

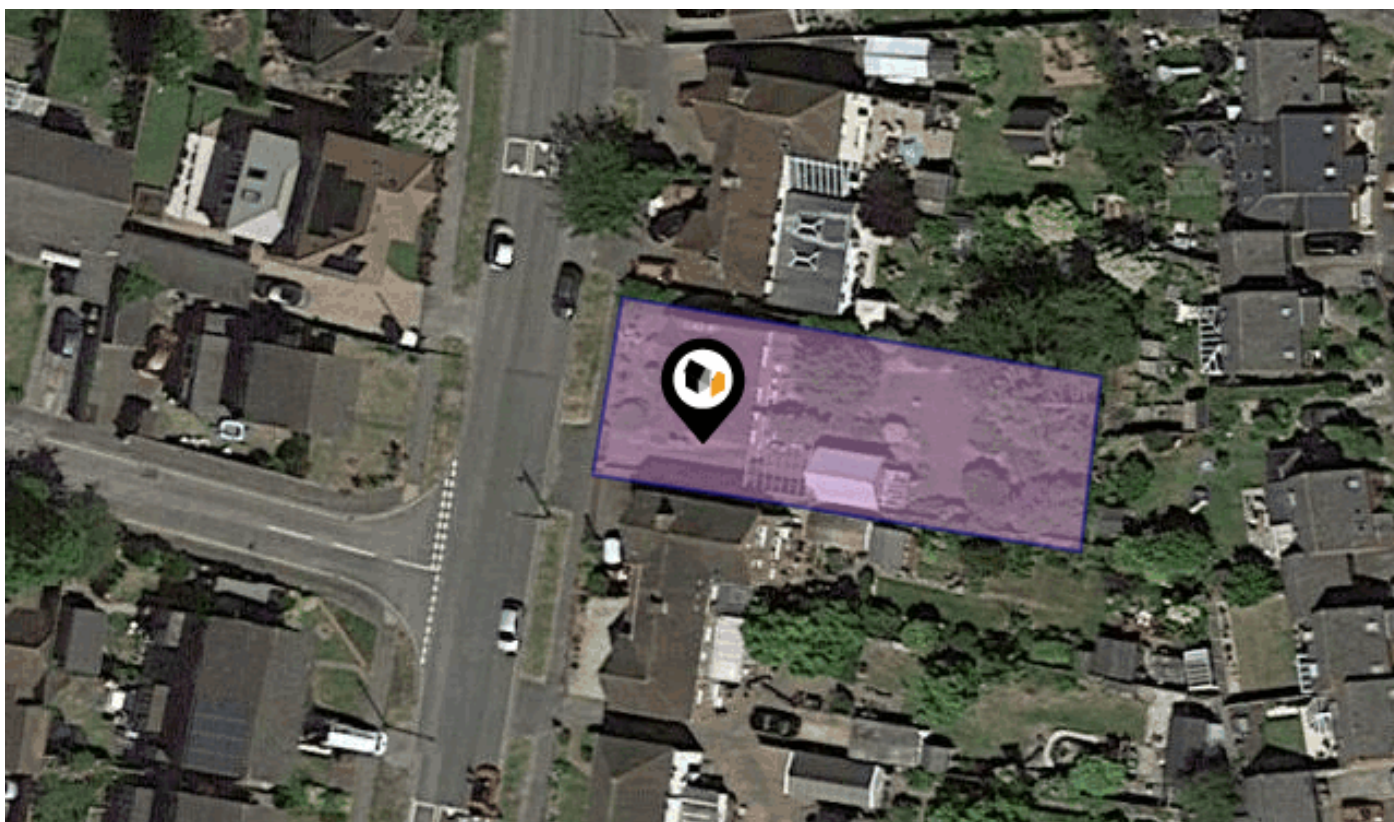


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st April 2025



HAYDON ROAD, DIDCOT, OX11

Hodsons

220 Broadway Didcot Oxfordshire OX11 8RS

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www.hodsons.co.uk








Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,539 ft ² / 143 m ²		
Plot Area:	0.15 acres		
Council Tax :	Band D		
Annual Estimate:	£2,474		
Title Number:	ON187834		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	149 mb/s	1000 mb/s
		

