

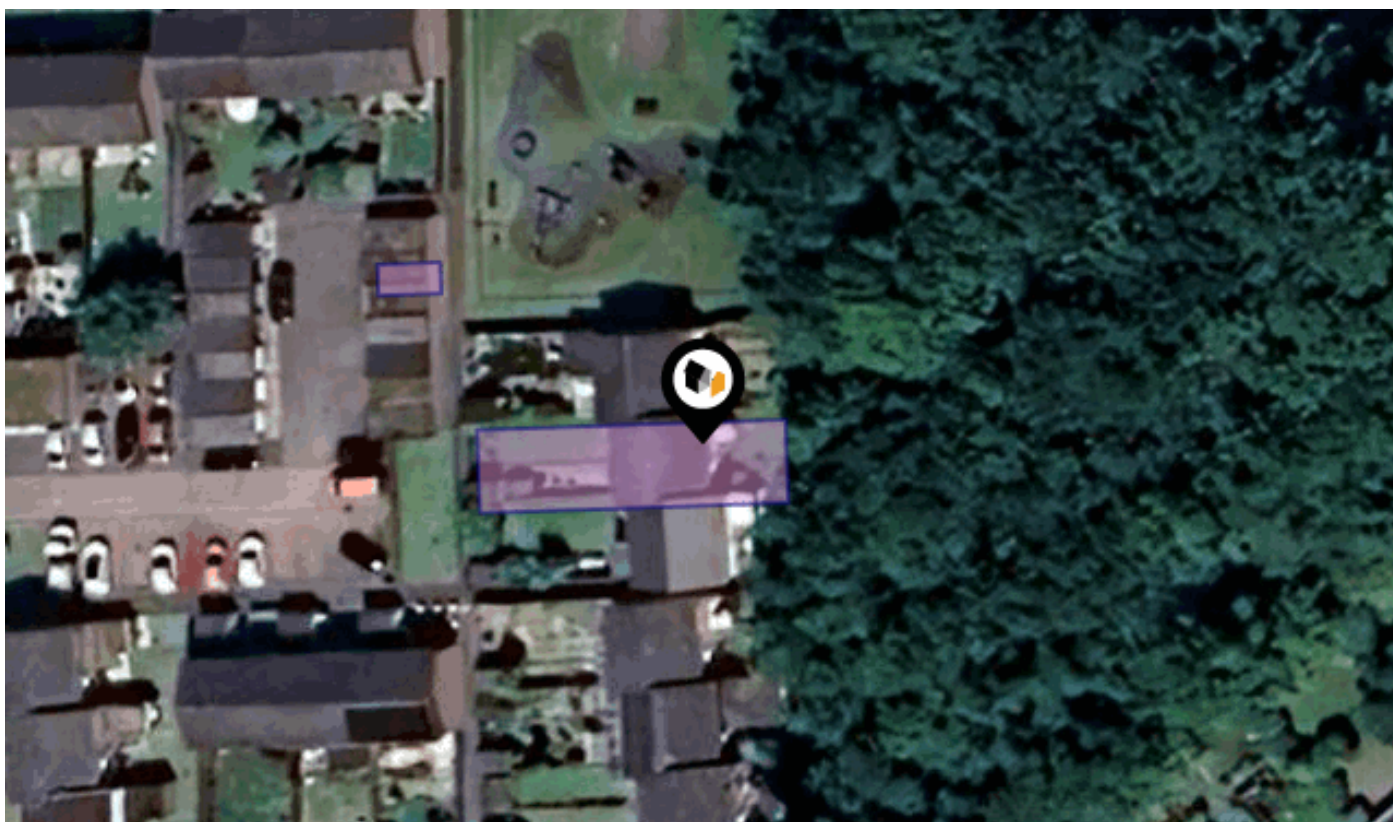


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st April 2025



STOCKHAM PARK, WANTAGE, OX12

Hodsons

220 Broadway Didcot Oxfordshire OX11 8RS

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www.hodsons.co.uk





Property




Type:	Terraced
Bedrooms:	3
Floor Area:	974 ft ² / 90 m ²
Plot Area:	0.05 acres
Council Tax :	Band C
Annual Estimate:	£2,184
Title Number:	ON75231

