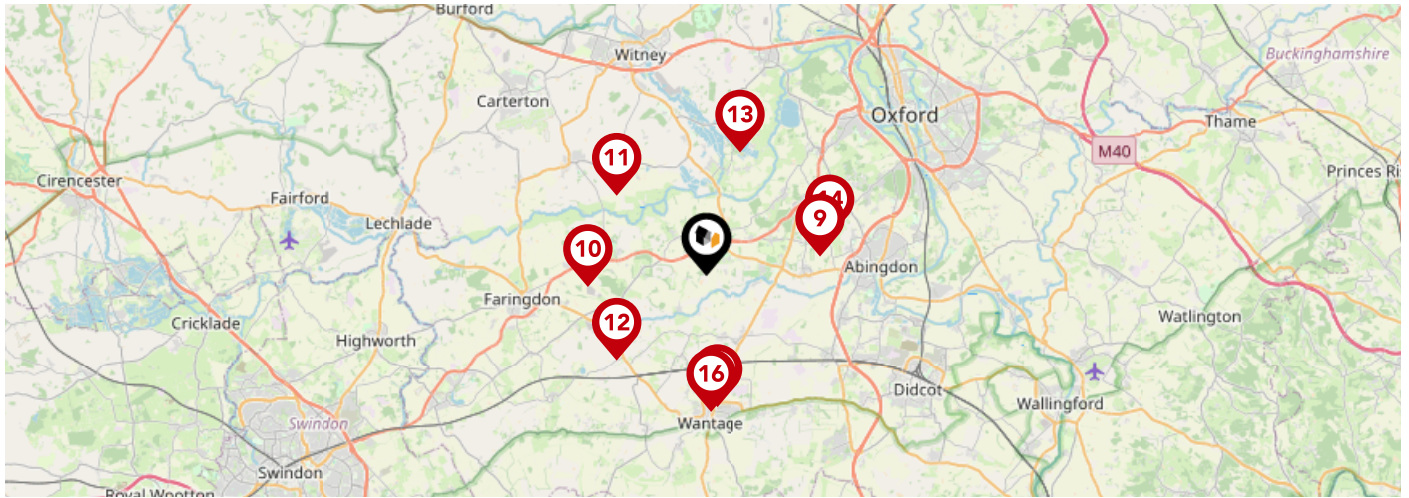
### Satellite/Fibre TV Availability:













		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>John Blandy Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Longworth Primary School</b> Ofsted Rating: Outstanding   Pupils: 73   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Mulberry Bush School</b> Ofsted Rating: Outstanding   Pupils: 21   Distance:2.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Standlake Church of England Primary School</b> Ofsted Rating: Good   Pupils: 139   Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Buckland Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 115   Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St James Church of England Primary School, Hanney</b> Ofsted Rating: Good   Pupils: 207   Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Appleton Church of England (A) Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Marcham Church of England (Voluntary Controlled) Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

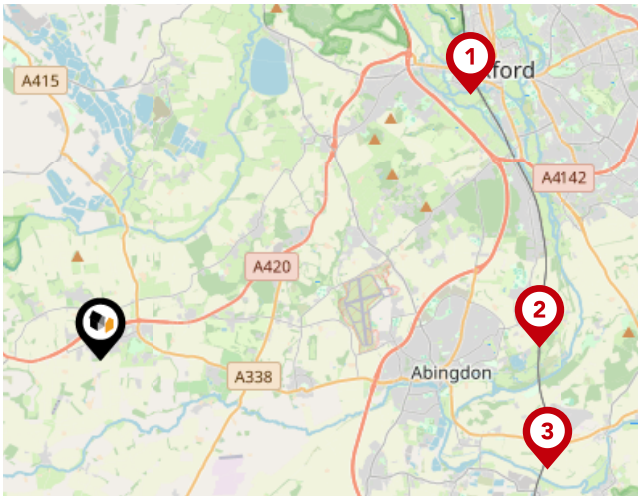




		Nursery	Primary	Secondary	College	Private
	<b>Cothill House</b> Ofsted Rating: Not Rated   Pupils: 159   Distance:4.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Hugh's School</b> Ofsted Rating: Not Rated   Pupils: 338   Distance:4.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aston and Cote Church of England Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:4.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stanford In the Vale CofE Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:4.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stanton Harcourt CofE Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dry Sandford Primary School</b> Ofsted Rating: Good   Pupils: 89   Distance:4.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grove Church of England School</b> Ofsted Rating: Good   Pupils: 192   Distance:4.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Millbrook Primary School</b> Ofsted Rating: Good   Pupils: 482   Distance:4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