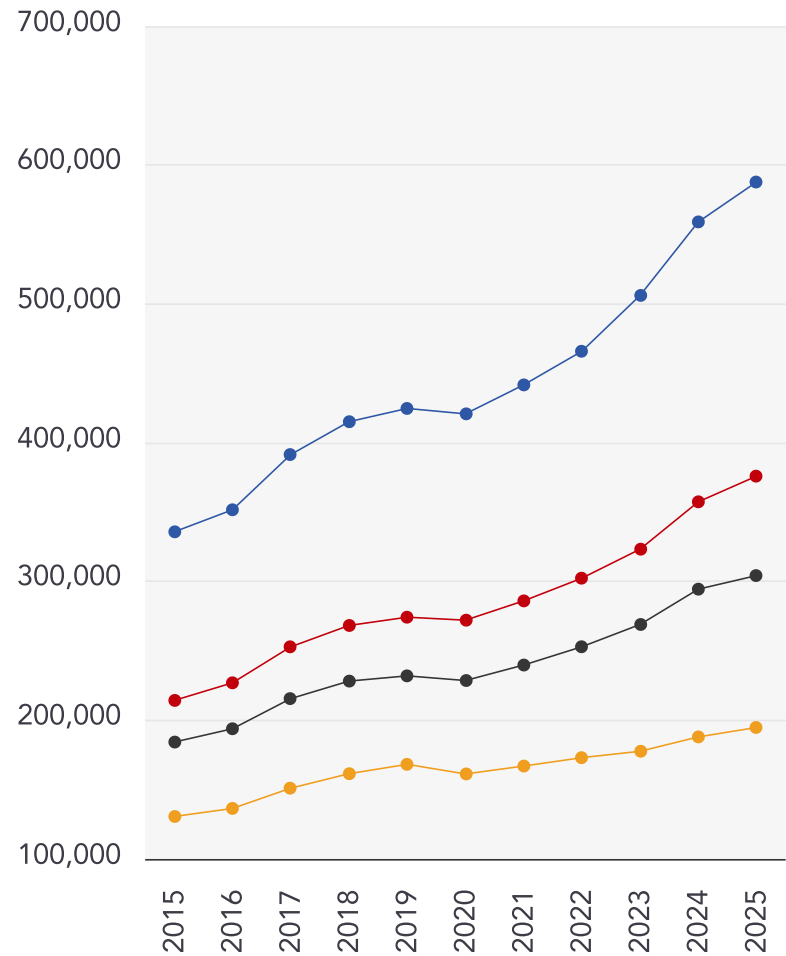
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



