

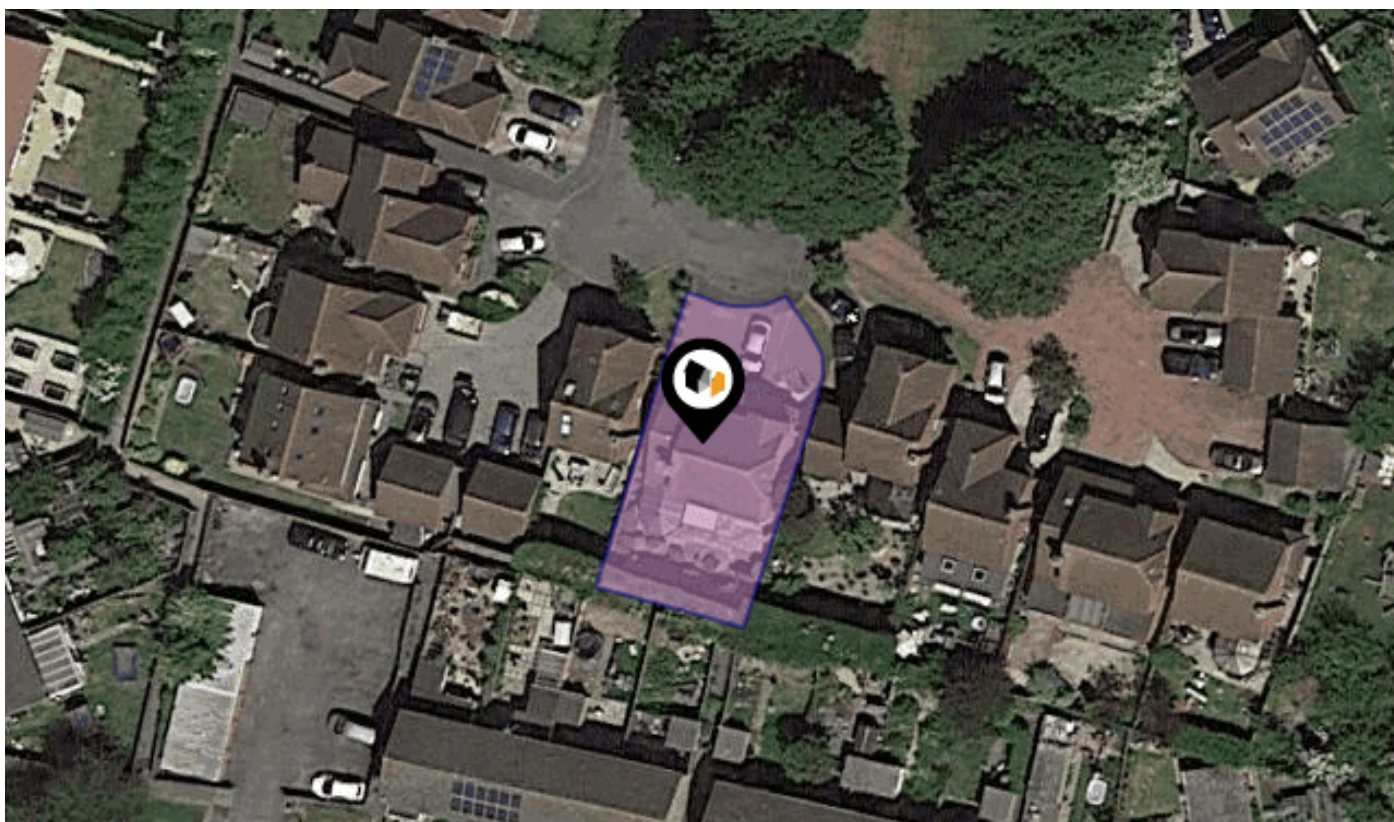


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st April 2025



MANOR GREEN, HARWELL, DIDCOT, OX11

Hodsons

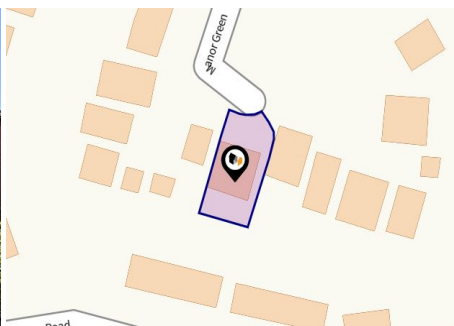
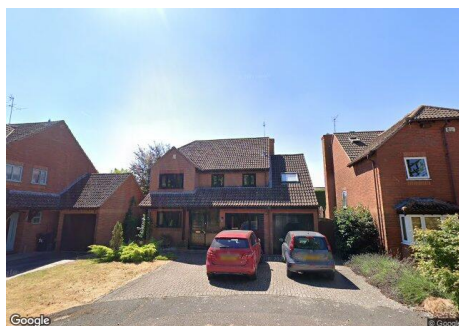
220 Broadway Didcot Oxfordshire OX11 8RS

