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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th February 2025



ST. ANNES COURT, DIDCOT, OX11

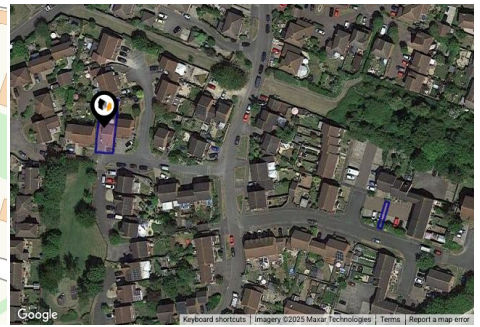
Hodsons

220 Broadway Didcot Oxfordshire OX11 8RS

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www.hodsons.co.uk



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,049 ft ² / 97 m ²
Plot Area:	0.06 acres
Year Built :	1983-1990
Council Tax :	Band D
Annual Estimate:	£2,357
Title Number:	ON161599

Tenure: Freehold

Local Area

Local Authority:	Oxfordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

25
mb/s



67
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)

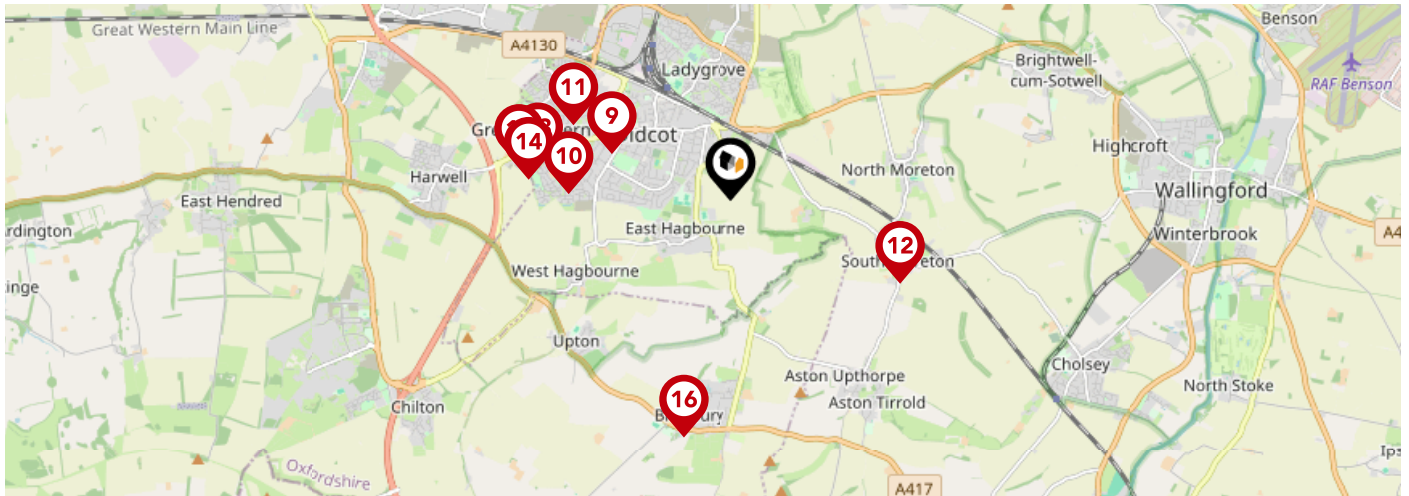










Satellite/Fibre TV Availability:





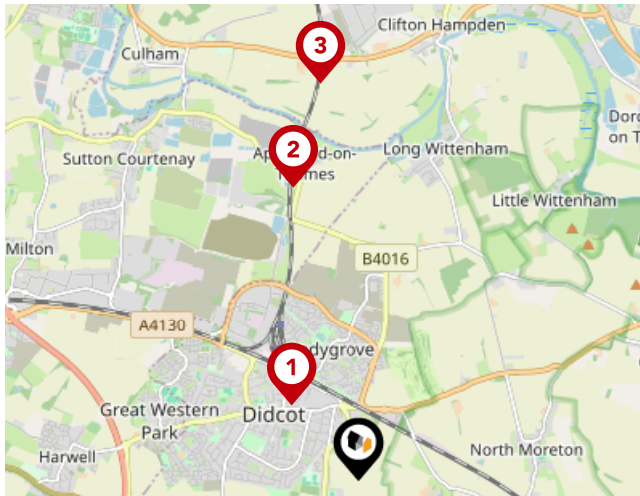
		Nursery	Primary	Secondary	College	Private
1	Willowcroft Community School Ofsted Rating: Good Pupils: 499 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 427 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Birinus School Ofsted Rating: Good Pupils: 1166 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lydalls Nursery School Ofsted Rating: Good Pupils: 75 Distance:0.85	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hagbourne Church of England Primary School Ofsted Rating: Good Pupils:0 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Northbourne Church of England Primary School Ofsted Rating: Good Pupils: 342 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Manor Primary School Ofsted Rating: Good Pupils: 330 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ladygrove Park Primary School Ofsted Rating: Good Pupils: 426 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Didcot Girls' School Ofsted Rating: Outstanding Pupils: 1616 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aureus Primary School Ofsted Rating: Outstanding Pupils: 424 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stephen Freeman Community Primary School Ofsted Rating: Good Pupils: 450 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South Moreton Primary School Ofsted Rating: Good Pupils: 120 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Didcot Primary Academy Ofsted Rating: Outstanding Pupils: 451 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Oxfordshire Ofsted Rating: Good Pupils: 288 Distance:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aureus School Ofsted Rating: Requires improvement Pupils: 545 Distance:1.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blewbury Church of England Primary School Ofsted Rating: Good Pupils: 116 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

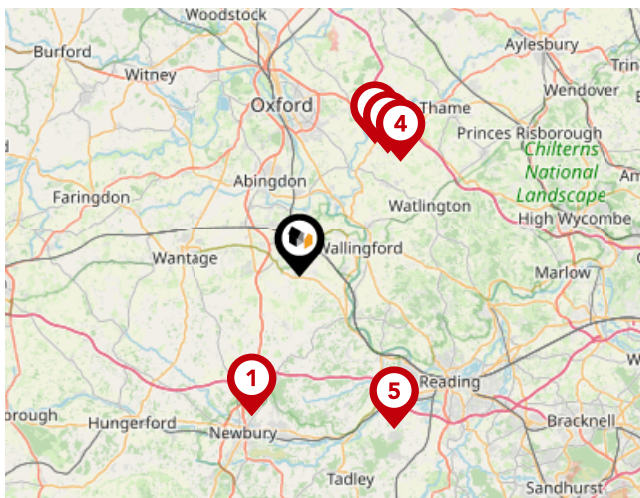
Area

Transport (National)



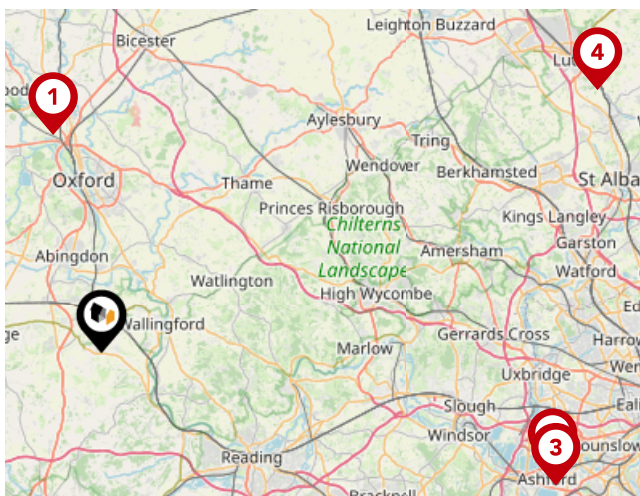
National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	0.93 miles
2	Appleford Rail Station	2.76 miles
3	Culham Rail Station	3.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	10.85 miles
2	M40 J8A	11.24 miles
3	M40 J8	11.18 miles
4	M40 J7	11.28 miles
5	M4 J12	13.22 miles

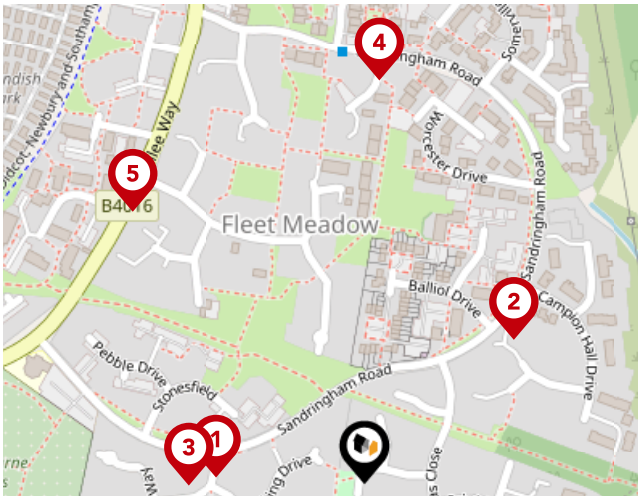


Airports/Helipads

Pin	Name	Distance
1	Kidlington	16.36 miles
2	Heathrow Airport	34.49 miles
3	Heathrow Airport Terminal 4	34.97 miles
4	Luton Airport	41.29 miles