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



Detached

+75.07%

Semi-Detached

+75.42%

Terraced

+65.11%

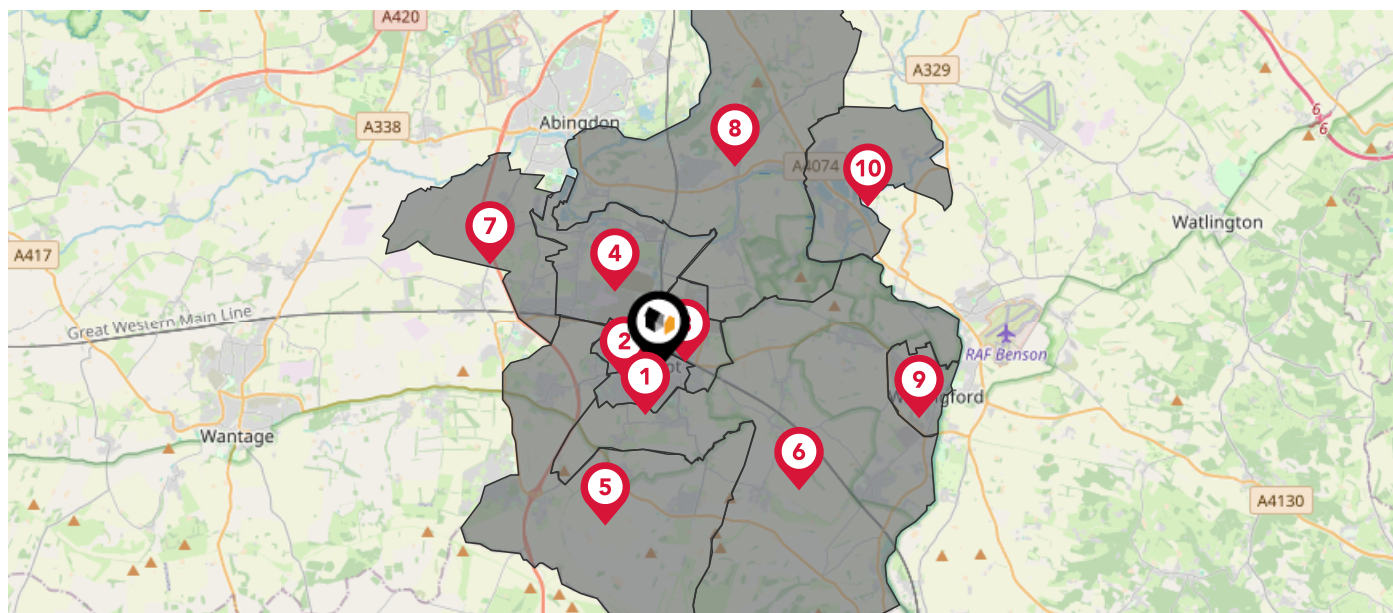
Flat

+49.1%











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



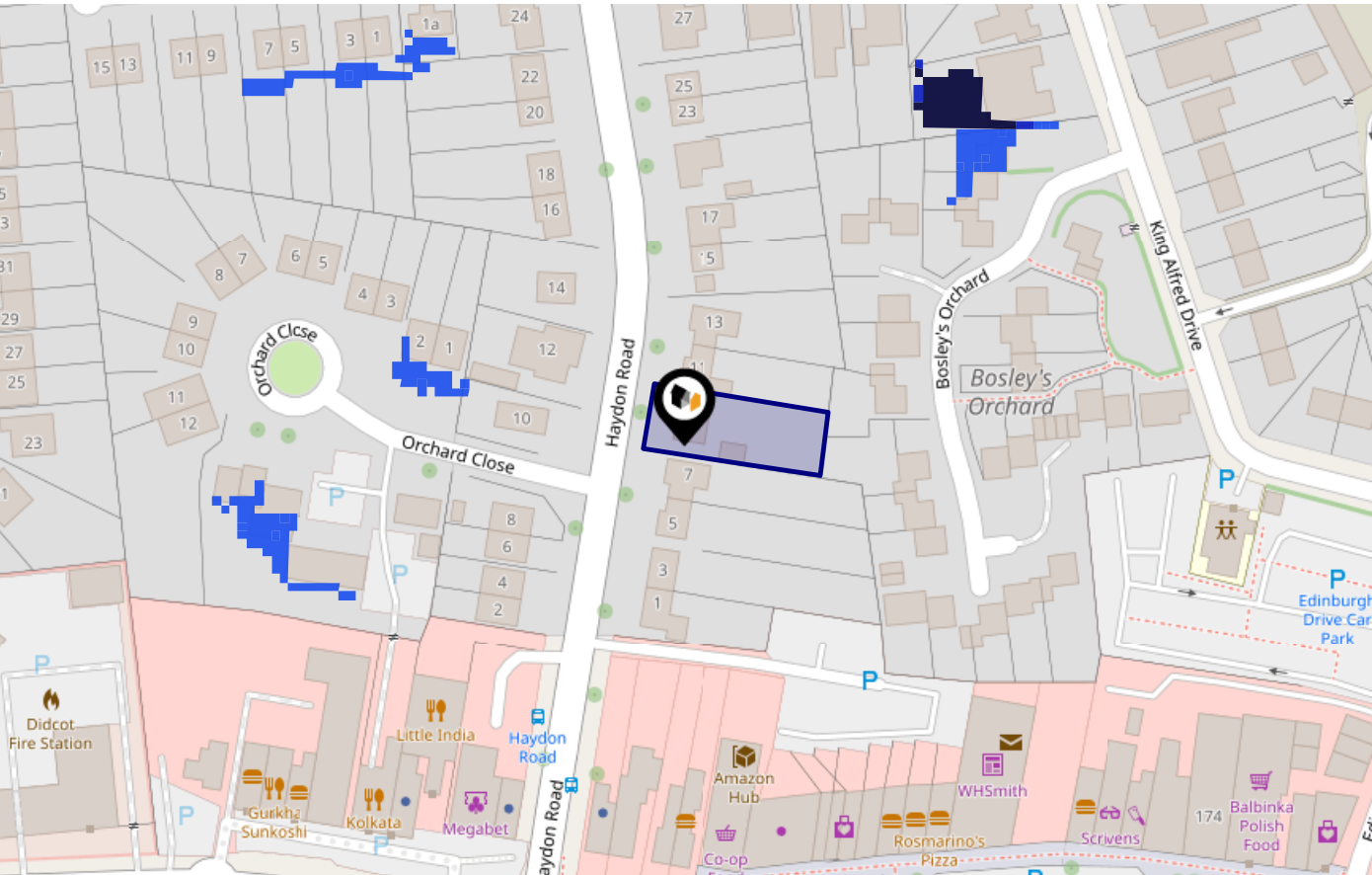
Nearby Council Wards

-  1 Didcot South Ward
-  2 Didcot West Ward
-  3 Didcot North East Ward
-  4 Sutton Courtenay Ward
-  5 Blewbury & Harwell Ward
-  6 Cholsey Ward
-  7 Drayton Ward
-  8 Sandford & the Wittenhams Ward
-  9 Wallingford Ward
-  10 Berinsfield Ward

