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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th February 2025



KINGS LANE, HARWELL, DIDCOT, OX11

Hodsons

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,319 ft ² / 122 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band E		
Annual Estimate:	£2,862		
Title Number:	ON324373		

Local Area

Local Authority:	Vale of white horse
Conservation Area:	Harwell
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



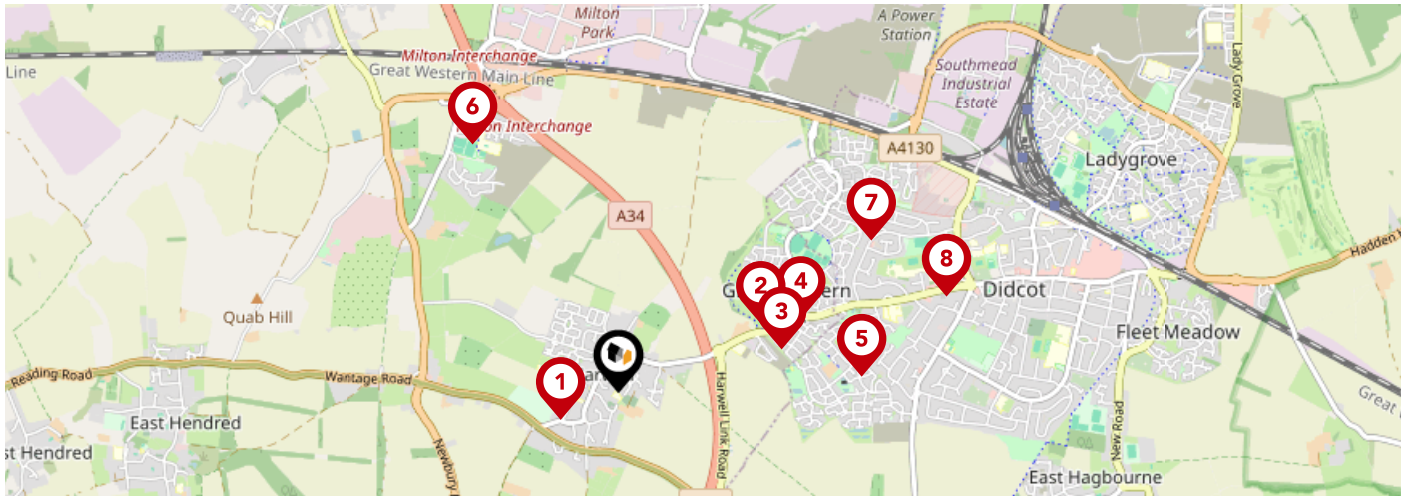
Planning records for: *Kings Lane, Harwell, Didcot, OX11*

Reference - P18/V0208/DIS
Decision: Decided
Date: 24th January 2018
Description: Discharge of conditions 3-Joinery Detail, 4-Landscaping, 5-External Ducts, 6- Materials, 7-Waste Storage, 8-Car Parking, 9-Cycle Parking and 10-Surface Water and 12-Vehicular access on application P16/V0678/FUL New two bedroom dwelling adjacent to 1 Kings Lane Harwell

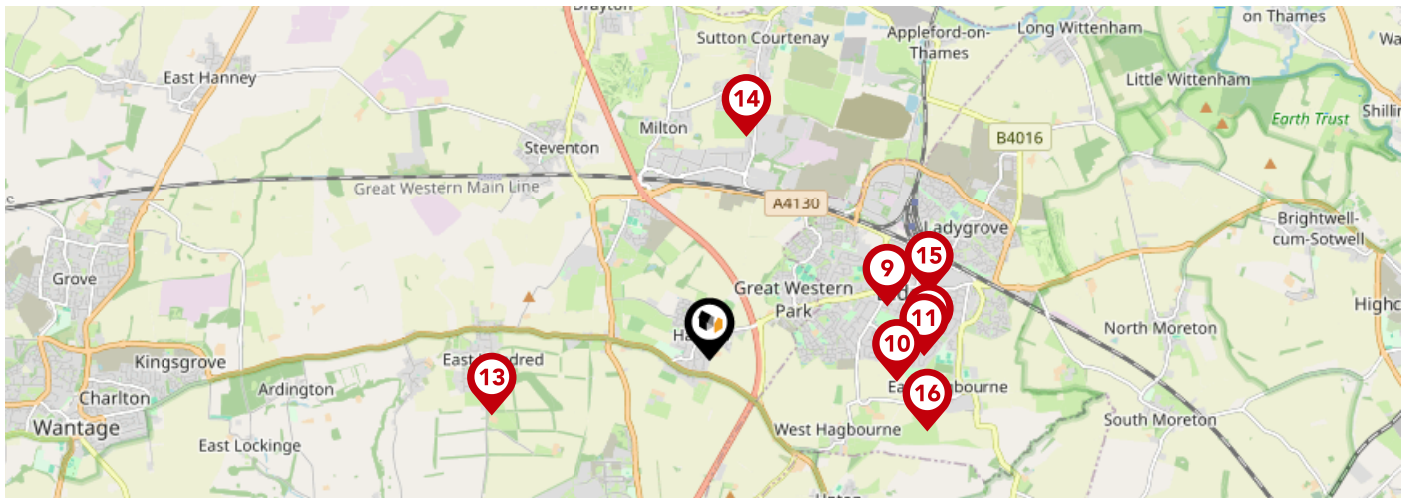
Reference - P16/V0678/FUL
Decision: Decided
Date: 15th March 2016
Description: New two bedroom dwelling adjacent to 1 Kings Lane Harwell

