

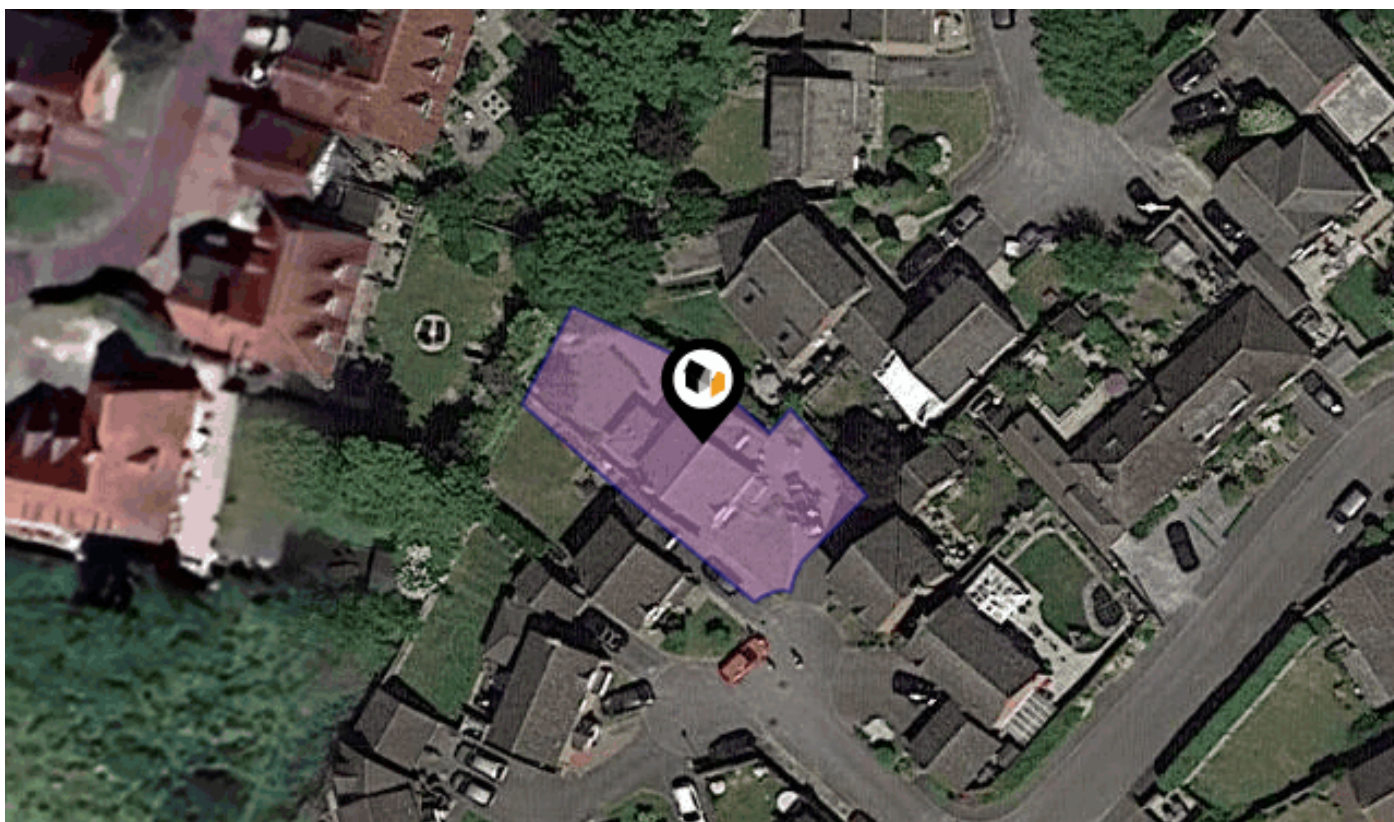


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 13th May 2025



THE ORCHIDS, CHILTON, DIDCOT, OX11

Hodsons

220 Broadway Didcot Oxfordshire OX11 8RS

01235 511406

Leanne.Ferguson@hodsons.co.uk

www.hodsons.co.uk



 street-view-image

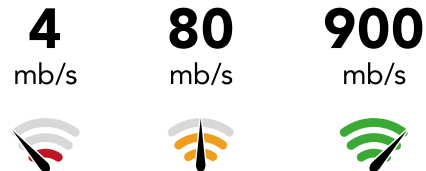


Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,227 ft ² / 113 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£3,003		
Title Number:	ON119891		