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

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 (0.25%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

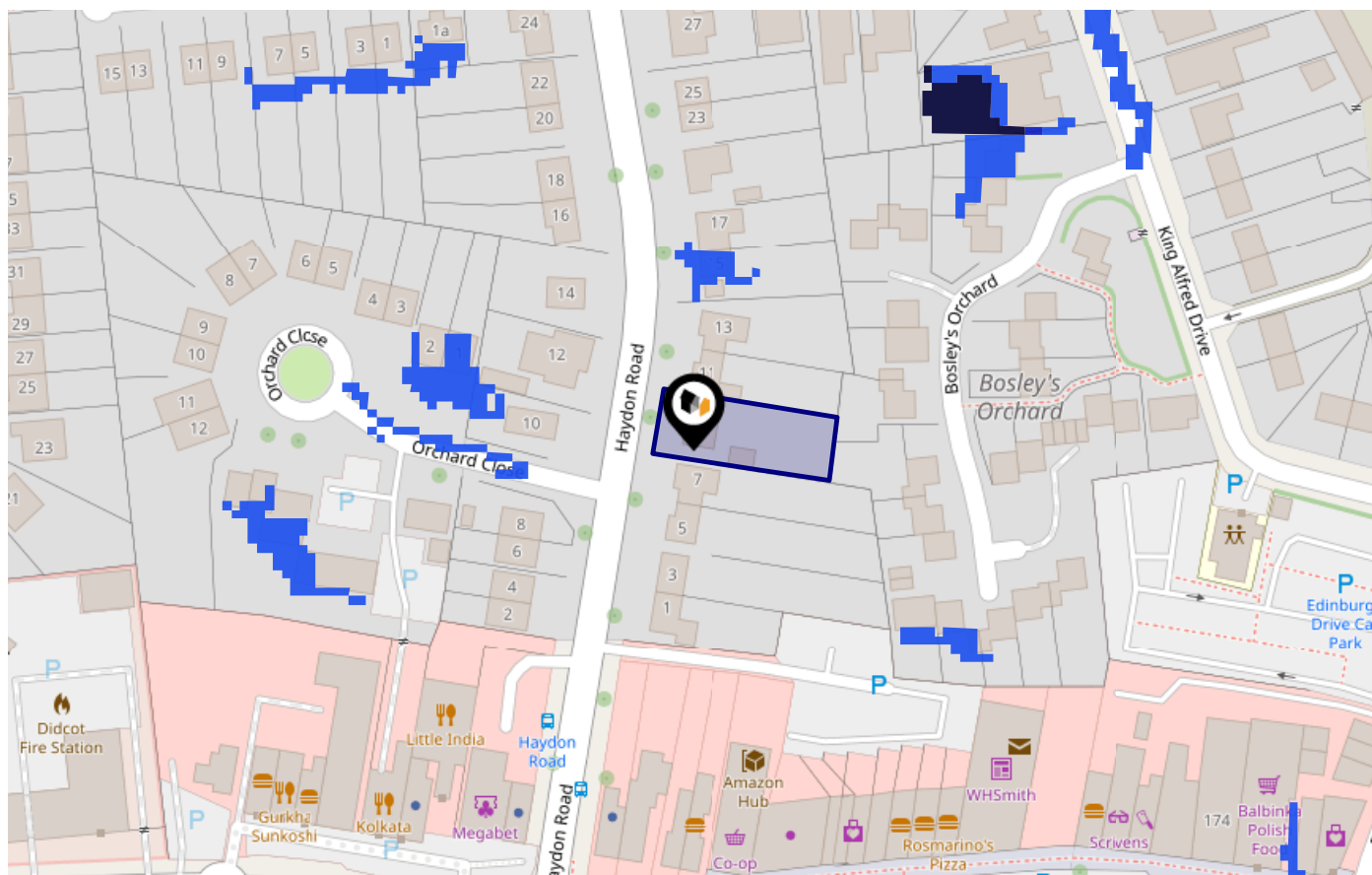
Chance of flooding to the following depths at this property:



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.