Reference - P16/V0676/HH
Decision: Decided
Date: 15th March 2016
Description: Demolition of timber garage and construction of extensions to side and rear. (Amended by drawing numbers HAR_EXT_PL_02A, HAR_EXT_PL_03A and HAR_EXT_PL_04A, received 4 May 2016, and additional drawing HAR_EXT_PL_05A received 10 June 2016; proposed parking and front garden configuration altered, and proposed integral garage increased in length).

Area Schools



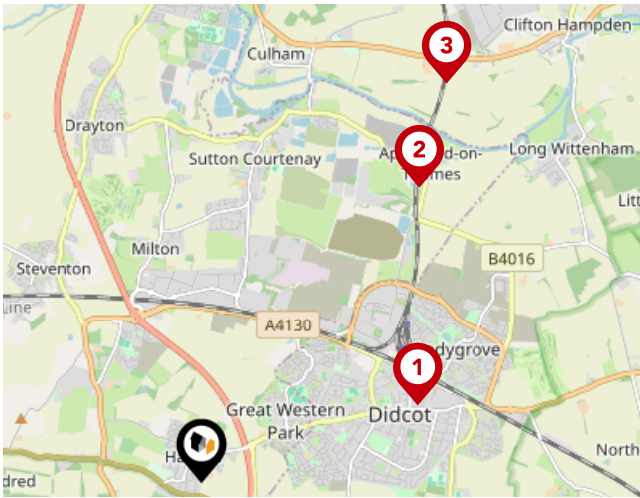
	Nursery	Primary	Secondary	College	Private
<p>1 Harwell Primary School Ofsted Rating: Good Pupils: 205 Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Aureus School Ofsted Rating: Requires improvement Pupils: 545 Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 UTC Oxfordshire Ofsted Rating: Good Pupils: 288 Distance:0.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Didcot Primary Academy Ofsted Rating: Outstanding Pupils: 451 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Aureus Primary School Ofsted Rating: Outstanding Pupils: 424 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Blaise CofE Primary School Ofsted Rating: Good Pupils: 142 Distance:1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Stephen Freeman Community Primary School Ofsted Rating: Good Pupils: 450 Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Didcot Girls' School Ofsted Rating: Outstanding Pupils: 1616 Distance:1.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Manor Primary School Ofsted Rating: Good Pupils: 330 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northbourne Church of England Primary School Ofsted Rating: Good Pupils: 342 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Birinus School Ofsted Rating: Good Pupils: 1166 Distance:1.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Willowcroft Community School Ofsted Rating: Good Pupils: 499 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Amand's Catholic Primary School Ofsted Rating: Good Pupils: 113 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sutton Courtenay Church of England Primary School Ofsted Rating: Requires improvement Pupils: 210 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lydalls Nursery School Ofsted Rating: Good Pupils: 75 Distance:2.11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hagbourne Church of England Primary School Ofsted Rating: Good Pupils:0 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

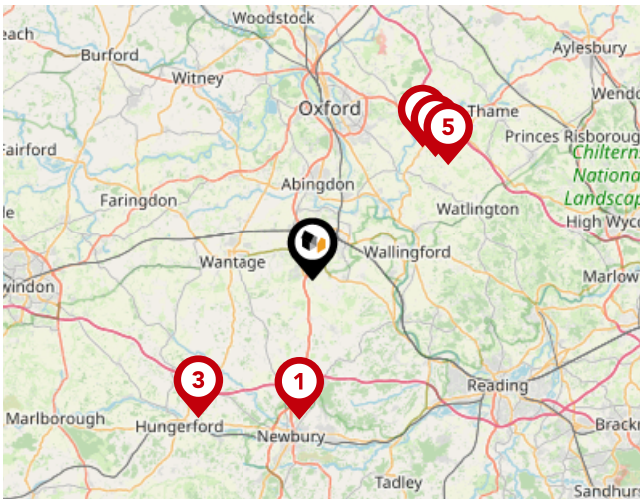
Area

Transport (National)