Local Area

Local Authority:	Oxfordshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	4 mb/s	80 mb/s	900 mb/s
● Surface Water	Very low			



Mobile Coverage:
(based on calls indoors)



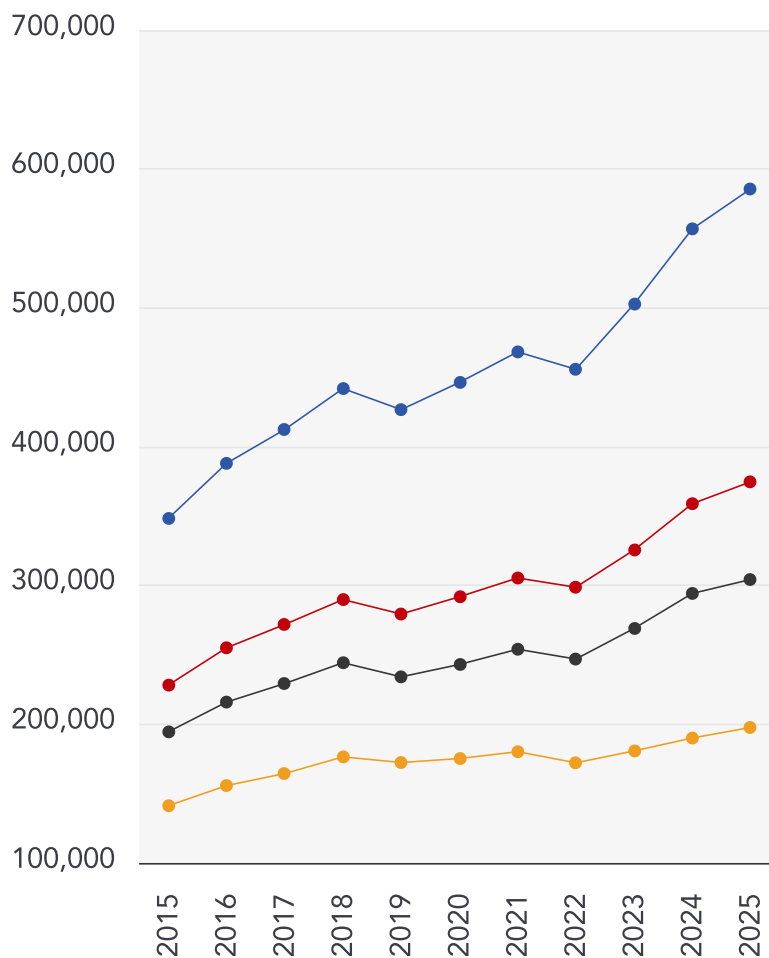
Satellite/Fibre TV Availability:



Market

House Price Statistics

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



Detached

+68.17%

Semi-Detached

+64.19%

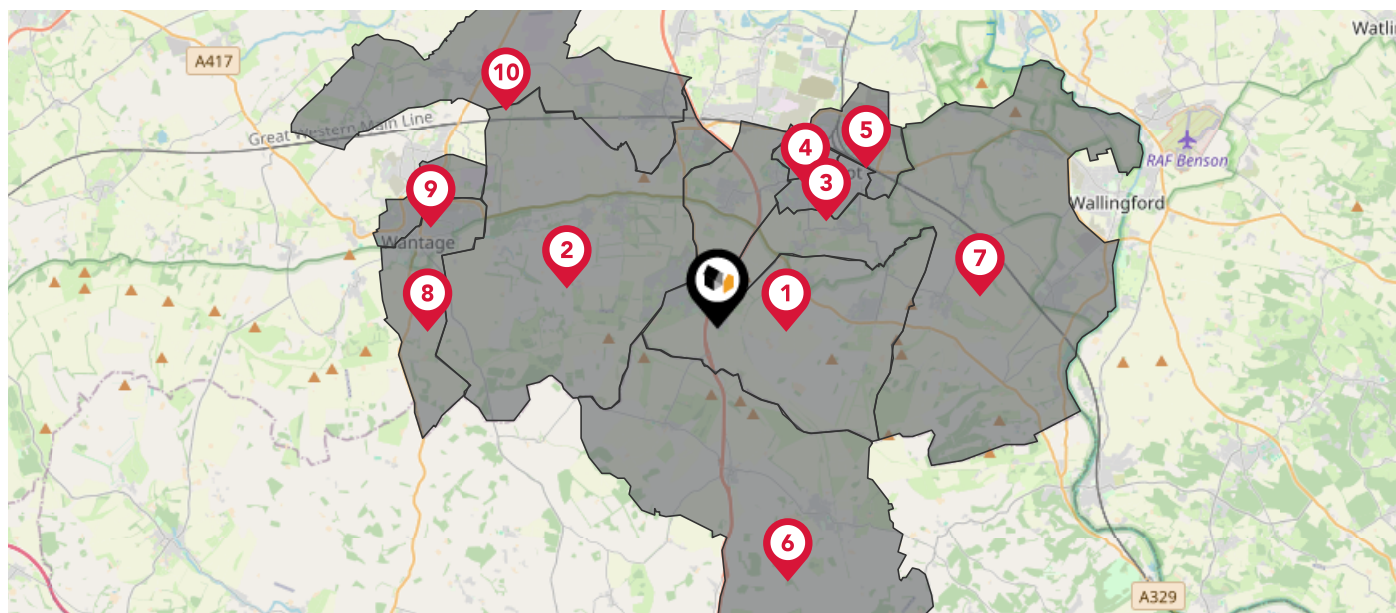
Terraced

+56.45%

Flat

+39.93%

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

- | | |
|---|------------------------------|
|  | Blewbury & Harwell Ward |
|  | Hendreds Ward |
|  | Didcot South Ward |
|  | Didcot West Ward |
|  | Didcot North East Ward |
|  | Ridgeway Ward |
|  | Cholsey Ward |
|  | Wantage Charlton Ward |
|  | Wantage & Grove Brook Ward |
|  | Steventon & the Hanneys Ward |

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.