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8	50	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



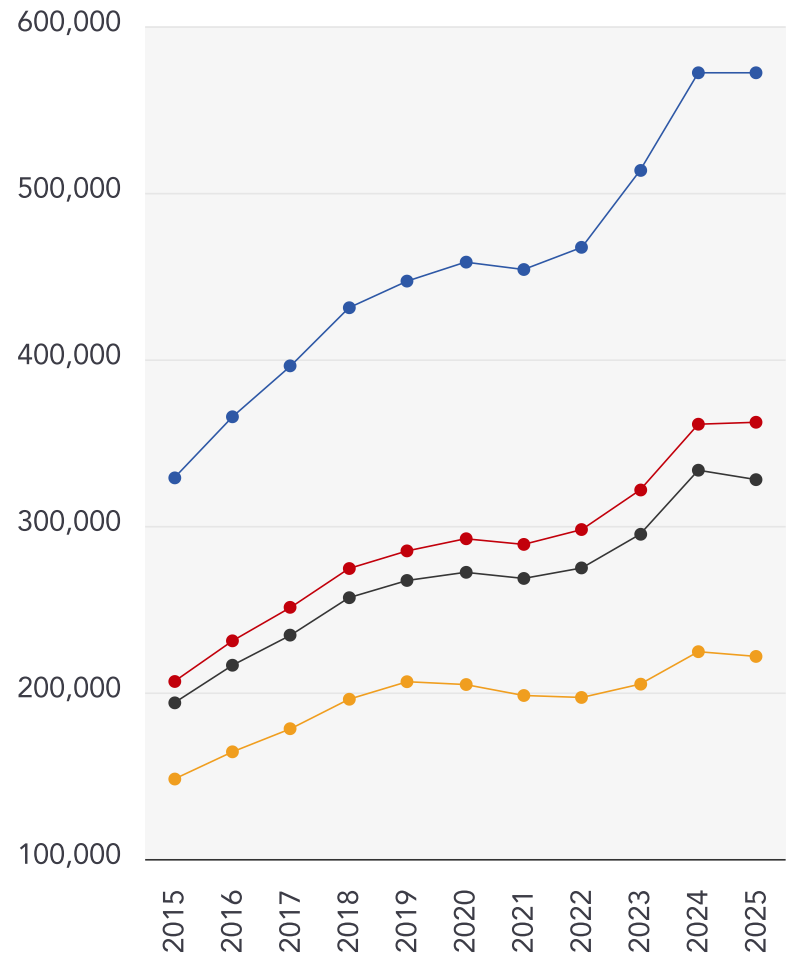
Satellite/Fibre TV Availability:



Market

House Price Statistics

10 Year History of Average House Prices by Property Type in OX12



Detached

+73.97%

Semi-Detached

+75.35%

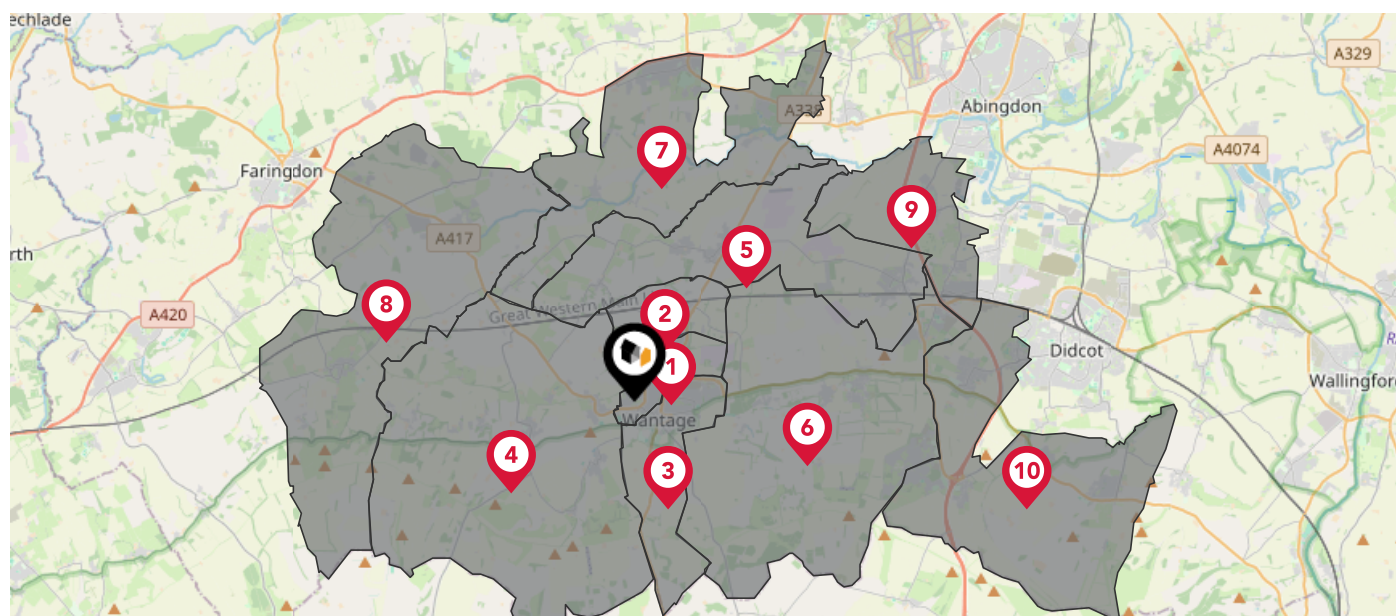
Terraced

+69.17%

Flat

+49.74%

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 Wantage & Grove Brook Ward

2 Grove North Ward

3 Wantage Charlton Ward

4 Ridgeway Ward

