

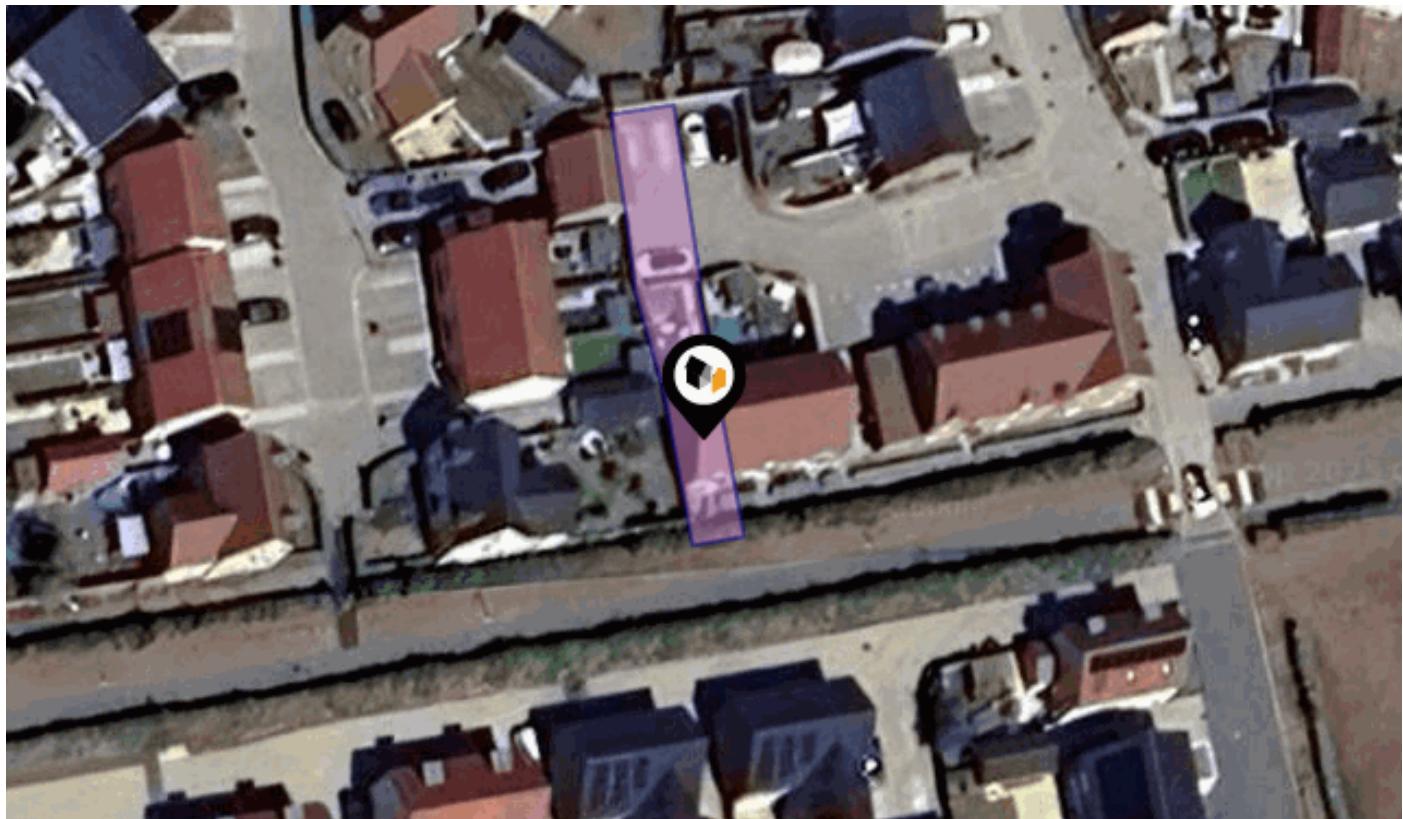


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th January 2026



REDCAR ROAD, BICESTER, OX26

Avocado Property

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www.avocadopropertyagents.co.uk



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Introduction

Our Comments



Seller's comments...