Risk Rating: Very low

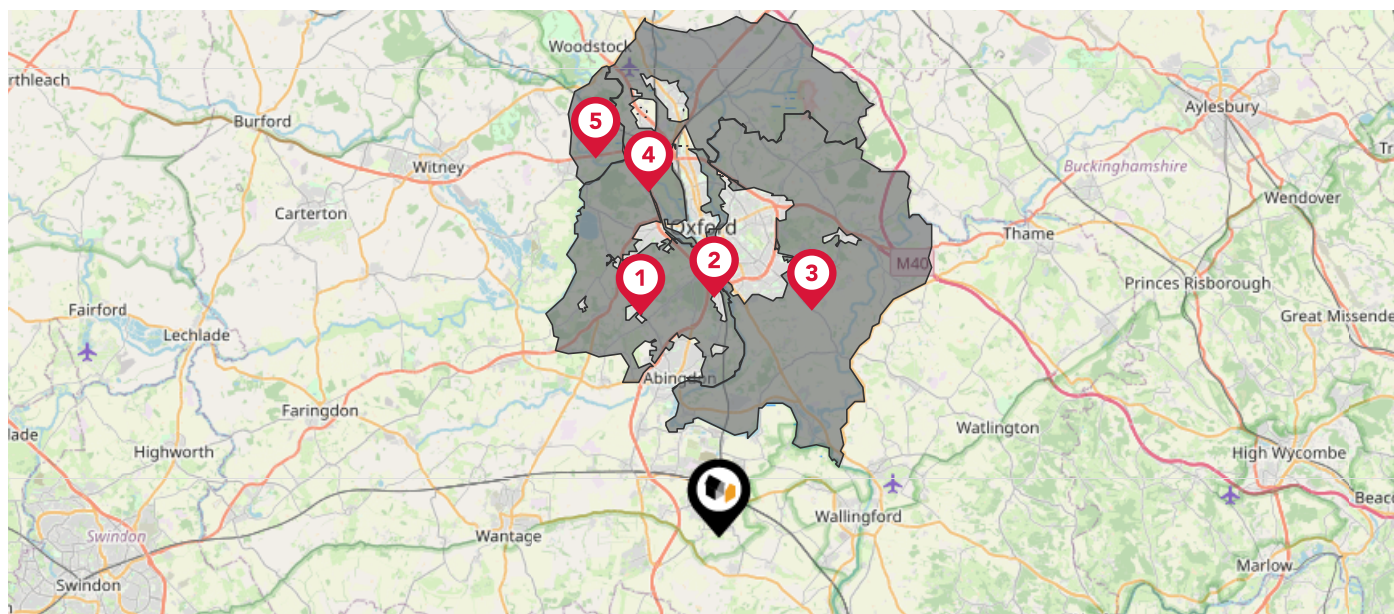
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