5 Steventon & the Hanneys Ward

6 Hendreds Ward

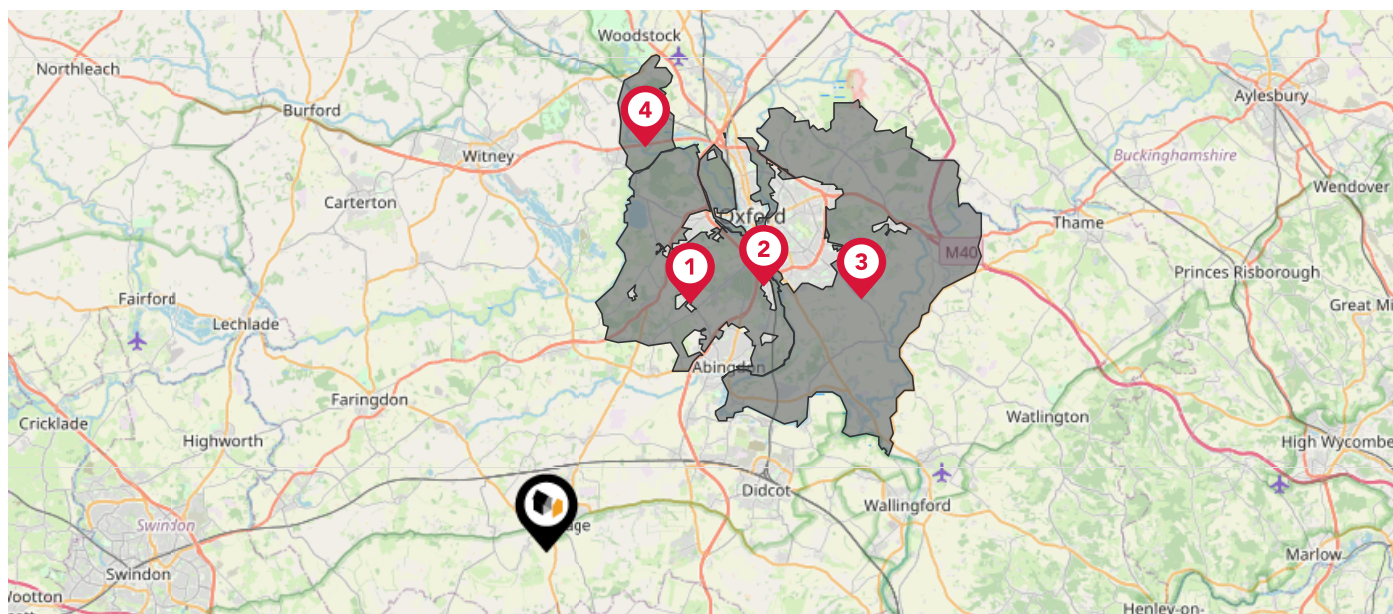
7 Kingston Bagpuize Ward

8 Stanford Ward

9 Drayton Ward

10 Blewbury & Harwell Ward

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

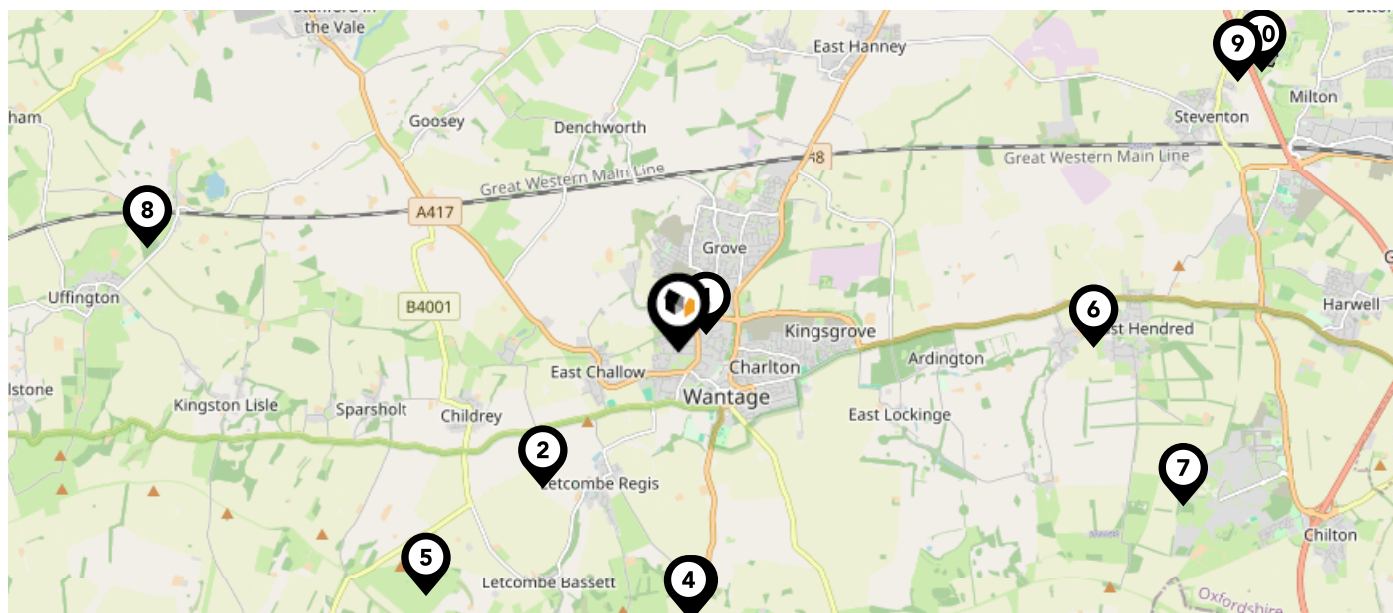


Oxford Green Belt - West Oxfordshire

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.