01235 511406

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www.hodsons.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,714 ft ² / 159 m ²		
Plot Area:	0.09 acres		
Year Built :	1983-1990		
Council Tax :	Band F		
Annual Estimate:	£3,549		
Title Number:	ON108046		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

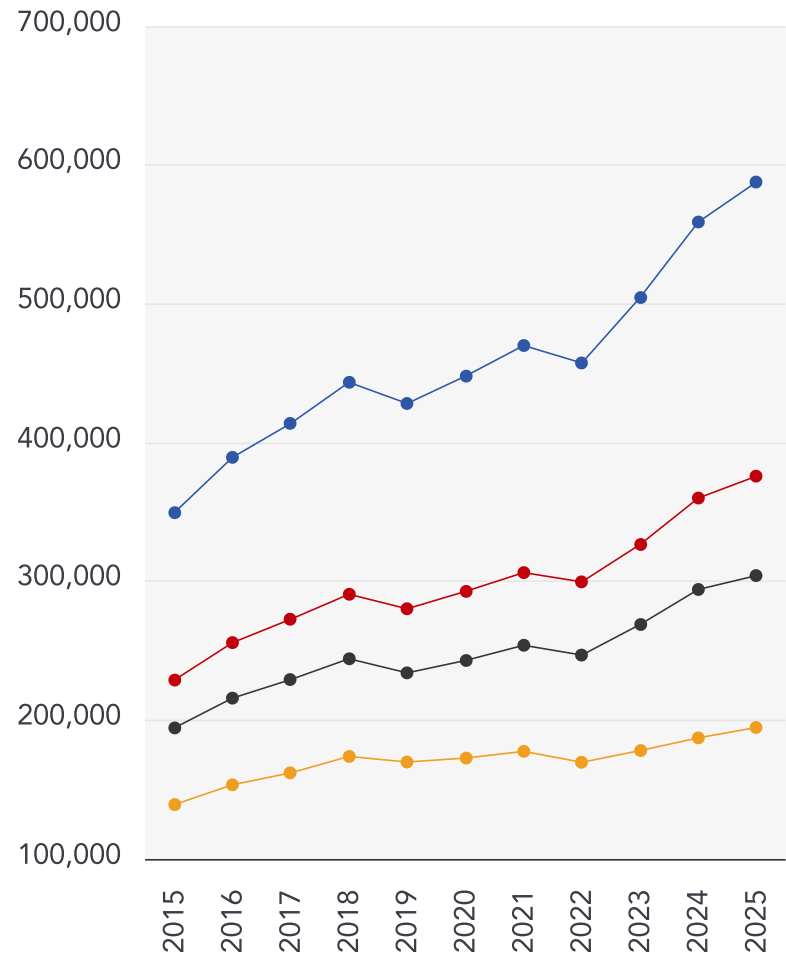
Planning records for: ***Manor Green, Harwell, Didcot, OX11***

Reference - P00/V0126	
Decision:	Decided
Date:	26th January 2000
Description:	Conversion of part of garage to study.