Oxford Green Belt - Vale of White Horse



Oxford Green Belt - Oxford



Oxford Green Belt - South Oxfordshire



Oxford Green Belt - Cherwell

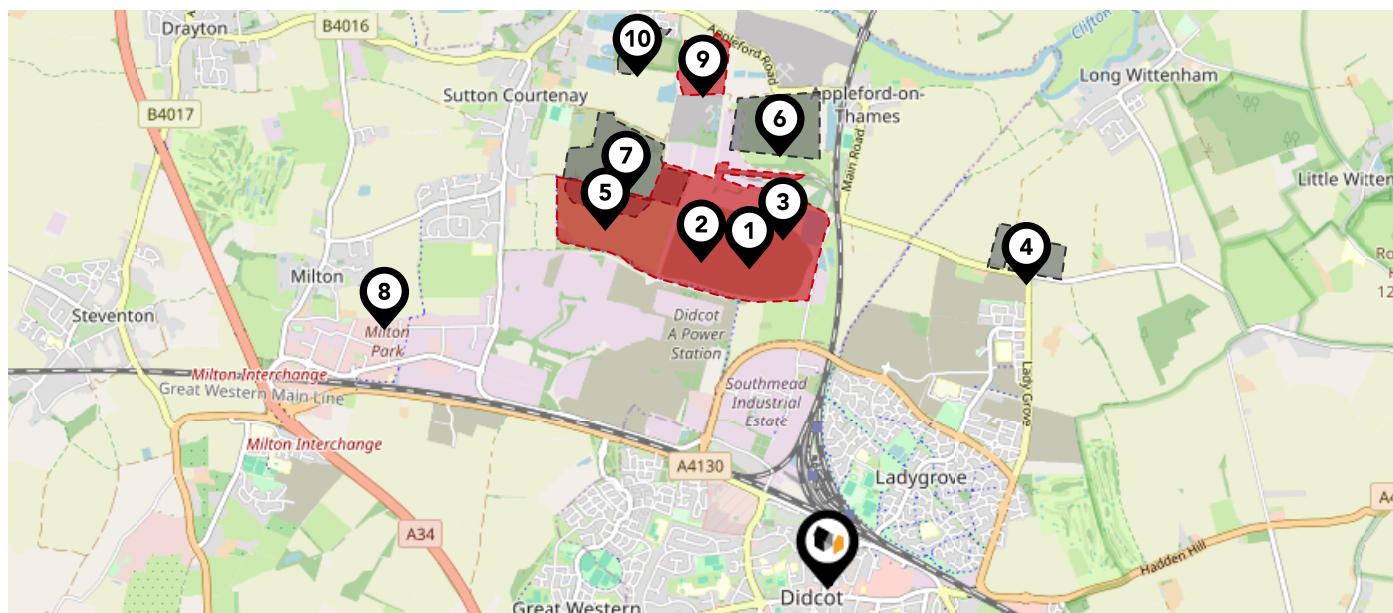


Oxford Green Belt - West Oxfordshire

Maps

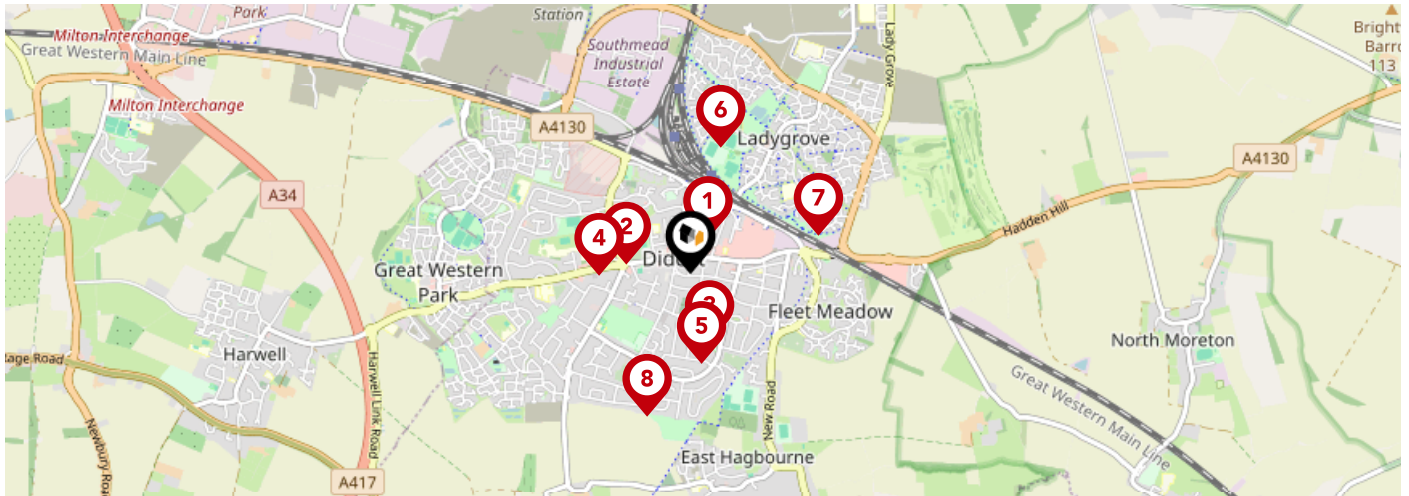
Landfill Sites

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.