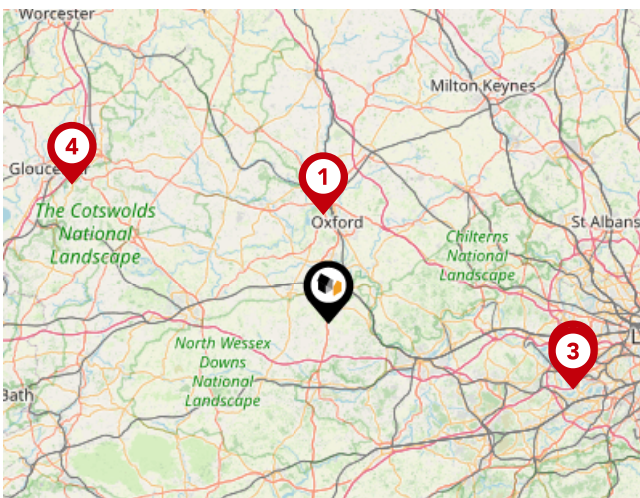
National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	2.11 miles
2	Appleford Rail Station	3.37 miles
3	Culham Rail Station	4.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	10.28 miles
2	M40 J8A	12.76 miles
3	M4 J14	13.19 miles
4	M40 J8	12.89 miles
5	M40 J7	13.15 miles

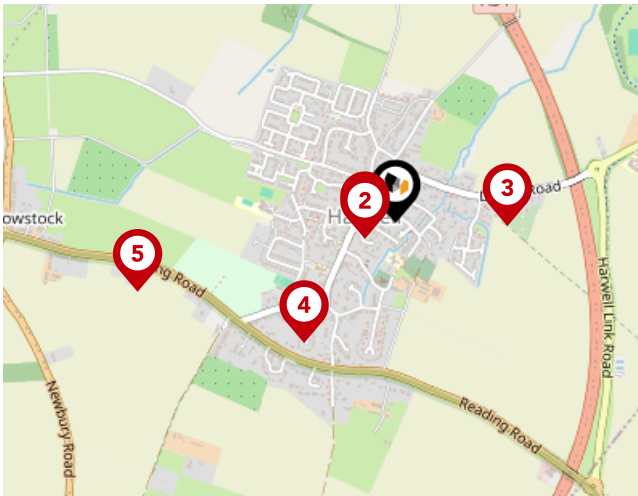


Airports/HELIPADS

Pin	Name	Distance
1	Kidlington	16.01 miles
2	Heathrow Airport	37.03 miles
3	Heathrow Airport Terminal 4	37.49 miles
4	Staverton	42.97 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.08 miles
2	High Street	0.08 miles
3	Didcot Road Bungalows	0.26 miles
4	Tyrrells Close	0.35 miles
5	Reading Road Stade	0.62 miles



Local Connections

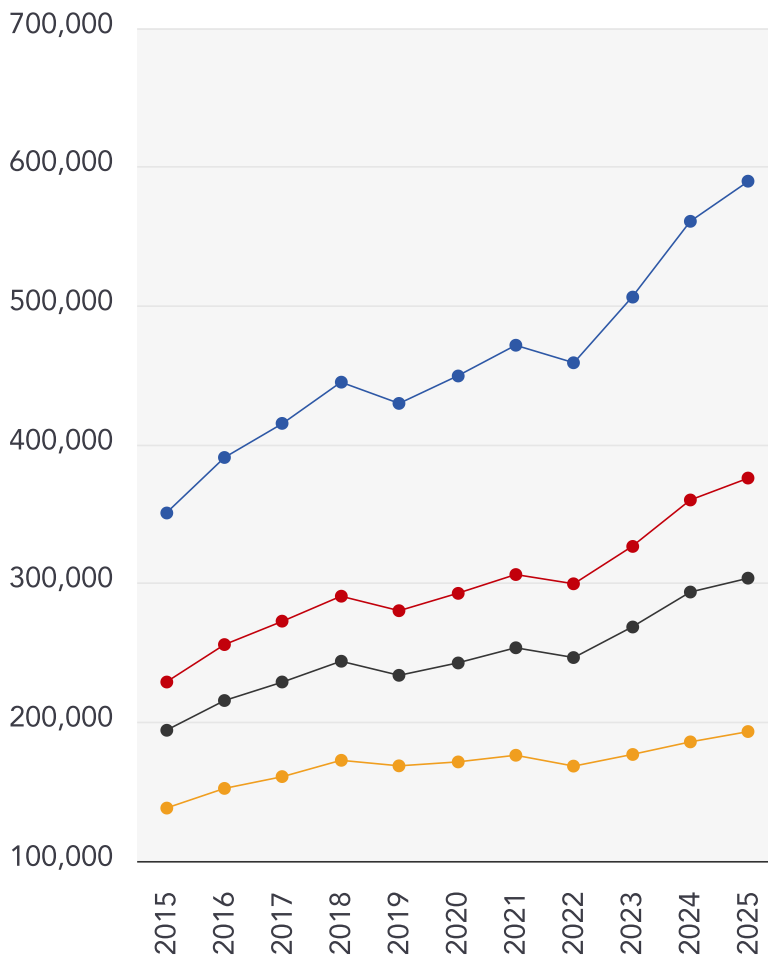
Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	6.62 miles

Market

House Price Statistics



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



Detached

+68.17%

Semi-Detached

+64.19%

Terraced

+56.45%

Flat

+39.93%



Hodsons

...your move, our passion

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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



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Hodsons

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