When we first bought this two-bed home, it was the ideal place to start out—manageable, welcoming, and perfectly located. It gave us everything we needed in those early days, and as our lives grew, the house grew with us, becoming a truly wonderful family home filled with happy memories.

One of its greatest strengths is the location. The town centre and everyday amenities are all within easy walking distance, including bus stops, the train station, shops, cafés, and restaurants, making daily life simple and convenient. Despite this, the house is set back with no road directly in front, creating a quiet, private feel that we have always appreciated.

We have been lucky to have friendly, professional neighbours and the benefit of private parking, guaranteeing a space directly outside the back gate. With a lovely surrounding nature area, several parks, and Whiteland's Sports Ground just minutes away, this home offers an exceptional balance of comfort, convenience, and community.

Agent's comments...

Tucked away within the ever-popular Kingsmere development, this well-presented two double bedroom end-of-terrace home offers a great balance of privacy, space and convenience.

The ground floor features a bright and welcoming lounge/diner with double doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining. A downstairs W.C. adds to the practicality of the layout.

Upstairs, there are two generous double bedrooms, both well proportioned and served by the main bathroom. The property is presented in good condition throughout, making it an excellent option for first-time buyers, downsizers or investors alike.

Externally, the home benefits from allocated parking and a tucked-away position, offering a quieter setting while still enjoying all the amenities Kingsmere has to offer.

A smart, low-maintenance home in a sought-after location, ready to move straight into.

Property Overview



Property

Type: Terraced

Tenure: Freehold

Bedrooms: 2

Floor Area: 656 ft² / 61 m²

Plot Area: 0.05 acres

Year Built : 2018

Council Tax : Band C

Annual Estimate: £2,190

Title Number: ON346408

Local Area

Local Authority: Oxfordshire

Estimated Broadband Speeds

Conservation Area: No

(Standard - Superfast - Ultrafast)

Flood Risk:

8
mb/s **80**
mb/s **1000**
mb/s

- Rivers & Seas
- Surface Water



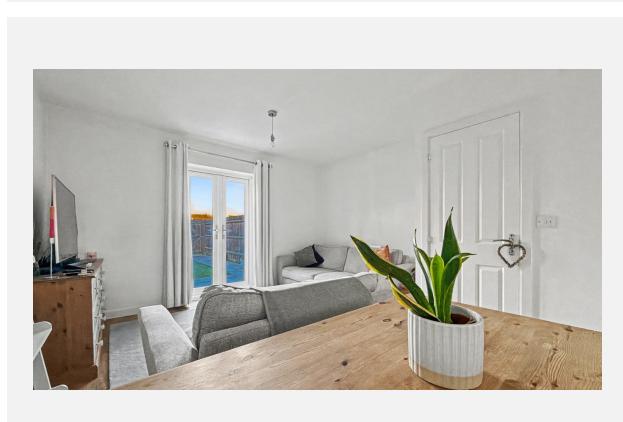
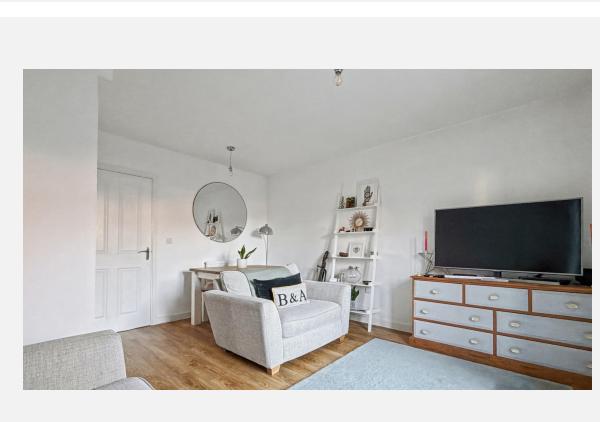
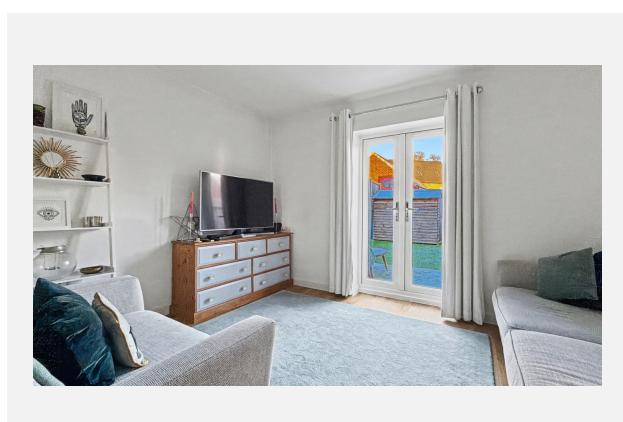
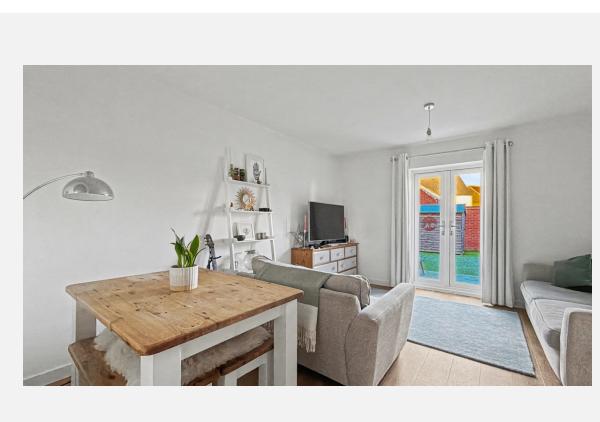
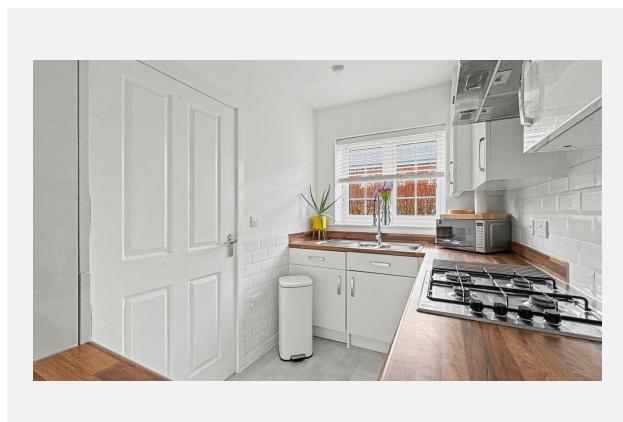
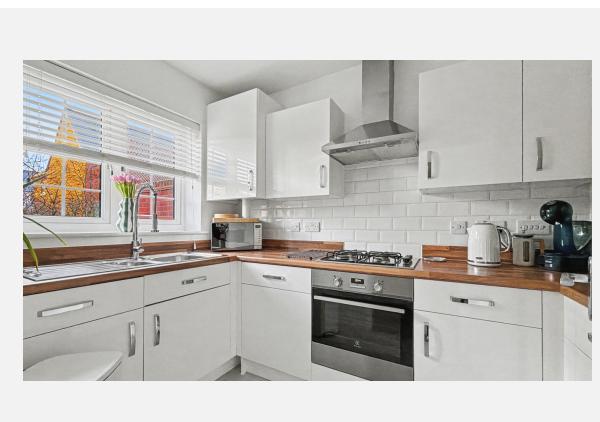
Mobile Coverage:

(based on calls indoors)