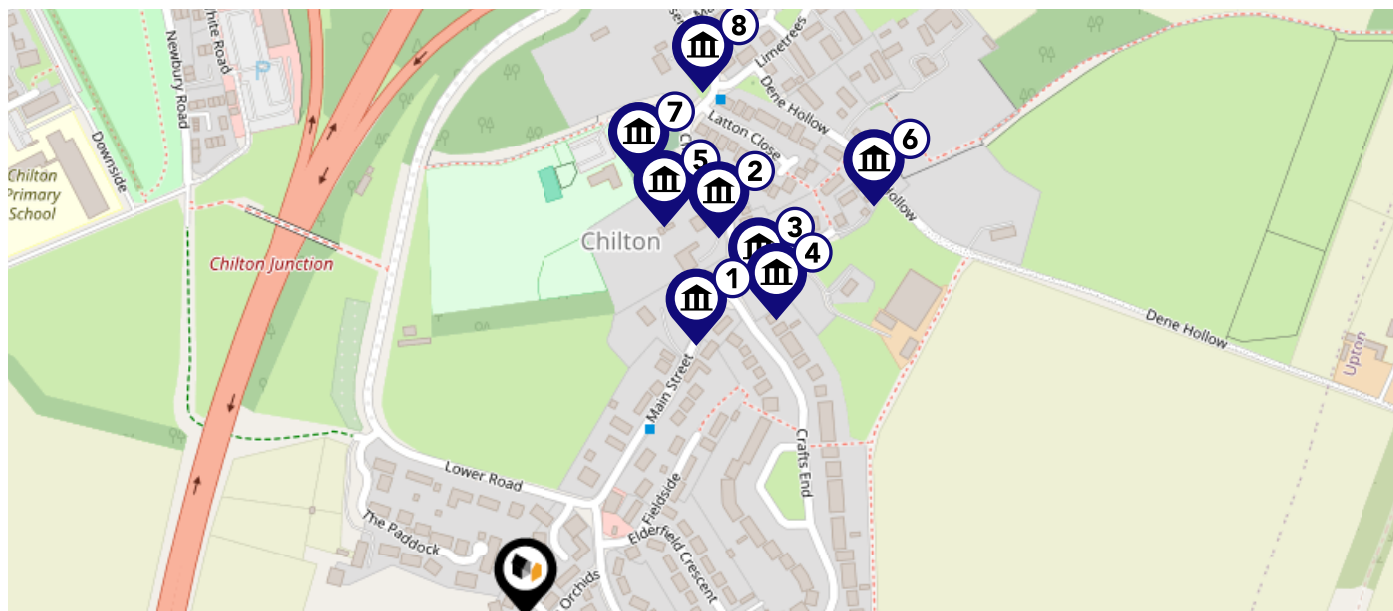
Nearby Landfill Sites

1	EA/EPR/HB3901CX/V002	Active Landfill	
2	Upton Lodge-Upton, Oxfordshire	Historic Landfill	
3	EA/EPR/CB3607XM/V002 - UKAEA	Active Landfill	
4	East Hendred-Off Mill Lane, East Hendred, Oxfordshire	Historic Landfill	
5	Tip at Tinkers Corner-Farnborough, Wantage, Oxfordshire	Historic Landfill	
6	Fox Covert-Farnborough, Berkshire	Historic Landfill	
7	Furzewick Down-Near Wantage, Oxfordshire	Historic Landfill	
8	Red House Hill-Wantage, Oxfordshire	Historic Landfill	
9	Wantage Canals-Mably Way, Wantage, Oxfordshire	Historic Landfill	

