

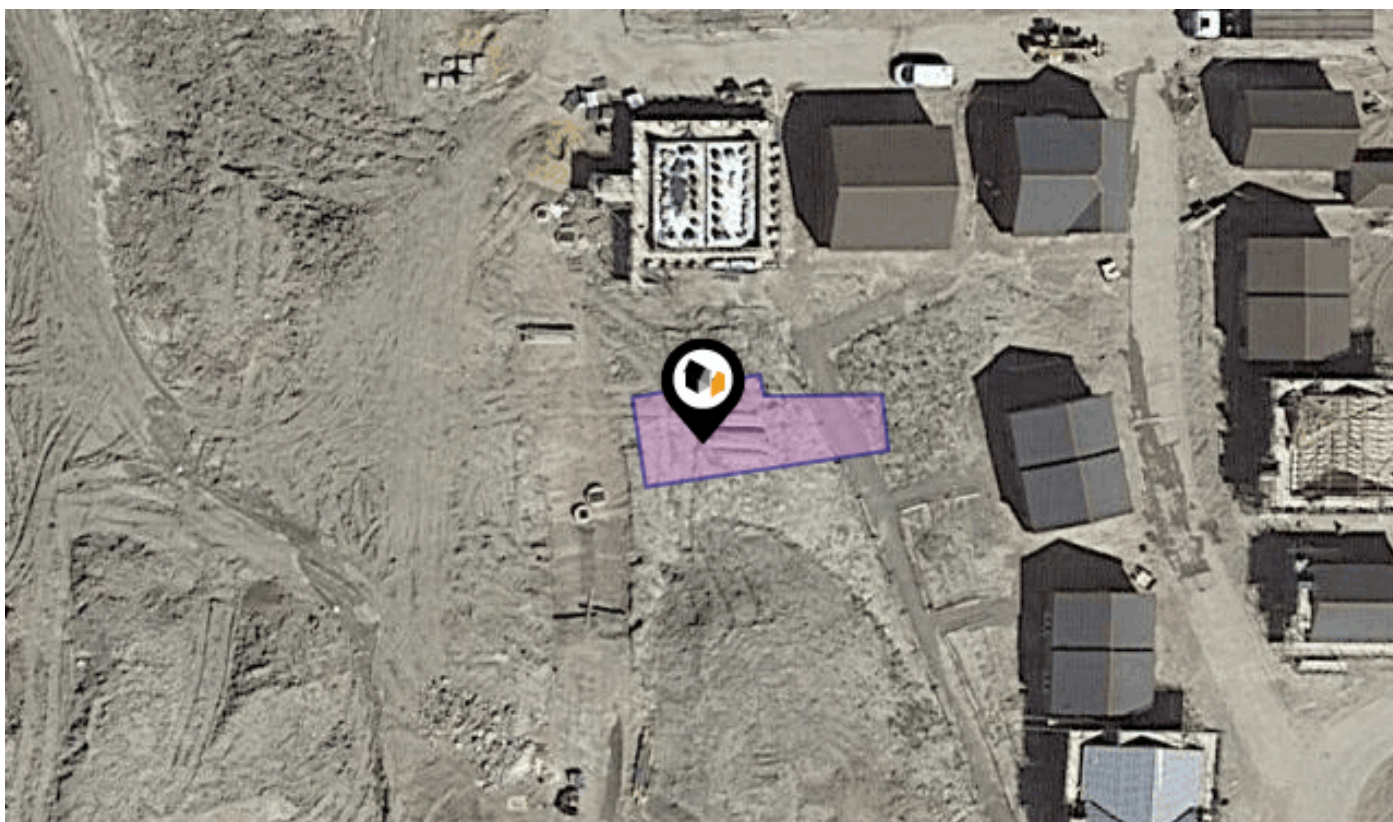


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 30th April 2025



SPRING LANE, DIDCOT, OX11

Hodsons

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Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	739 ft ² / 68 m ²
Plot Area:	0.03 acres
Year Built :	2019
Council Tax :	Band C
Annual Estimate:	£2,200
Title Number:	ON368884

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)