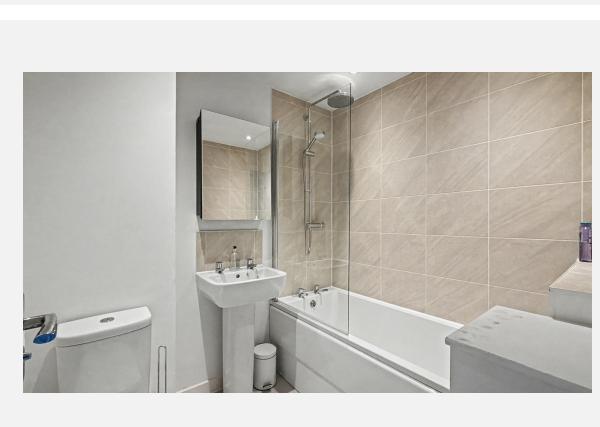
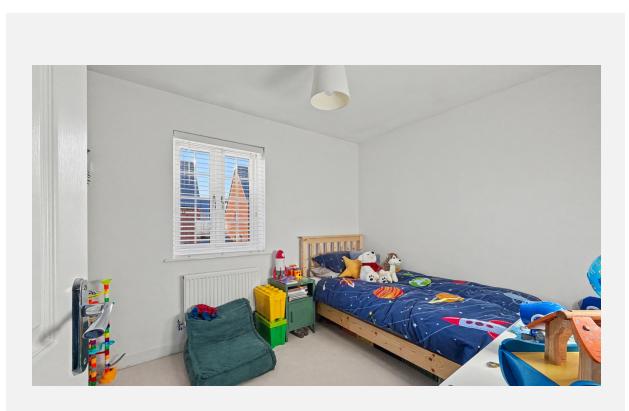
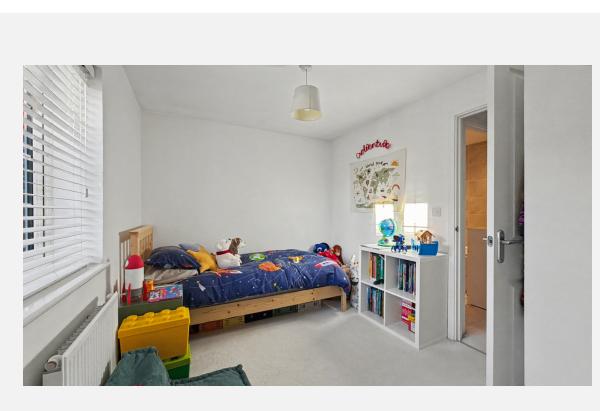
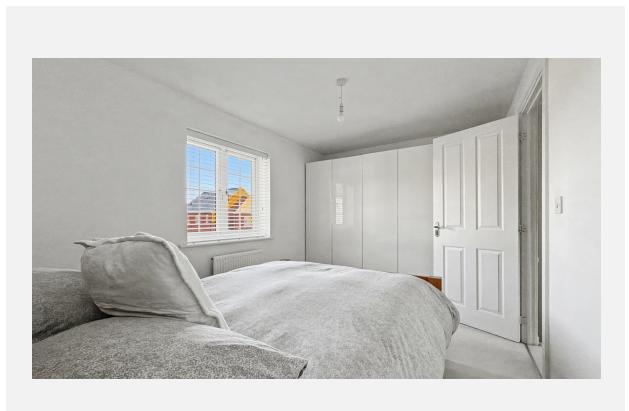
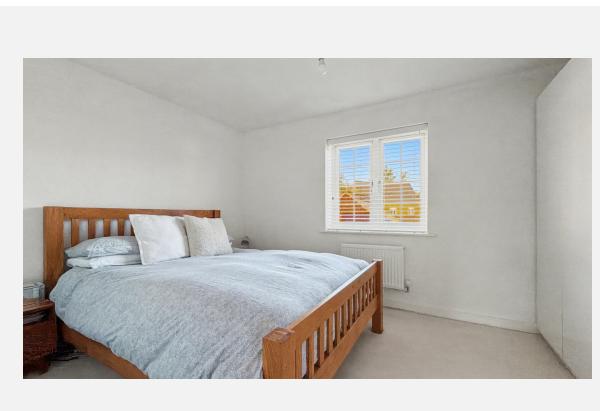
Satellite/Fibre TV Availability:



Gallery Photos

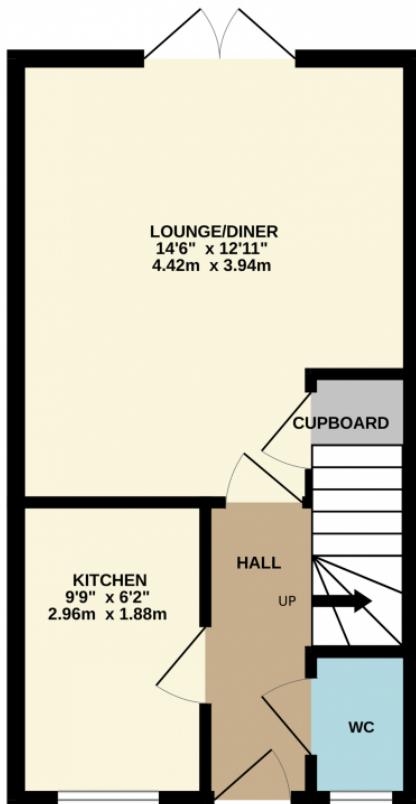


Gallery Photos

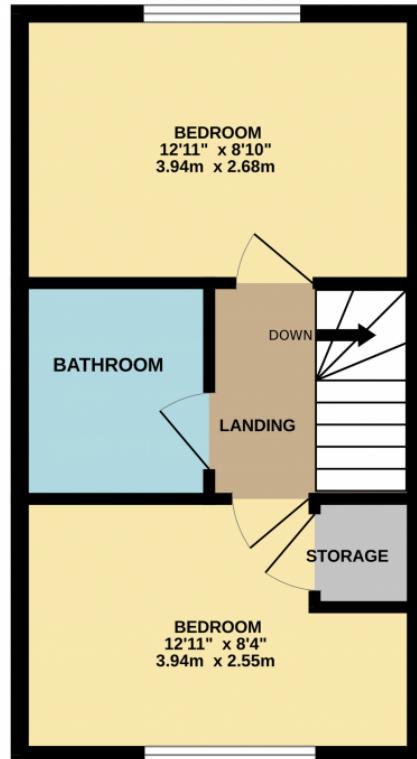


REDCAR ROAD, BICESTER, OX26

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Property EPC - Certificate



Redcar Road, OX26

Energy rating

B

Valid until 21.08.2028

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



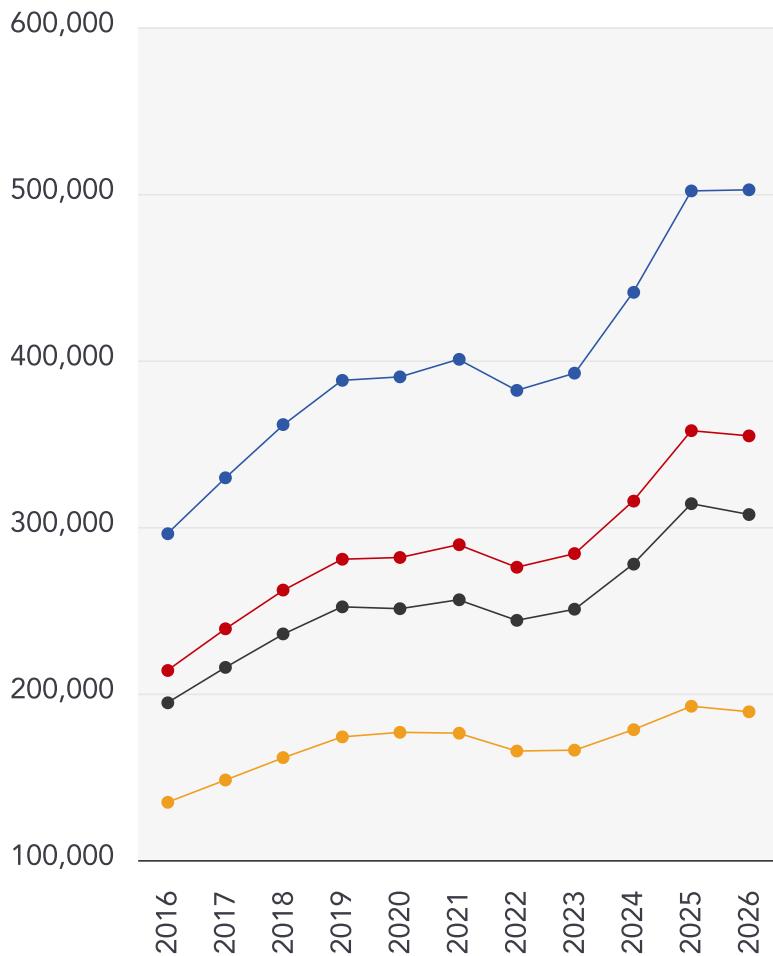
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.17 W/m-°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.20 W/m-°K
Total Floor Area:	61 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in OX26



