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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th February 2025



MANOR ROAD, DIDCOT, OX11

Hodsons

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,376 ft ² / 220 m ²		
Plot Area:	0.17 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,880		
Title Number:	ON351676		

Local Area

Local Authority:	Oxfordshire
Conservation Area:	Didcot Old
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>No Risk</p> <p>Very Low</p>

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	68 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

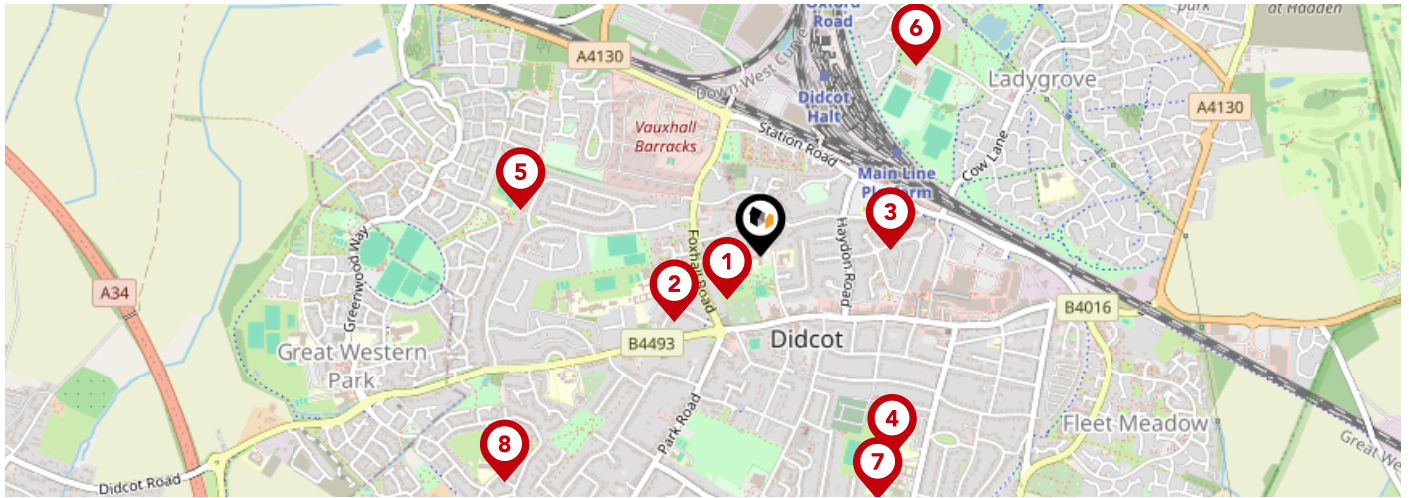


Planning records for: **Manor Road, Didcot, OX11**

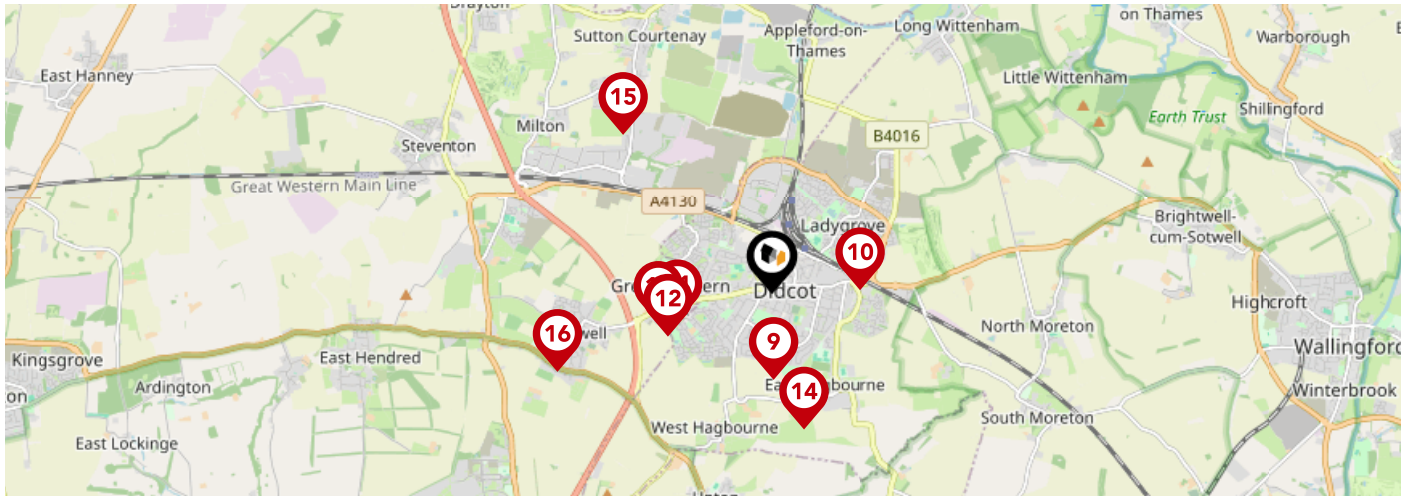
Reference - P17/S4055/HH	
Decision:	Planning Permission
Date:	01st October 2018
Description:	New front extension to create additional living accommodation.(As amended by drawings received 5th January 2018, to remove the internal staircase and front porch).