5 mb/s	263 mb/s	10000 mb/s

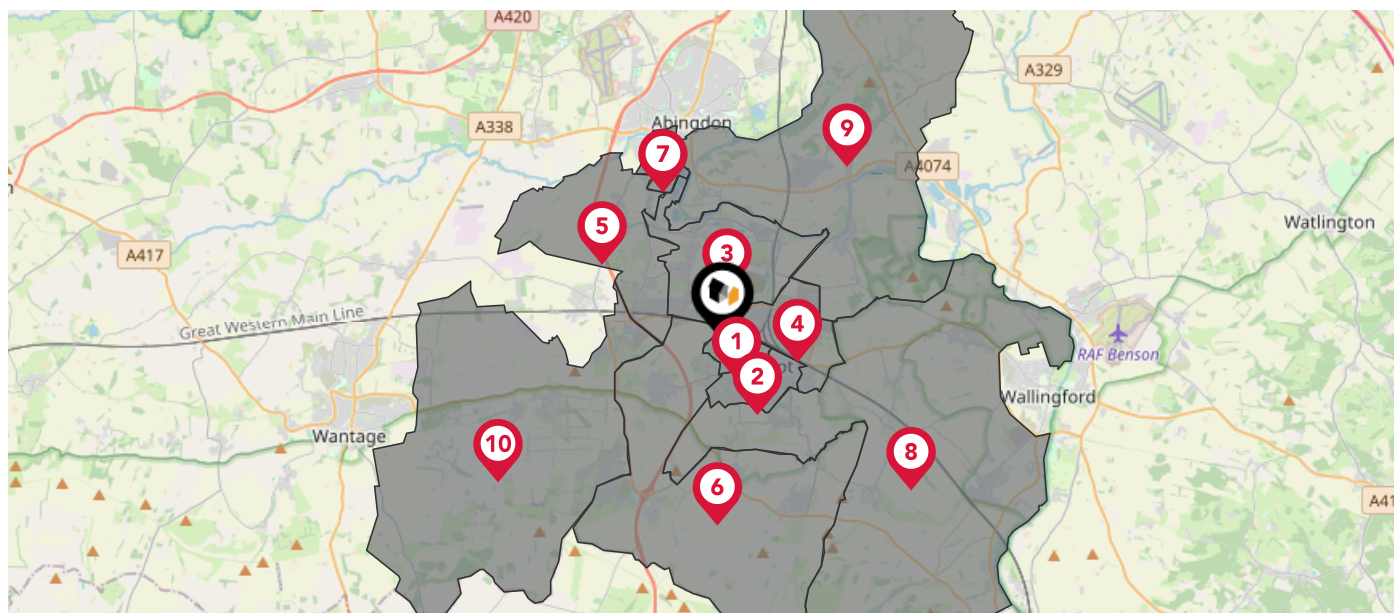
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