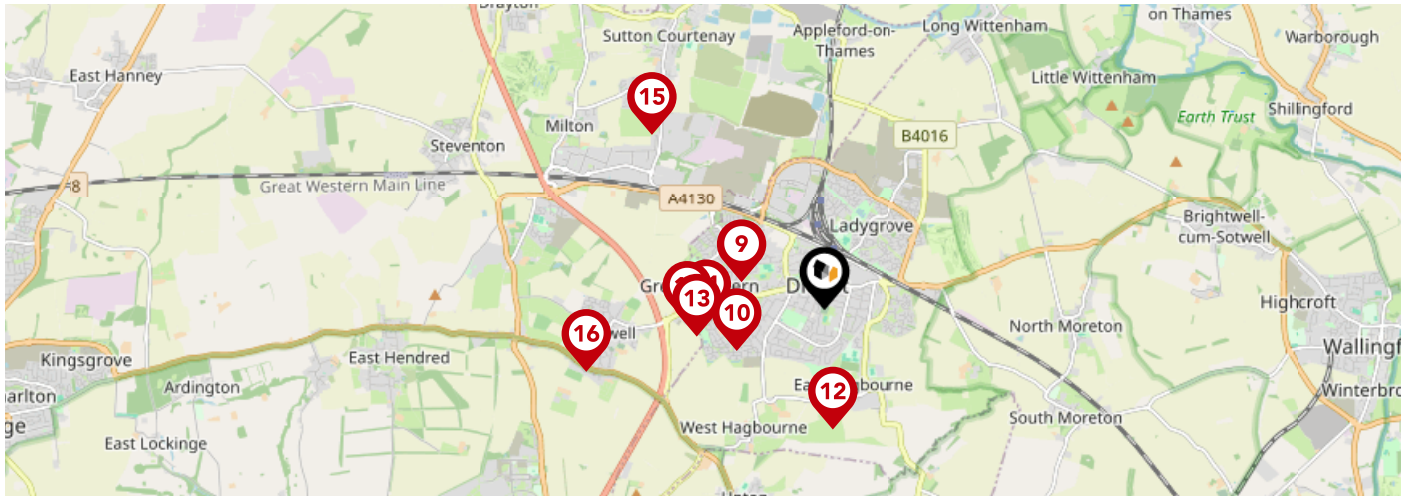










Nearby Landfill Sites

1	Sutton Courtenay 6 Acre Site-Sutton Courtenay, Oxfordshire	Historic Landfill	
2	Waste Recycling Group	Active Landfill	
3	Radcot Farm-Appleford, Abingdon, Oxfordshire	Historic Landfill	
4	Pearith Farm-Appleford, Abingdon, Oxfordshire	Historic Landfill	
5	Sutton Courtenay Waste Recycling Centre-Appleford Sidings, Sutton Courtenay, Abingdon, Oxfordshire	Historic Landfill	
6	Sutton Courtenay 90 Acre Site-Sutton Courtenay, Oxfordshire	Historic Landfill	
7	Hobbyhorse Lane North-Sutton Courtenay, Oxfordshire	Historic Landfill	
8	Manor Farm-Milton, Oxfordshire	Historic Landfill	
9	Sutton Courtnay Office	Active Landfill	
10	Appleford Road South-Appleford Road, Sutton Courtenay, Abingdon, Oxfordshire	Historic Landfill	

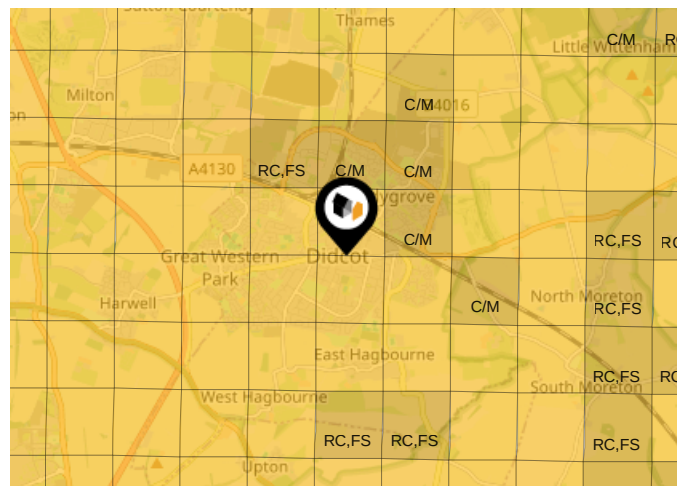


		Nursery	Primary	Secondary	College	Private
1	Lydalls Nursery School Ofsted Rating: Good Pupils: 75 Distance:0.18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Manor Primary School Ofsted Rating: Good Pupils: 330 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Willowcroft Community School Ofsted Rating: Good Pupils: 499 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Didcot Girls' School Ofsted Rating: Outstanding Pupils: 1616 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Birinus School Ofsted Rating: Good Pupils: 1166 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ladygrove Park Primary School Ofsted Rating: Good Pupils: 426 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 427 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Northbourne Church of England Primary School Ofsted Rating: Good Pupils: 342 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Stephen Freeman Community Primary School Ofsted Rating: Good Pupils: 450 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aureus Primary School Ofsted Rating: Outstanding Pupils: 424 Distance:0.89	<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:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hagbourne Church of England Primary School Ofsted Rating: Good Pupils:0 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Oxfordshire Ofsted Rating: Good Pupils: 288 Distance:1.2	<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:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sutton Courtenay Church of England Primary School Ofsted Rating: Requires improvement Pupils: 210 Distance:2.26	<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:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

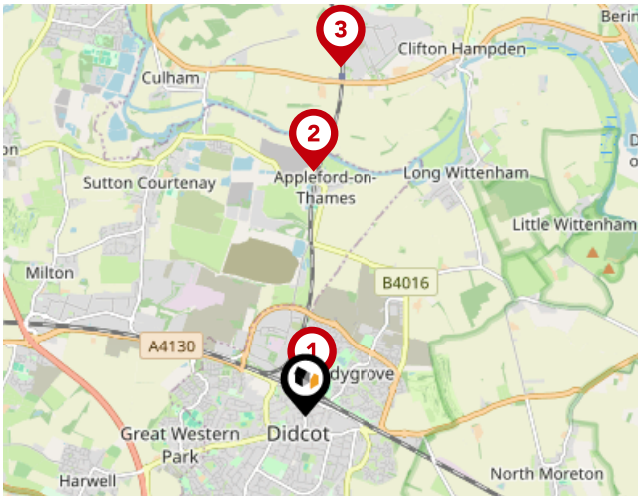
Carbon Content:	VARIABLE(HIGH)	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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