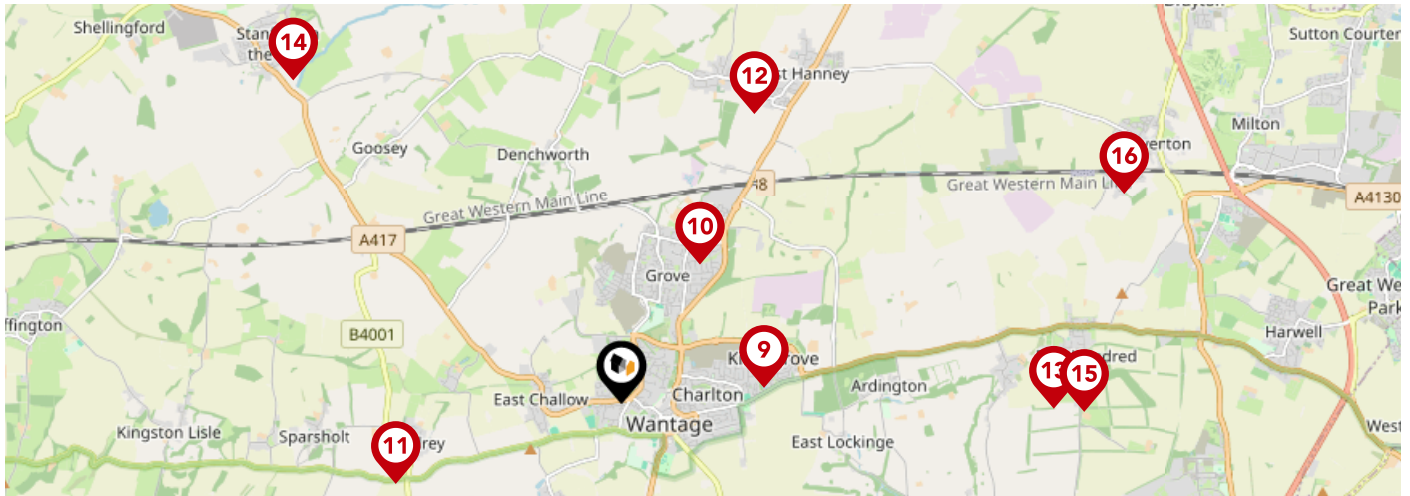










Nearby Landfill Sites

1	Wantage Canals-Mably Way, Wantage, Oxfordshire	Historic Landfill	
2	EA/EPR/EP3699EM/V006 - Mr D Lewis	Active Landfill	
3	Furzewick Down-Near Wantage, Oxfordshire	Historic Landfill	
4	Red House Hill-Wantage, Oxfordshire	Historic Landfill	
5	Hackpen Hill-South of B4001 Letcombe Bassett, Wantage, Oxfordshire	Historic Landfill	
6	East Hendred-Off Mill Lane, East Hendred, Oxfordshire	Historic Landfill	
7	EA/EPR/CB3607XM/V002 - UKAEA	Active Landfill	
8	Uffington Clay Pits-Uffington, Oxfordshire	Historic Landfill	
9	South Of A34 at Drayton-Drayton, Oxfordshire	Historic Landfill	
10	Drayton Golf Course-Drayton, Oxfordshire	Historic Landfill	



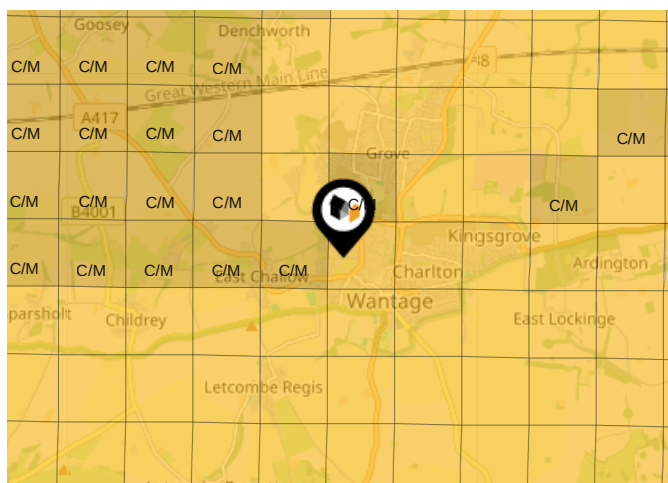
		Nursery	Primary	Secondary	College	Private
1	Stockham Primary School Ofsted Rating: Outstanding Pupils: 213 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Fitzwaryn School Ofsted Rating: Outstanding Pupils: 122 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King Alfred's Ofsted Rating: Good Pupils: 1682 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wantage Church of England Primary School Ofsted Rating: Good Pupils: 426 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 125 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Huckleberry Therapeutic School Ofsted Rating: Good Pupils: 6 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Charlton Primary School Ofsted Rating: Good Pupils: 449 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Millbrook Primary School Ofsted Rating: Good Pupils: 482 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Wantage Primary Academy Ofsted Rating: Outstanding Pupils: 233 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grove Church of England School Ofsted Rating: Good Pupils: 192 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ridgeway Church of England (C) Primary School Ofsted Rating: Good Pupils: 92 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James Church of England Primary School, Hanney Ofsted Rating: Good Pupils: 207 Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hendreds Church of England School Ofsted Rating: Good Pupils: 139 Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanford In the Vale CofE Primary School Ofsted Rating: Good Pupils: 197 Distance:4.24	<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:4.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Michaels CofE Primary School, Steventon Village Ofsted Rating: Good Pupils: 222 Distance:5.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	Soil Texture:	SANDY LOAM TO LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