Reference - P17/S0462/HH	
Decision:	Planning Permission
Date:	04th March 2017
Description:	New first floor extension over existing garage, 2 dormer windows.

Reference - P18/S0665/HH	
Decision:	-
Date:	26th February 2018
Description:	Conversion of existing storage space into habitable accommodation.



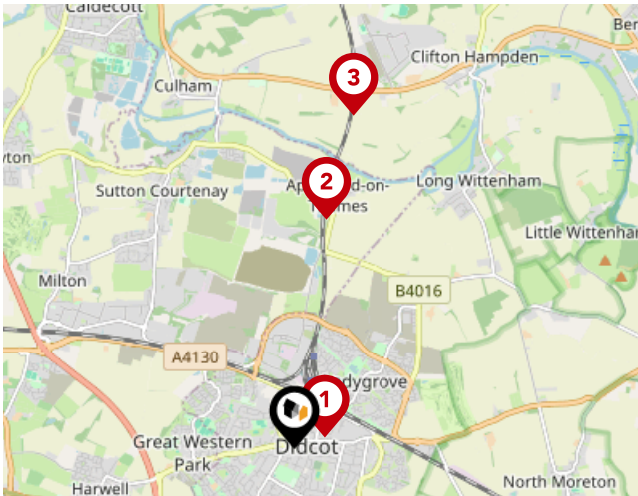
		Nursery	Primary	Secondary	College	Private
1	Manor Primary School Ofsted Rating: Good Pupils: 330 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Didcot Girls' School Ofsted Rating: Outstanding Pupils: 1616 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lydalls Nursery School Ofsted Rating: Good Pupils: 75 Distance:0.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Willowcroft Community School Ofsted Rating: Good Pupils: 499 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stephen Freeman Community Primary School Ofsted Rating: Good Pupils: 450 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ladygrove Park Primary School Ofsted Rating: Good Pupils: 426 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Birinus School Ofsted Rating: Good Pupils: 1166 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Aureus Primary School Ofsted Rating: Outstanding Pupils: 424 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Northbourne Church of England Primary School Ofsted Rating: Good Pupils: 342 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 427 Distance:0.81	<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:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Oxfordshire Ofsted Rating: Good Pupils: 288 Distance:1.04	<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:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hagbourne Church of England Primary School Ofsted Rating: Good Pupils:0 Distance:1.28	<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:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harwell Primary School Ofsted Rating: Good Pupils: 205 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

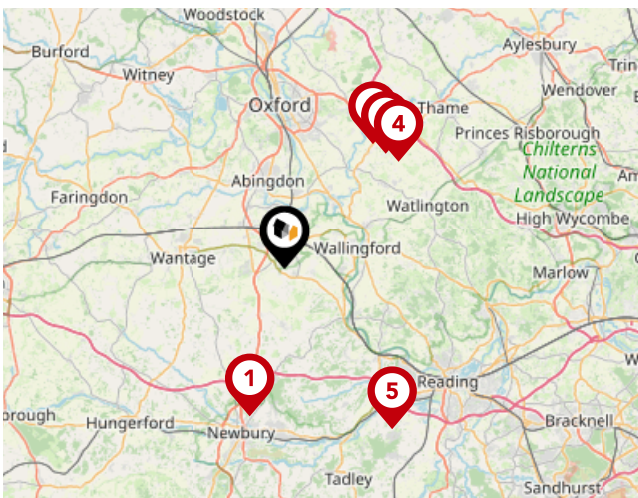
Area

Transport (National)