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%

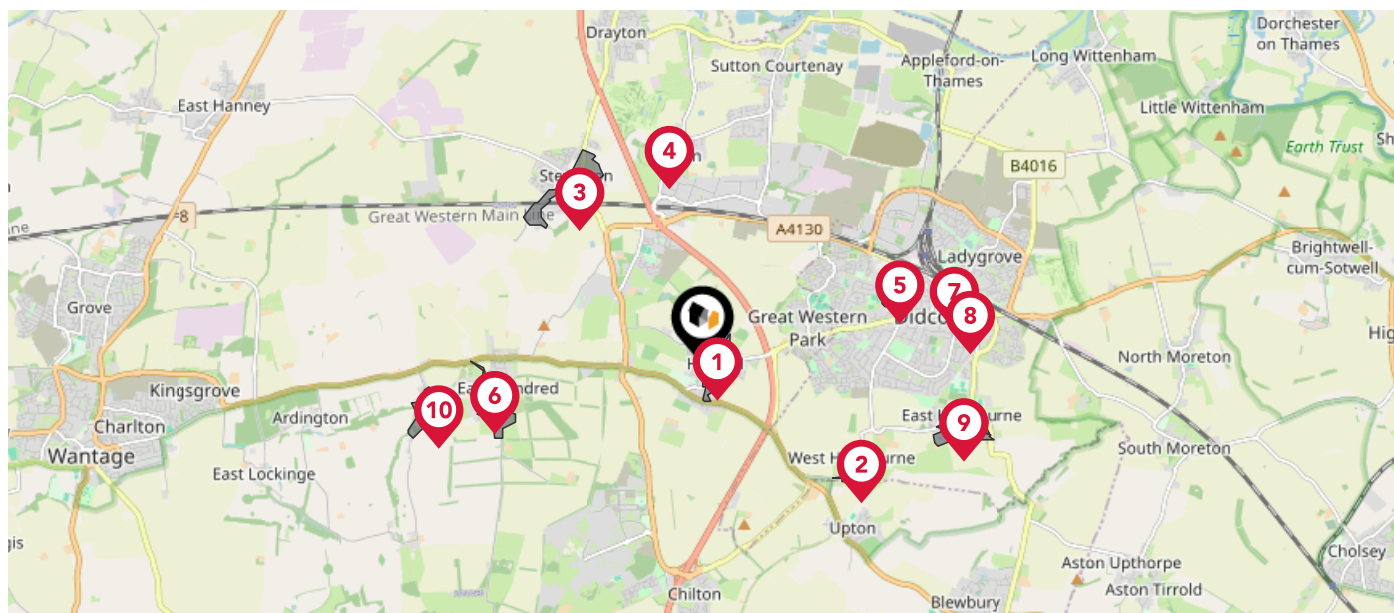
Flat

+39.93%











Maps

Conservation Areas

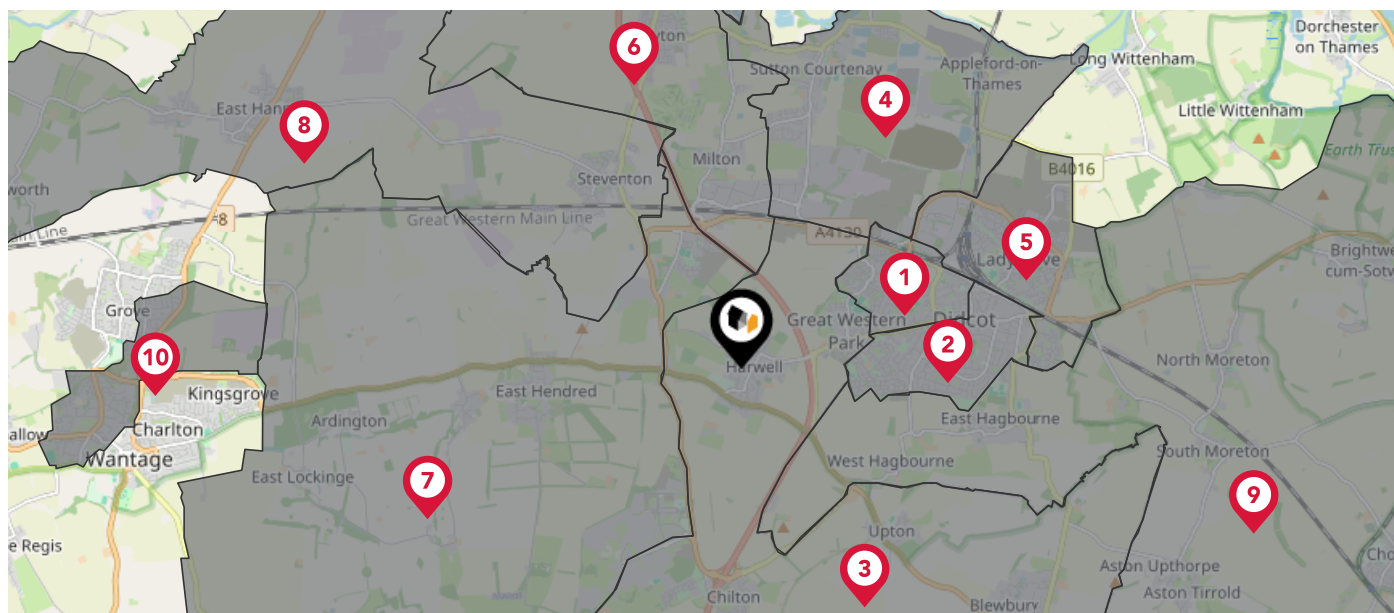
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- | | |
|---|---------------------|
|  | Harwell |
|  | West Hagbourne |
|  | Steventon |
|  | Milton |
|  | Didcot Old |
|  | East Hendred |
|  | Didcot Station Road |
|  | Didcot Northbourne |
|  | East Hagbourne |
|  | West Hendred |