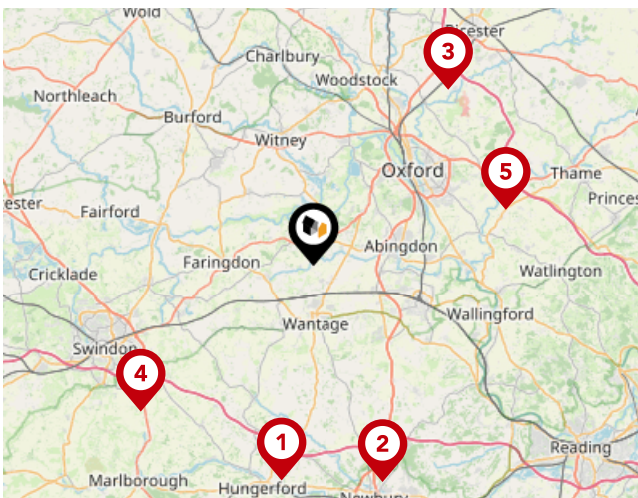
# Area

## Transport (National)



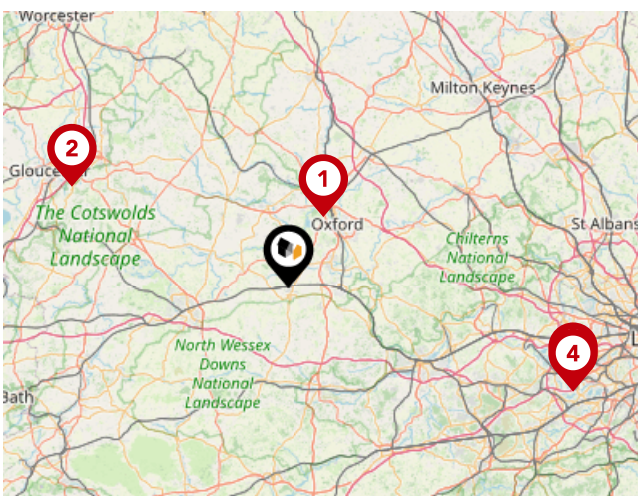
### National Rail Stations

Pin	Name	Distance
1	Oxford Rail Station	8.38 miles
2	Radley Rail Station	8.07 miles
3	Culham Rail Station	8.46 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J14	16.04 miles
2	M4 J13	16.69 miles
3	M40 J9	16.22 miles
4	M4 J15	16.7 miles
5	M40 J8A	14.76 miles

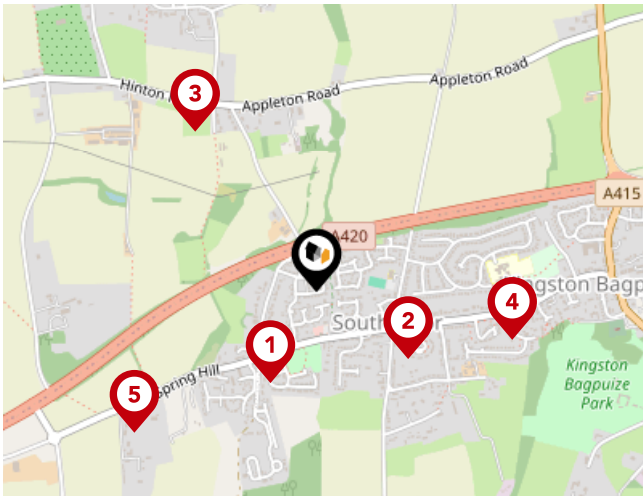


### Airports/Helipads

Pin	Name	Distance
1	Kidlington	11.51 miles
2	Staverton	35.08 miles
3	Heathrow Airport	44.33 miles
4	Heathrow Airport Terminal 4	44.88 miles