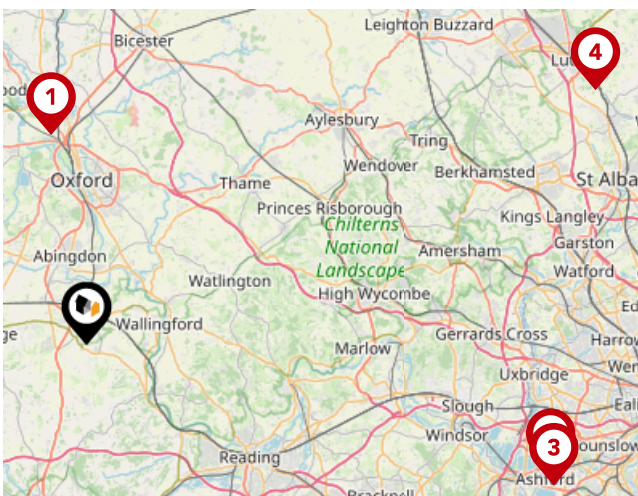
National Rail Stations

Pin	Name	Distance
	Didcot Parkway Rail Station	0.29 miles
	Appleford Rail Station	2.13 miles
	Culham Rail Station	3.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J13	11.15 miles
	M40 J8A	11.23 miles
	M40 J8	11.28 miles
	M40 J7	11.47 miles
	M4 J12	14.2 miles

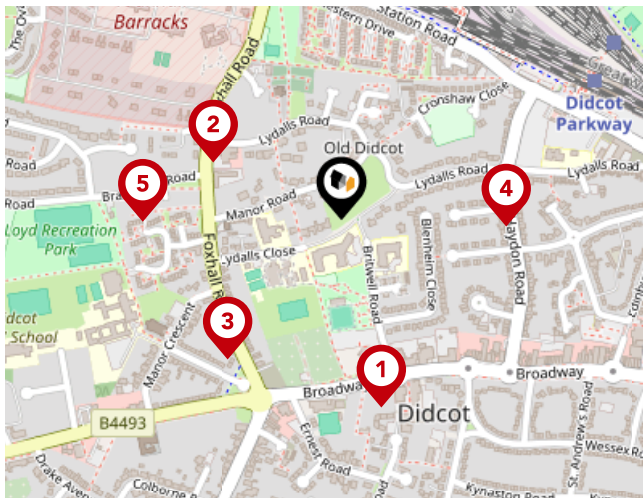


Airports/Helipads






Pin	Name	Distance
	Kidlington	15.61 miles
	Heathrow Airport	35.51 miles
	Heathrow Airport Terminal 4	36 miles
	Luton Airport	41.82 miles

Area

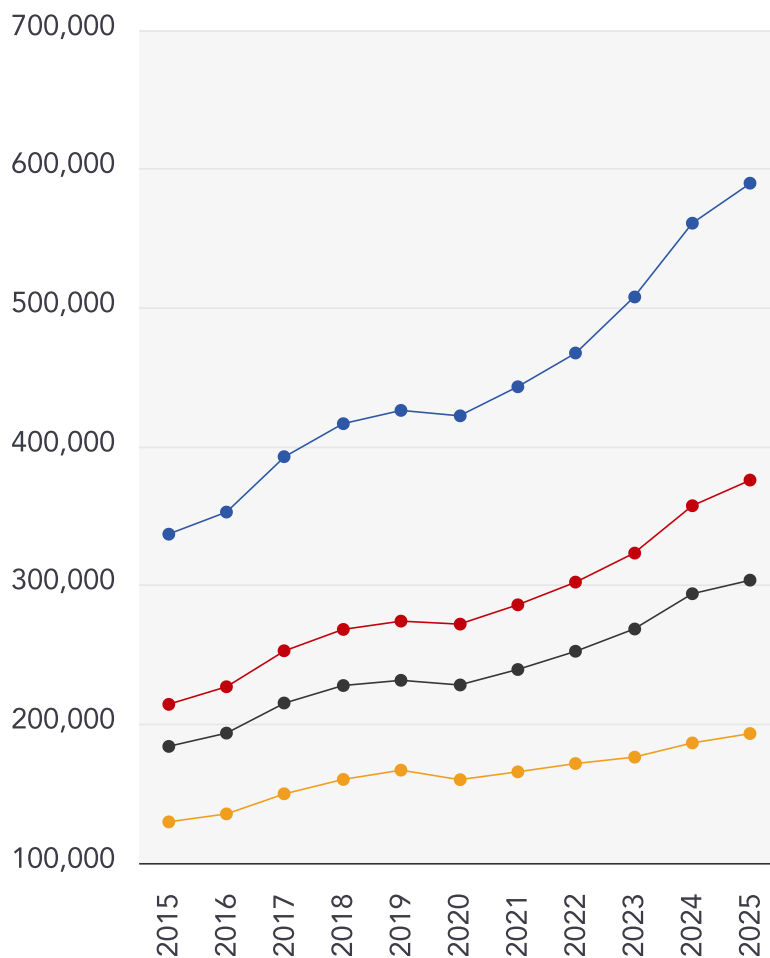
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Civic Hall	0.22 miles
	MacDonald Close	0.16 miles
	Manor Crescent	0.21 miles
	Melton Drive	0.19 miles
	Brasenose Road	0.23 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

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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



/hodsons_estate_agents

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Hodsons

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