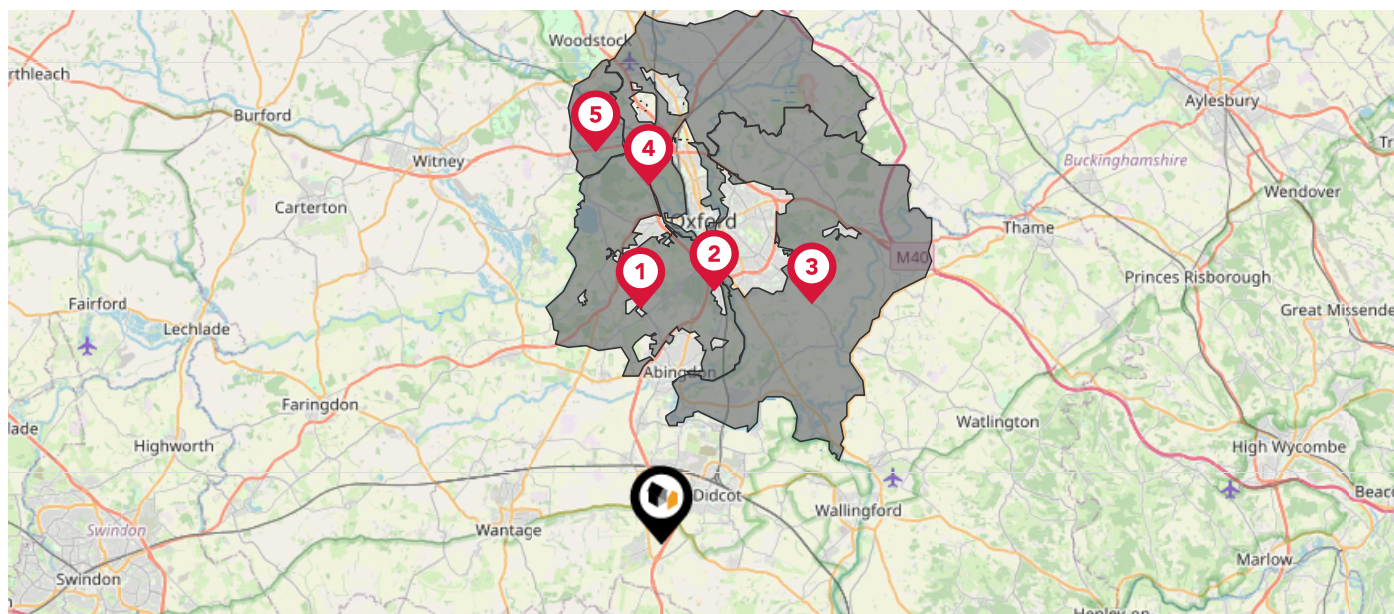
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|---|------------------------------|
|  | Didcot West Ward |
|  | Didcot South Ward |
|  | Blewbury & Harwell Ward |
|  | Sutton Courtenay Ward |
|  | Didcot North East Ward |
|  | Drayton Ward |
|  | Hendreds Ward |
|  | Steventon & the Hanneys Ward |
|  | Cholsey Ward |
|  | Wantage & Grove Brook 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 - Cherwell