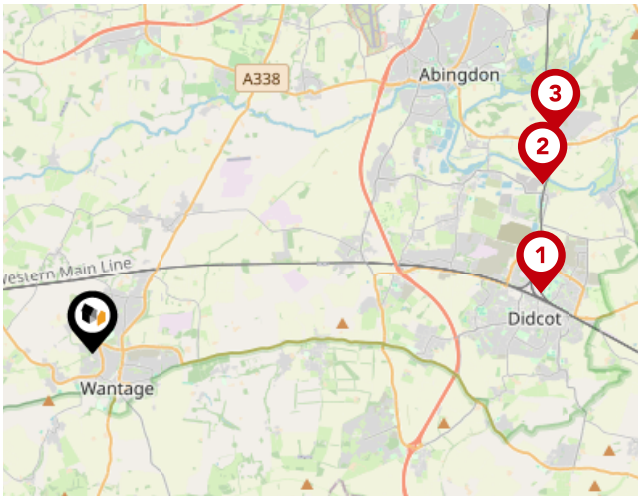


Primary Classifications (Most Common Clay Types)

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

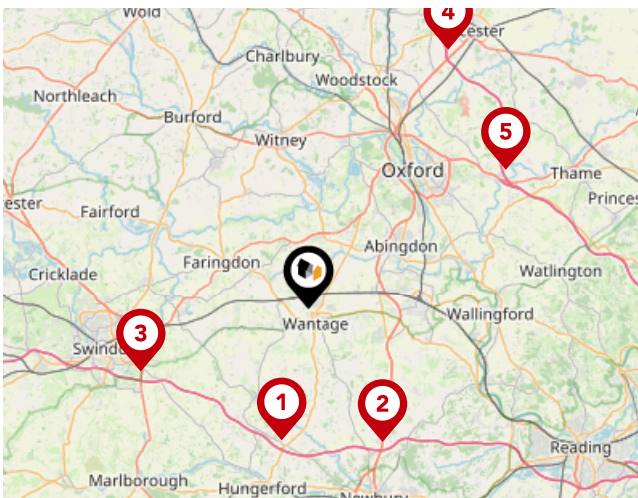
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	8.33 miles
2	Appleford Rail Station	8.85 miles
3	Culham Rail Station	9.45 miles

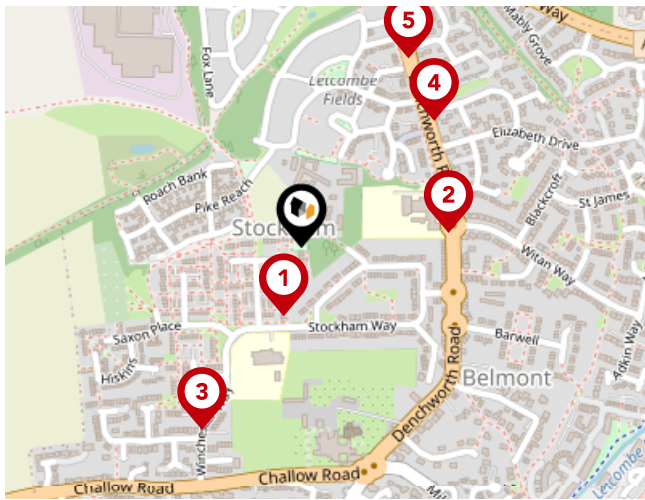


Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J14	10 miles
2	M4 J13	11.18 miles
3	M4 J15	13.34 miles
4	M40 J9	21.52 miles
5	M40 J8A	17.71 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stockham Primary School	0.08 miles
2	Fitzwaryn School	0.17 miles
3	Dean Butler Close	0.24 miles
4	Whittington Crescent	0.21 miles
5	Whittington Crescent	0.25 miles



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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Hodsons

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