# Area

## Transport (Local)



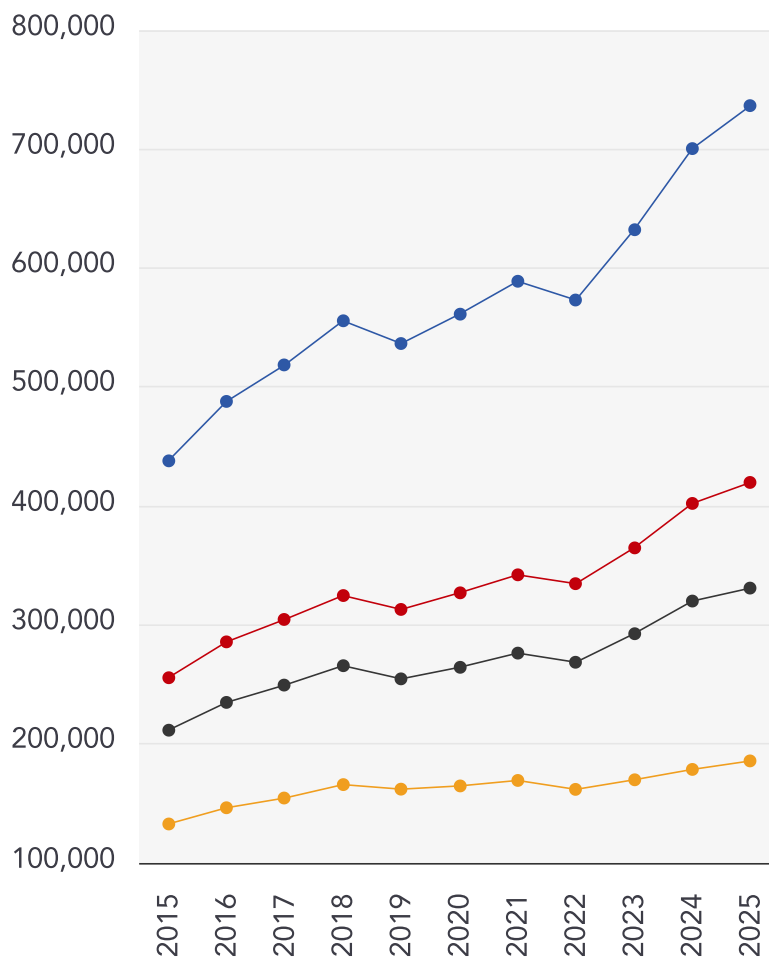
### Bus Stops/Stations

Pin	Name	Distance
1	Beggars Lane	0.24 miles
2	Latton Close	0.26 miles
3	Cow Lane	0.46 miles
4	Post Office	0.46 miles
5	Spring Hill	0.53 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in OX13



Detached

**+68.17%**

Semi-Detached

**+64.19%**

Terraced

**+56.45%**

Flat

**+39.93%**



## Hodsons

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...your move, our passion

Hodsons Estate Agents is an independent and established family-run Estate Agency. As local agents we provide an exemplary property service throughout Didcot, Wallingford and all the surrounding villages.

We are dedicated to understanding your needs and putting your interests first, guiding you through your property journey, giving honest, professional advice until completion. Yes, we are genuinely interested! The outcome does matter to us! We will go above and beyond to get you moving. Backed by the Law Society, extra peace of mind is assured. If you are considering moving, or would simply like some advice, talk to us today.



### Testimonial 1



The Team at Hodsons, Didcot, have done a great job for us. They gave us a professional, efficient and friendly service right from the valuation at the start, through the excellent photographs for the sales details, handling all the visits, to the successful conclusion. The Team were all excellent throughout but special thanks to Leeanne for going the extra mile with an out-of-hours visit. We can thoroughly recommend their Team. Our thanks to Anita, Leeanne

### Testimonial 2



The staff are just amazing. They helped us to buy our first home in Didcot, lots of ups and downs but the staff were with us to go through the journey. Thank you so much to Anita, Patrick and everyone in Hodsons!

### Testimonial 3



Excellent services from Hodsons team in Didcot. We had a long journey for our house haunting and thanks to Alen for helping us to ensure that we know the details about the properties. Also I need to highlight the spectacular service that we received from Patrick who managed the process for us.

### Testimonial 4



Myself and my husband found a house that we loved and leanne from hodsons Didcot showed us around it and a few others. She managed to fit us in really last minute ( 2 hours notice if that ) and was so warm and lovely during these viewings . We have had lots of contact with leanne since and she is always keeping us in the loop and always responds to us the same day. She had been so understanding and helpful.



/hodsonsestateagents



/hodsonsproperty



/hodsons\_estate\_agents

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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# Hodsons

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