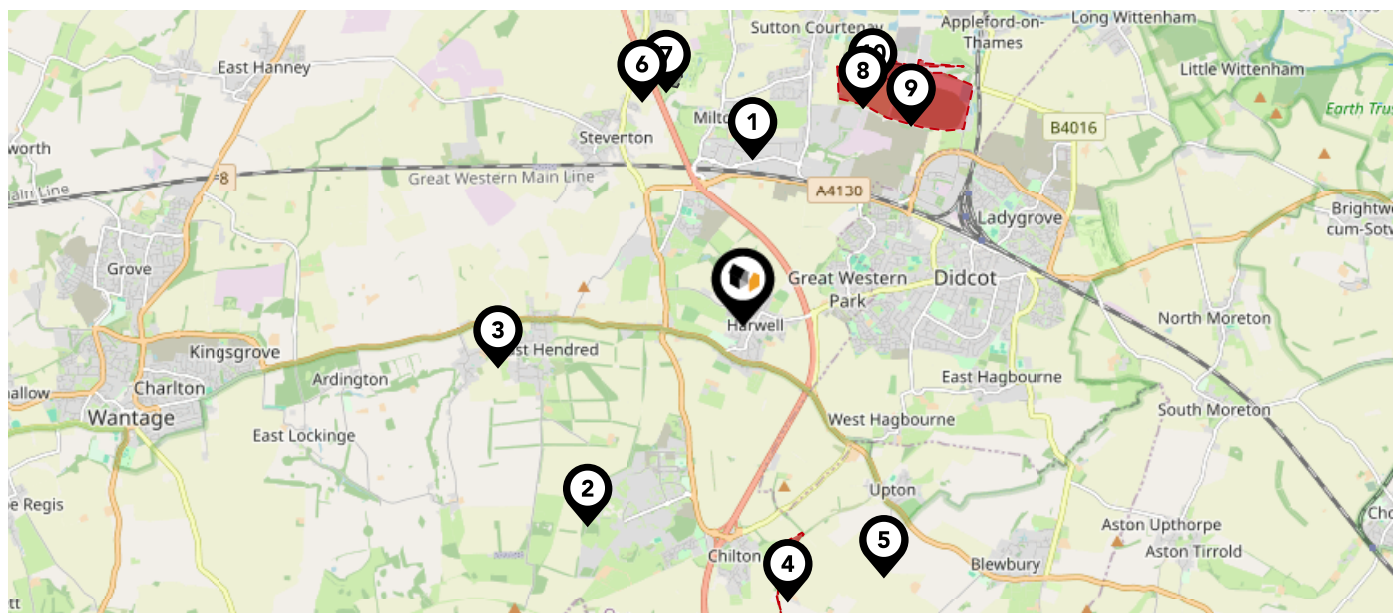


Oxford Green Belt - West Oxfordshire

Maps

Landfill Sites

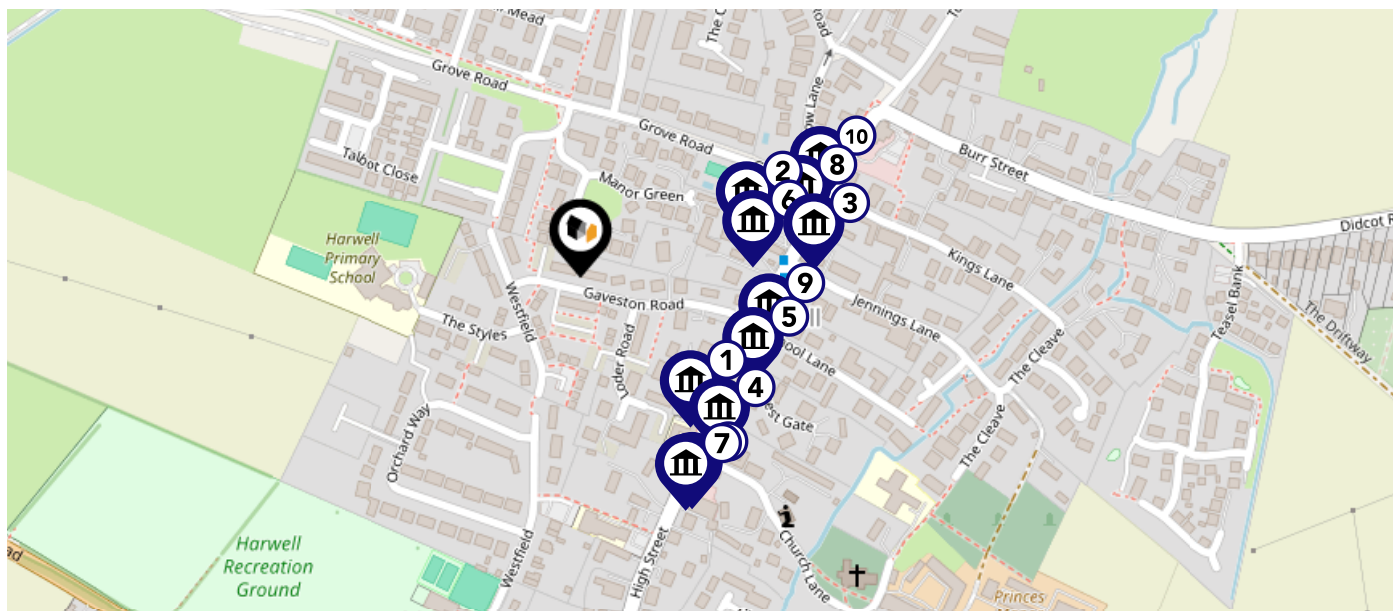
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.