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



Sutton Courtenay Ward



Didcot North East Ward



Drayton Ward



Blewbury & Harwell Ward



Abingdon Caldecott Ward



Cholsey Ward

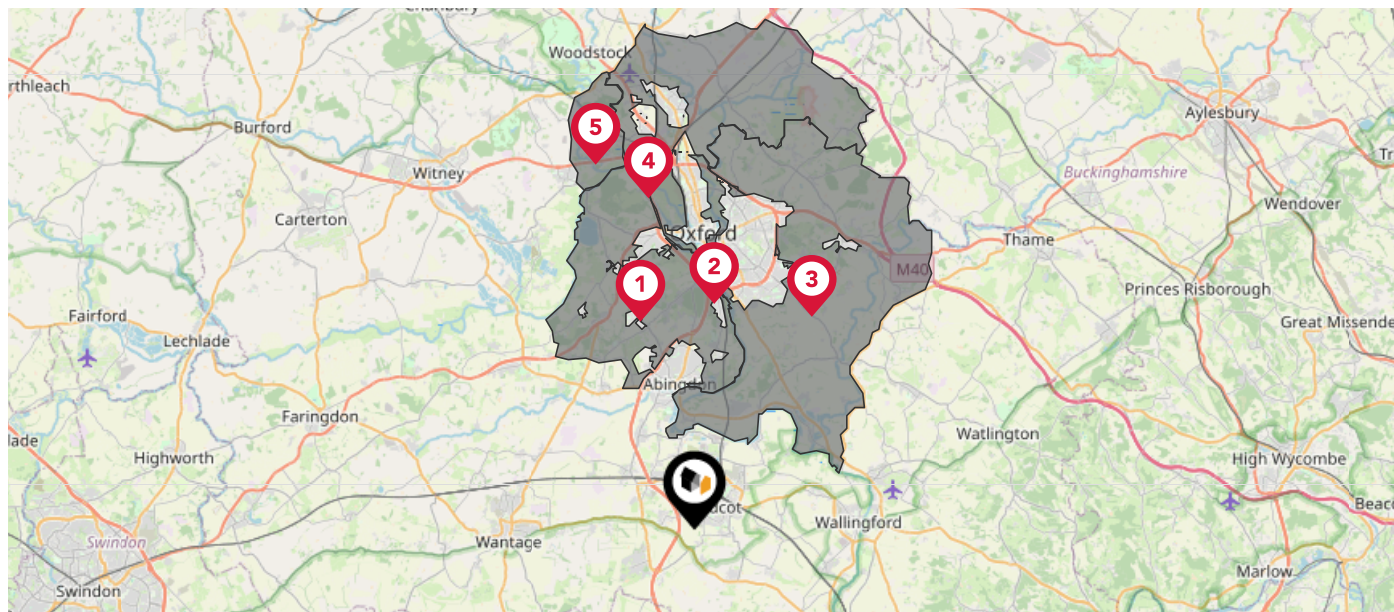


Sandford & the Wittenhams Ward