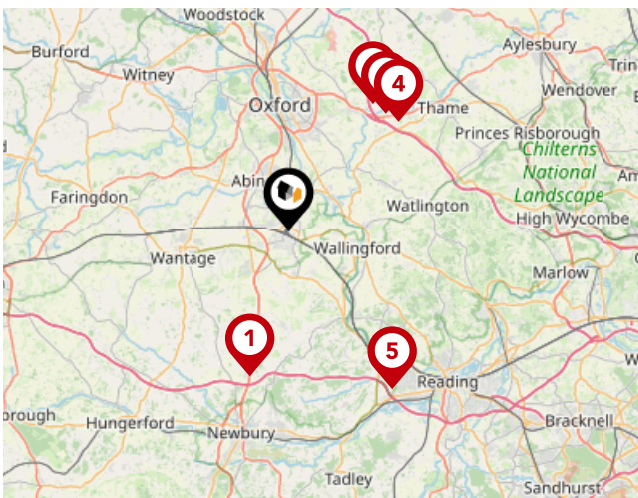
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	0.25 miles
2	Appleford Rail Station	2.25 miles
3	Culham Rail Station	3.23 miles

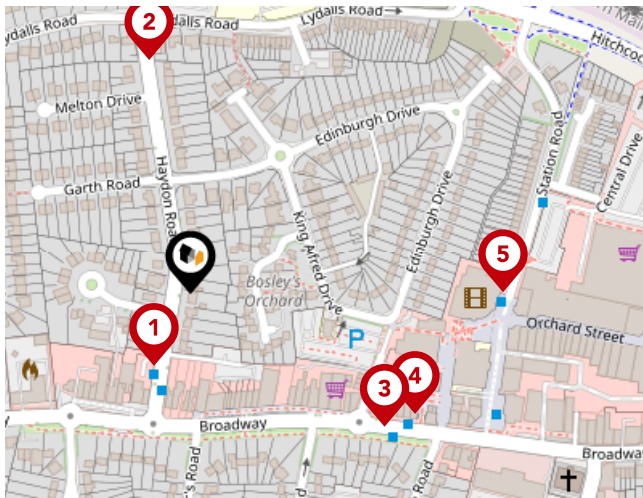


Trunk Roads/Motorways






Pin	Name	Distance
1	M4 J13	11.07 miles
2	M40 J8A	11.23 miles
3	M40 J8	11.25 miles
4	M40 J7	11.42 miles
5	M4 J12	13.97 miles

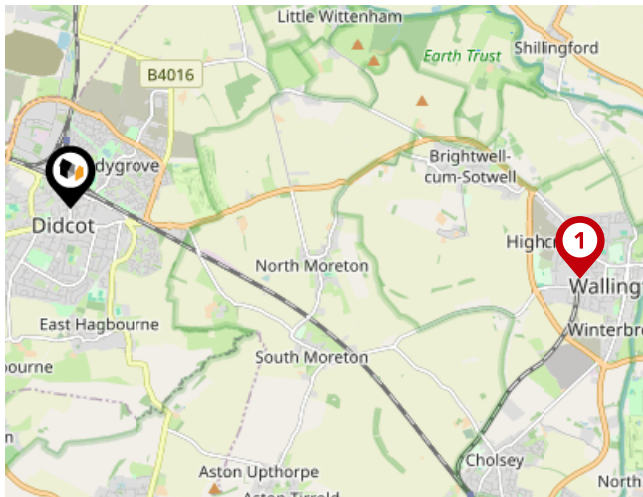
Area

Transport (Local)




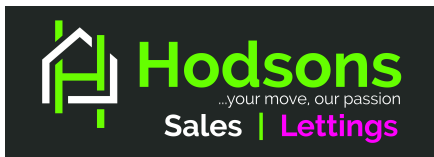
Bus Stops/Stations

Pin	Name	Distance
	Haydon Road	0.05 miles
	Melton Drive	0.14 miles
	Broadway	0.14 miles
	Broadway	0.15 miles
	Orchard Centre	0.18 miles



Local Connections

Pin	Name	Distance
	Wallingford (Cholsey & Wallingford Railway)	4.73 miles



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.



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Hodsons

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