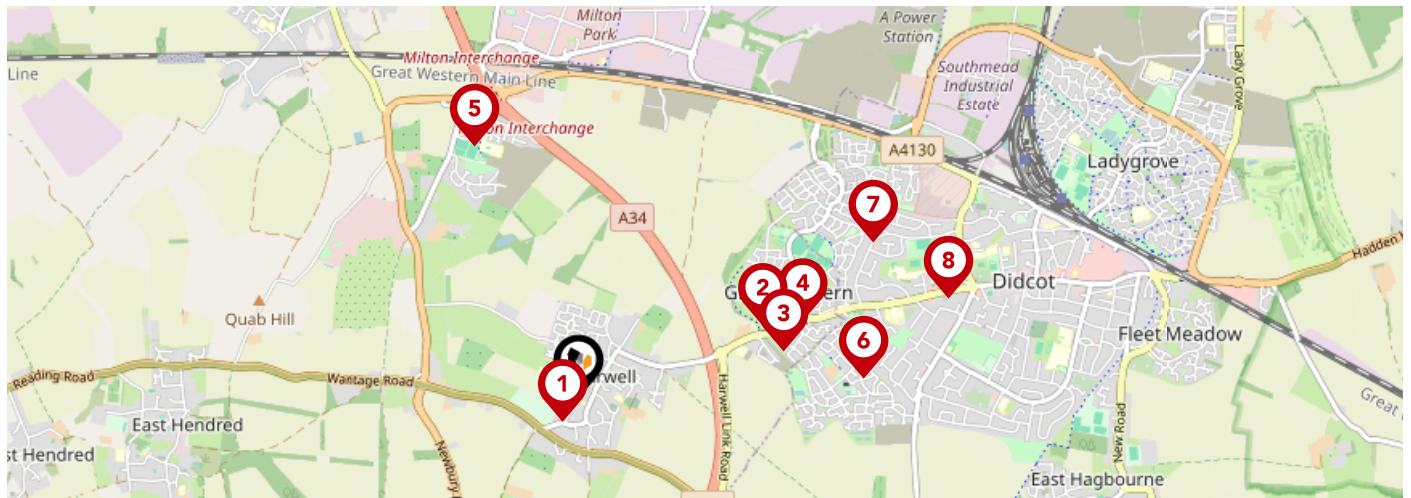
Nearby Landfill Sites

1	Manor Farm-Milton, Oxfordshire	Historic Landfill	
2	EA/EPR/CB3607XM/V002 - UKAEA	Active Landfill	
3	East Hendred-Off Mill Lane, East Hendred, Oxfordshire	Historic Landfill	
4	EA/EPR/HB3901CX/V002	Active Landfill	
5	Upton Lodge-Upton, Oxfordshire	Historic Landfill	
6	South Of A34 at Drayton-Drayton, Oxfordshire	Historic Landfill	
7	Drayton Golf Course-Drayton, Oxfordshire	Historic Landfill	
8	Sutton Courtenay Waste Recycling Centre-Appleford Sidings, Sutton Courtenay, Abingdon, Oxfordshire	Historic Landfill	
9	Waste Recycling Group	Active Landfill	
10	Hobbyhorse Lane North-Sutton Courtenay, Oxfordshire	Historic Landfill	