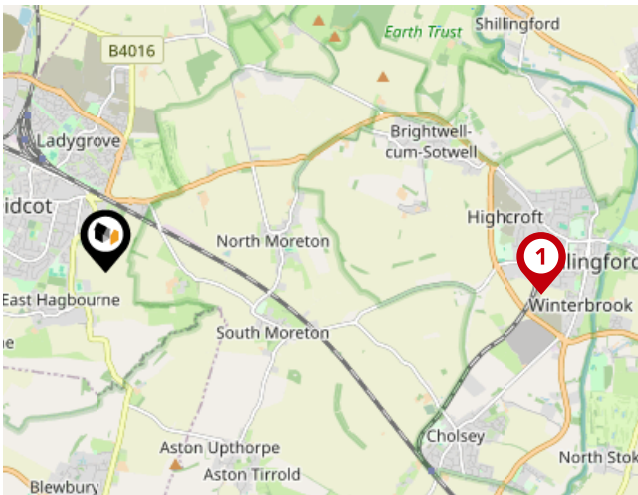
Area

Transport (Local)



Bus Stops/Stations

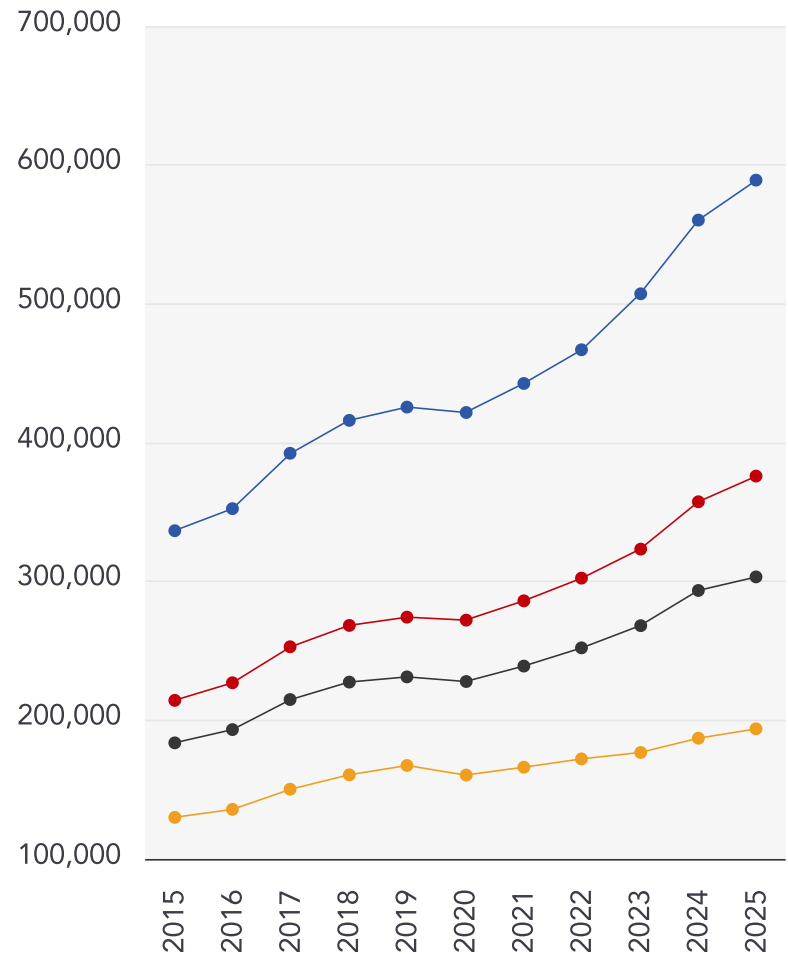
Pin	Name	Distance
1	Saxons Way	0.09 miles
2	Campion Hall Drive	0.12 miles
3	Saxons Way	0.1 miles
4	Regent Gardens	0.23 miles
5	Jubilee Way	0.21 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	4.01 miles

10 Year History of Average House Prices by Property Type in OX11



Detached

+75.07%

Semi-Detached

+75.42%

Terraced

+65.11%

Flat

+49.1%



Hodsons

...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.

Please note that all appliances and heating systems are not tested by Hodsons and therefore no warranties can be given as to their good working order.

Hodsons

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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