Hendreds 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

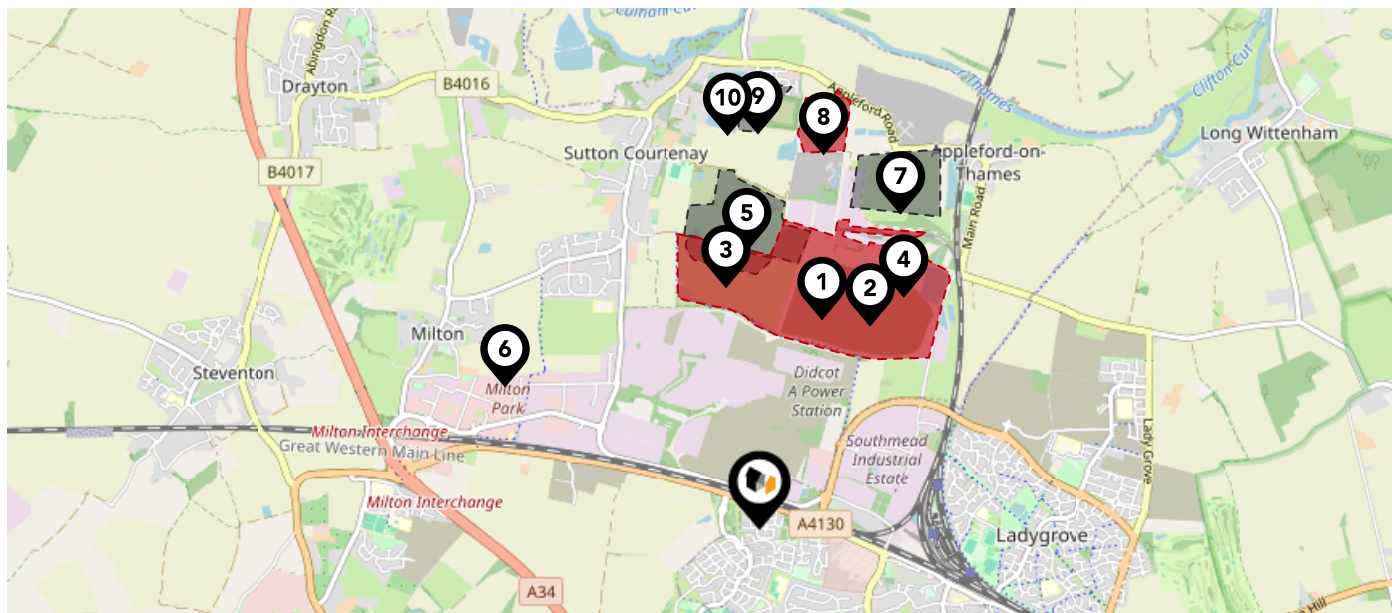


Oxford Green Belt - West Oxfordshire

Maps

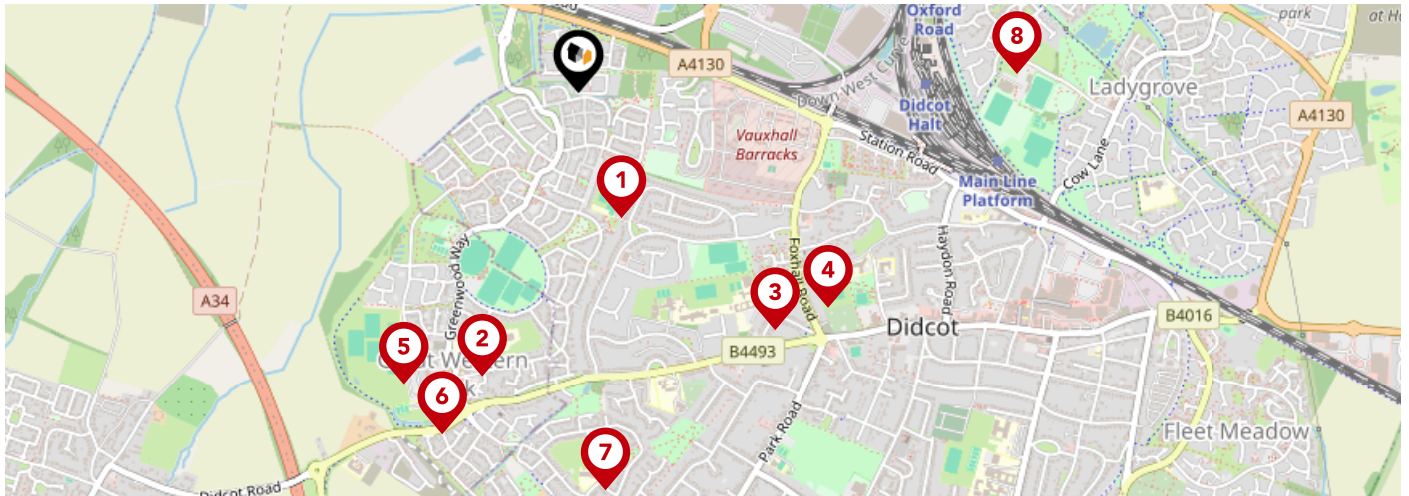
Landfill Sites

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.