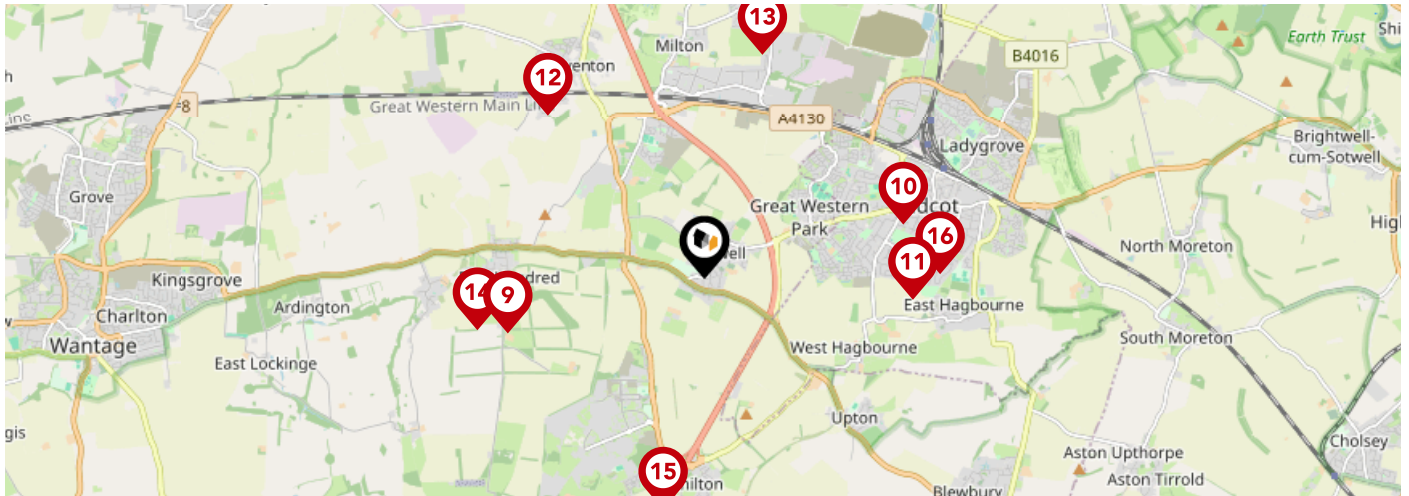
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1048207 - White Cottage And White House	Grade II	0.1 miles
	1048205 - Bayllo's Manor	Grade II	0.1 miles
	1283191 - Adnams Farmhouse	Grade II	0.1 miles
	1368639 - Geering's Almshouses And Attached Walls And Gate	Grade II	0.1 miles
	1199813 - Pillar House, Pillar House East, And Attached Stone Piers	Grade II	0.1 miles
	1368642 - Cherry Barn And Attached Outbuildings, Approximately 5 Metres East Of Bayllo's Manor	Grade II	0.1 miles
	1048202 - Milestone At Su 4913 8912	Grade II	0.1 miles
	1048206 - Cruck Barn Approximately 40 Metres East Of Bayllo's Manor	Grade II	0.1 miles
	1048241 - Rose Cottage	Grade II	0.1 miles
	1368641 - Yew Tree Cottage	Grade II	0.1 miles
	1048242 - Leigh House	Grade II	0.1 miles



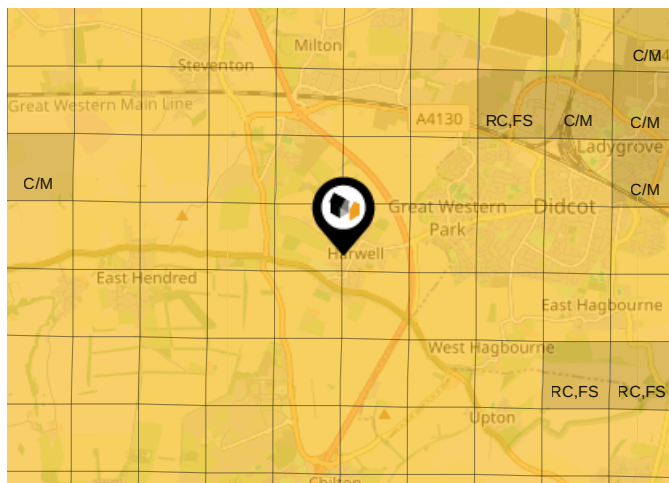
		Nursery	Primary	Secondary	College	Private
1	Harwell Primary School Ofsted Rating: Good Pupils: 205 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Aureus School Ofsted Rating: Requires improvement Pupils: 545 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	UTC Oxfordshire Ofsted Rating: Good Pupils: 288 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	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"/>
5	St Blaise CofE Primary School Ofsted Rating: Good Pupils: 142 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Aureus Primary School Ofsted Rating: Outstanding Pupils: 424 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stephen Freeman Community Primary School Ofsted Rating: Good Pupils: 450 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Didcot Girls' School Ofsted Rating: Outstanding Pupils: 1616 Distance:1.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Amand's Catholic Primary School Ofsted Rating: Good Pupils: 113 Distance: 1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Primary School Ofsted Rating: Good Pupils: 330 Distance: 1.9	<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: 1.93	<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: 2.09	<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: 2.14	<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: 2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chilton County Primary School Ofsted Rating: Good Pupils: 311 Distance: 2.16	<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: 2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE

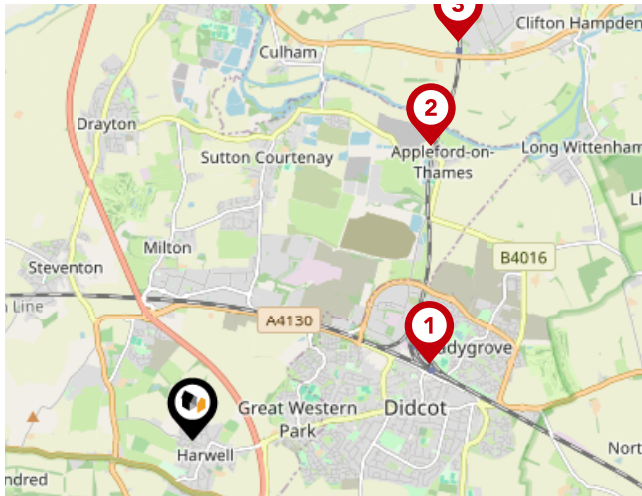


Primary Classifications (Most Common Clay Types)

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

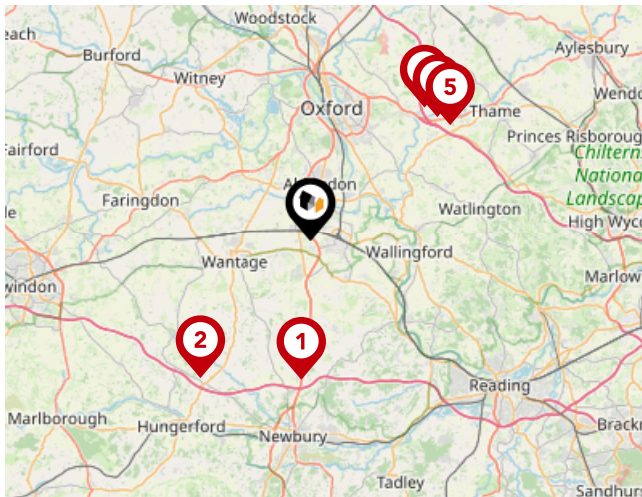
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	2.29 miles
2	Appleford Rail Station	3.49 miles
3	Culham Rail Station	4.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	10.26 miles
2	M4 J14	13.06 miles
3	M40 J8A	12.89 miles
4	M40 J8	13.03 miles
5	M40 J7	13.3 miles

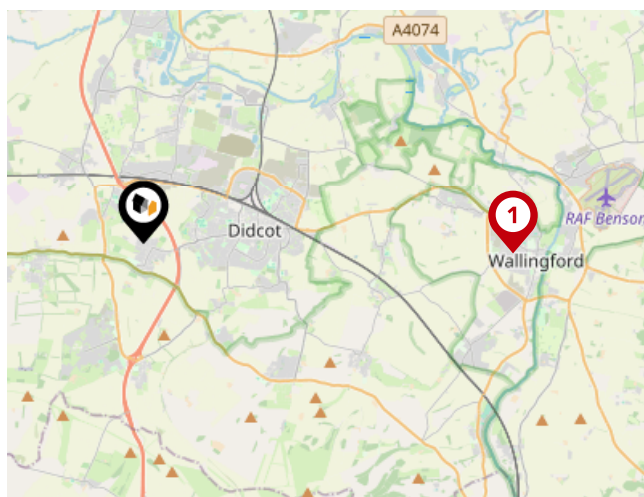
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.12 miles
2	High Street	0.12 miles
3	Tyrrells Close	0.27 miles
4	Reading Road Stade	0.43 miles
5	Didcot Road Bungalows	0.44 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	6.81 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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