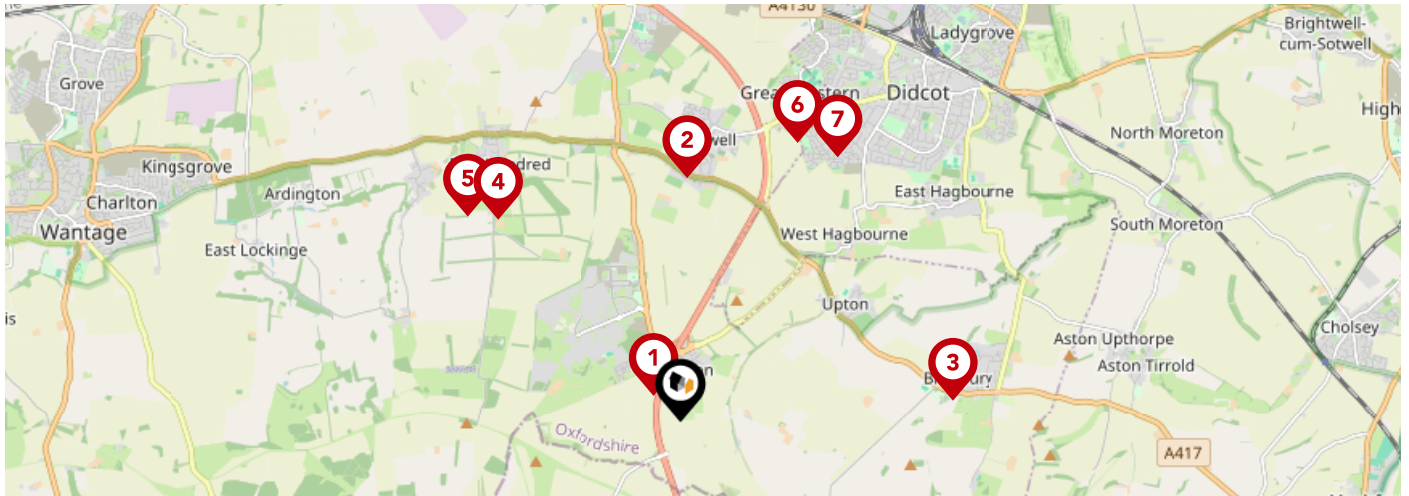
Maps

Listed Buildings

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
 1283282 - The Malt House	Grade II	0.2 miles
 1283317 - The Goddards	Grade II	0.2 miles
 1048230 - 1 And 2, The Green	Grade II	0.2 miles
 1199600 - Place Farm House	Grade II	0.2 miles
 1199588 - East House, Middle House, And West House	Grade II	0.2 miles
 1368616 - Dene Hollow And Dene Lodge	Grade II	0.3 miles
 1048229 - Church Of All Saints	Grade II	0.3 miles
 1368615 - Chilton House	Grade II	0.3 miles



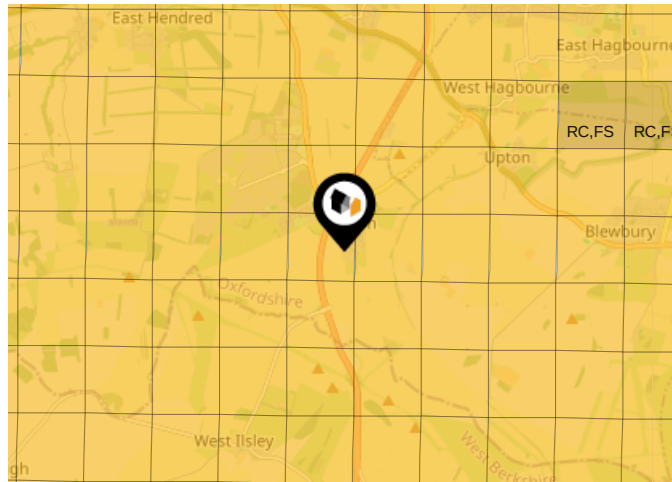
		Nursery	Primary	Secondary	College	Private
1	Chilton County Primary School Ofsted Rating: Good Pupils: 311 Distance:0.35	☐	☒	☐	☐	☐
2	Harwell Primary School Ofsted Rating: Good Pupils: 205 Distance:2.24	☐	☒	☐	☐	☐
3	Blewbury Church of England Primary School Ofsted Rating: Good Pupils: 116 Distance:2.51	☐	☒	☐	☐	☐
4	St Amand's Catholic Primary School Ofsted Rating: Good Pupils: 113 Distance:2.51	☐	☒	☐	☐	☐
5	The Hendreds Church of England School Ofsted Rating: Good Pupils: 139 Distance:2.73	☐	☒	☐	☐	☐
6	UTC Oxfordshire Ofsted Rating: Good Pupils: 288 Distance:2.78	☐	☐	☒	☐	☐
7	Aureus Primary School Ofsted Rating: Outstanding Pupils: 424 Distance:2.83	☐	☒	☐	☐	☐
8	The Ilsleys Primary School Ofsted Rating: Good Pupils: 54 Distance:2.85	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Aureus School Ofsted Rating: Requires improvement Pupils: 545 Distance: 2.86	☐	☐	☒	☐	☐
10	Hagbourne Church of England Primary School Ofsted Rating: Good Pupils: 0 Distance: 2.89	☐	☒	☐	☐	☐
11	Didcot Primary Academy Ofsted Rating: Outstanding Pupils: 451 Distance: 2.94	☐	☒	☐	☐	☐
12	Northbourne Church of England Primary School Ofsted Rating: Good Pupils: 342 Distance: 2.98	☐	☒	☐	☐	☐
13	St Birinus School Ofsted Rating: Good Pupils: 1166 Distance: 3.33	☐	☐	☒	☐	☐
14	Didcot Girls' School Ofsted Rating: Outstanding Pupils: 1616 Distance: 3.35	☐	☐	☒	☐	☐
15	Stephen Freeman Community Primary School Ofsted Rating: Good Pupils: 450 Distance: 3.41	☐	☒	☐	☐	☐
16	Willowcroft Community School Ofsted Rating: Good Pupils: 499 Distance: 3.42	☐	☒	☐	☐	☐