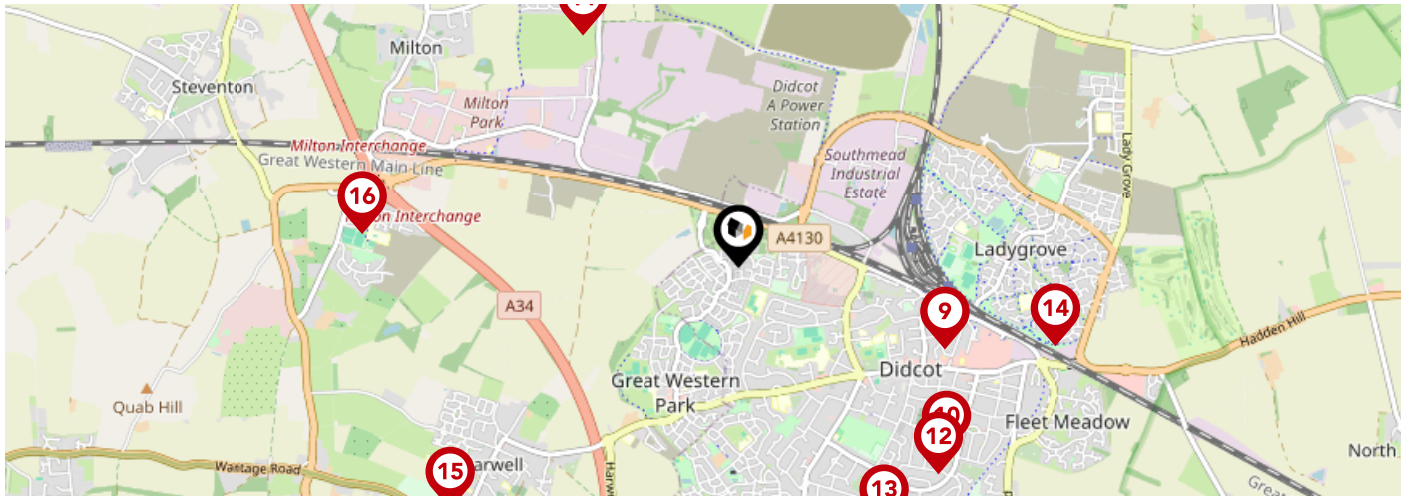










Nearby Landfill Sites

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



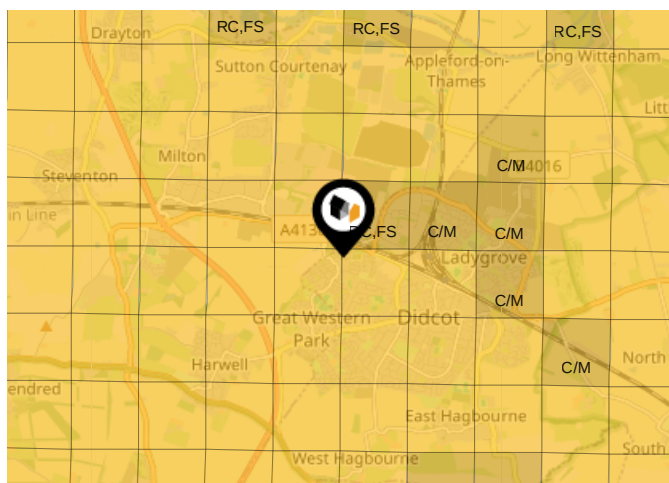
		Nursery	Primary	Secondary	College	Private
1	Stephen Freeman Community Primary School Ofsted Rating: Good Pupils: 450 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Didcot Primary Academy Ofsted Rating: Outstanding Pupils: 451 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Didcot Girls' School Ofsted Rating: Outstanding Pupils: 1616 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Manor Primary School Ofsted Rating: Good Pupils: 330 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Aureus School Ofsted Rating: Requires improvement Pupils: 545 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	UTC Oxfordshire Ofsted Rating: Good Pupils: 288 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Aureus Primary School Ofsted Rating: Outstanding Pupils: 424 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ladygrove Park Primary School Ofsted Rating: Good Pupils: 426 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Lydalls Nursery School Ofsted Rating: Good Pupils: 75 Distance: 1.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Willowcroft Community School Ofsted Rating: Good Pupils: 499 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: 1.29	<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: 1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northbourne Church of England Primary School Ofsted Rating: Good Pupils: 342 Distance: 1.37	<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: 1.5	<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: 1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Blaise CofE Primary School Ofsted Rating: Good Pupils: 142 Distance: 1.74	<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(HIGH)	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

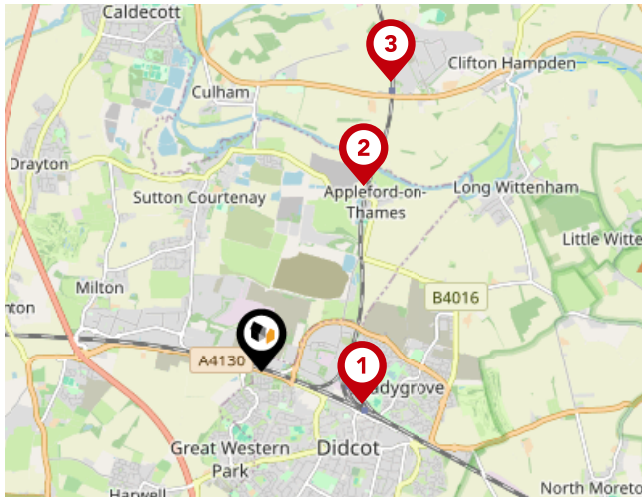


Primary Classifications (Most Common Clay Types)