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

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY)		



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

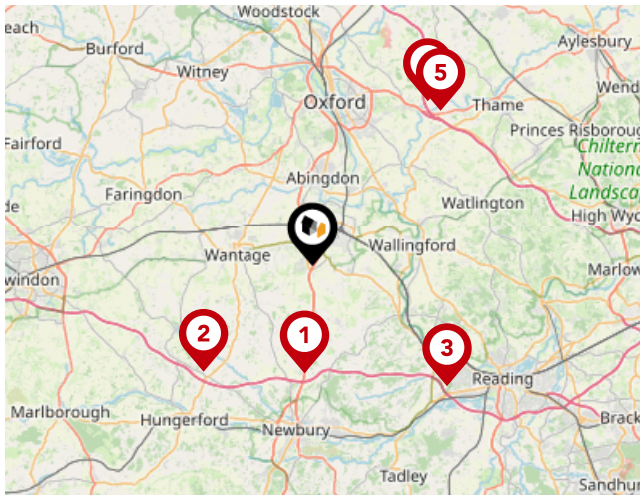
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	3.83 miles
2	Appleford Rail Station	5.57 miles
3	Cholsey Rail Station	5.97 miles

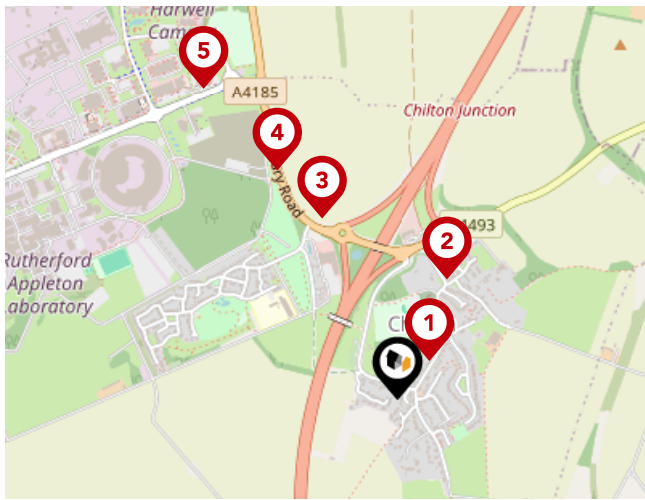


Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	7.9 miles
2	M4 J14	11.23 miles
3	M4 J12	13.31 miles
4	M40 J8A	14.83 miles
5	M40 J8	14.85 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Main Street	0.11 miles
	Latton Close	0.3 miles
	Garden Centre	0.45 miles
	Garden Centre	0.6 miles
	Fermi Avenue East	0.84 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.



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/hodsonsproperty



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Please note that all appliances and heating systems are not tested by Hodsons and therefore no warranties can be given as to their good working order.

Hodsons

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Hodsons

220 Broadway Didcot Oxfordshire OX11
8RS

01235 511406

Leanne.Ferguson@hodsons.co.uk

www.hodsons.co.uk