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

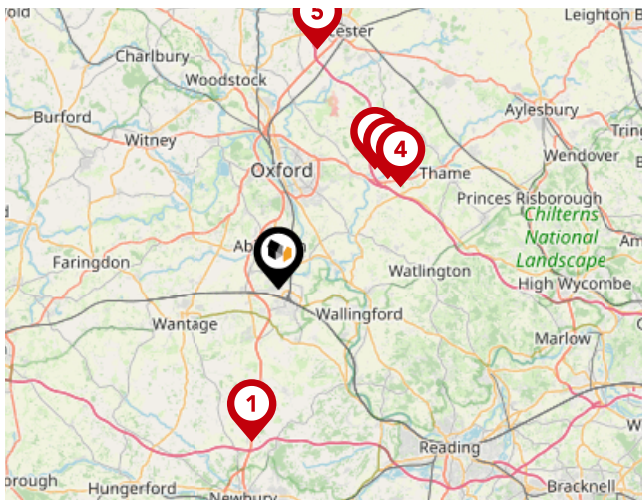
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	0.97 miles
2	Appleford Rail Station	1.95 miles
3	Culham Rail Station	2.93 miles

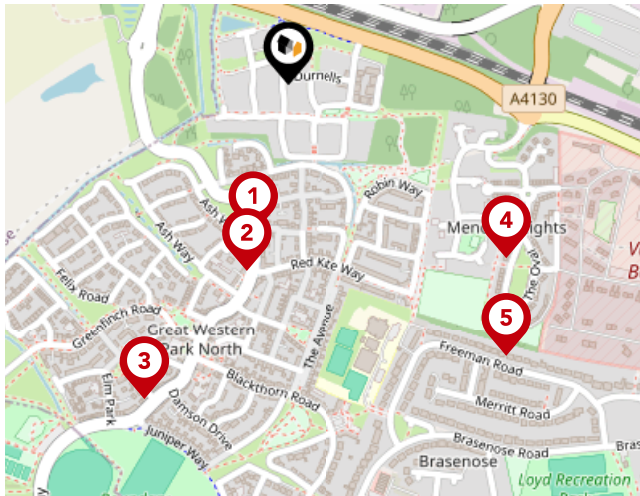


Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	11.41 miles
2	M40 J8A	11.32 miles
3	M40 J8	11.43 miles
4	M40 J7	11.7 miles
5	M40 J9	17.79 miles

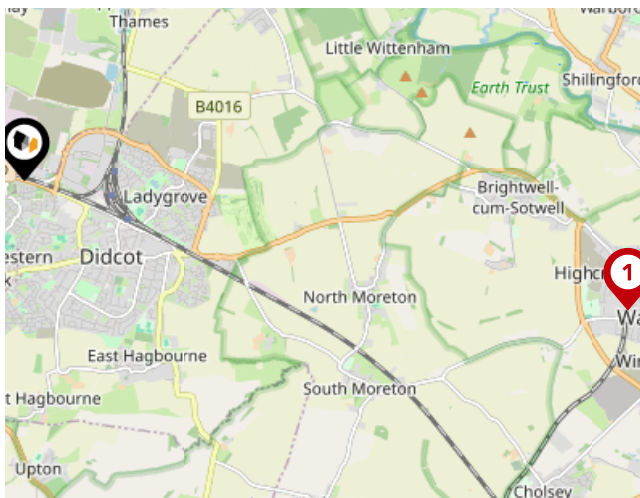
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Red Kite Way	0.18 miles
2	Red Kite Way	0.22 miles
3	Juniper Way	0.4 miles
4	The Oval	0.32 miles
5	Freeman Road	0.4 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	5.68 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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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Hodsons

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