Detached

+69.78%

Semi-Detached

+65.88%

Terraced

+58.14%

Flat

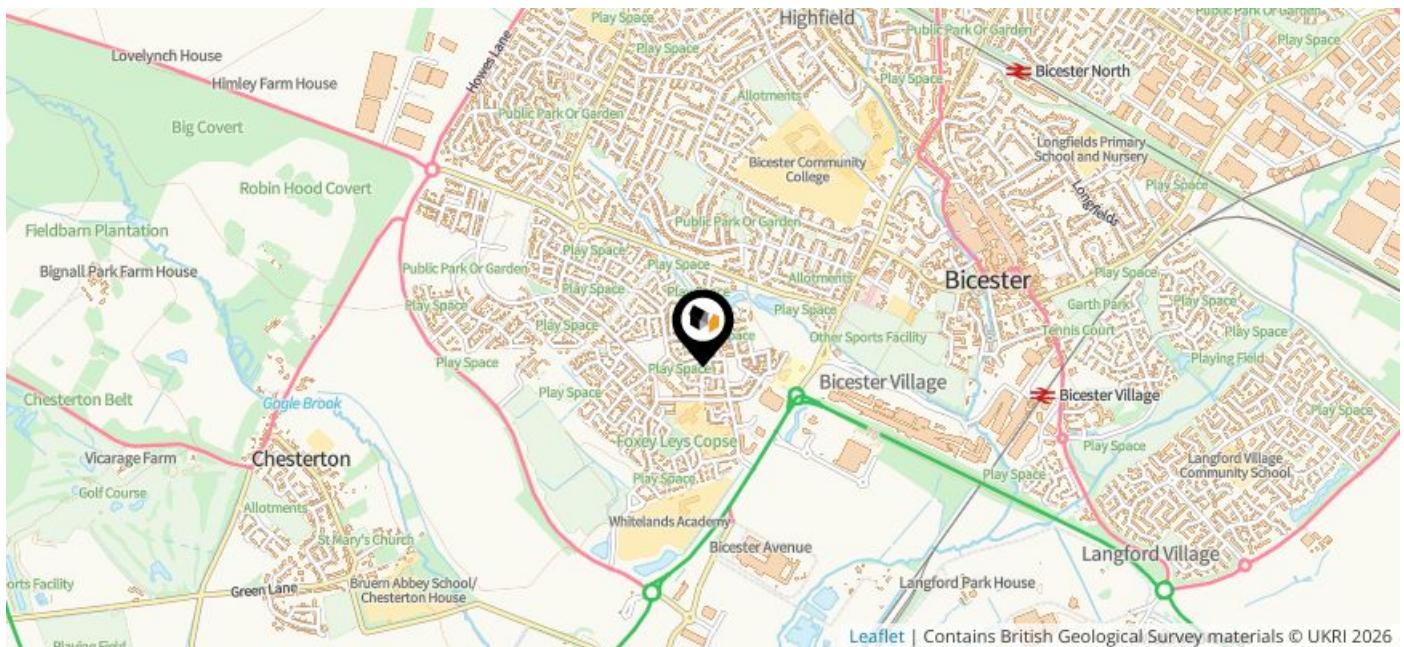
+40.36%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

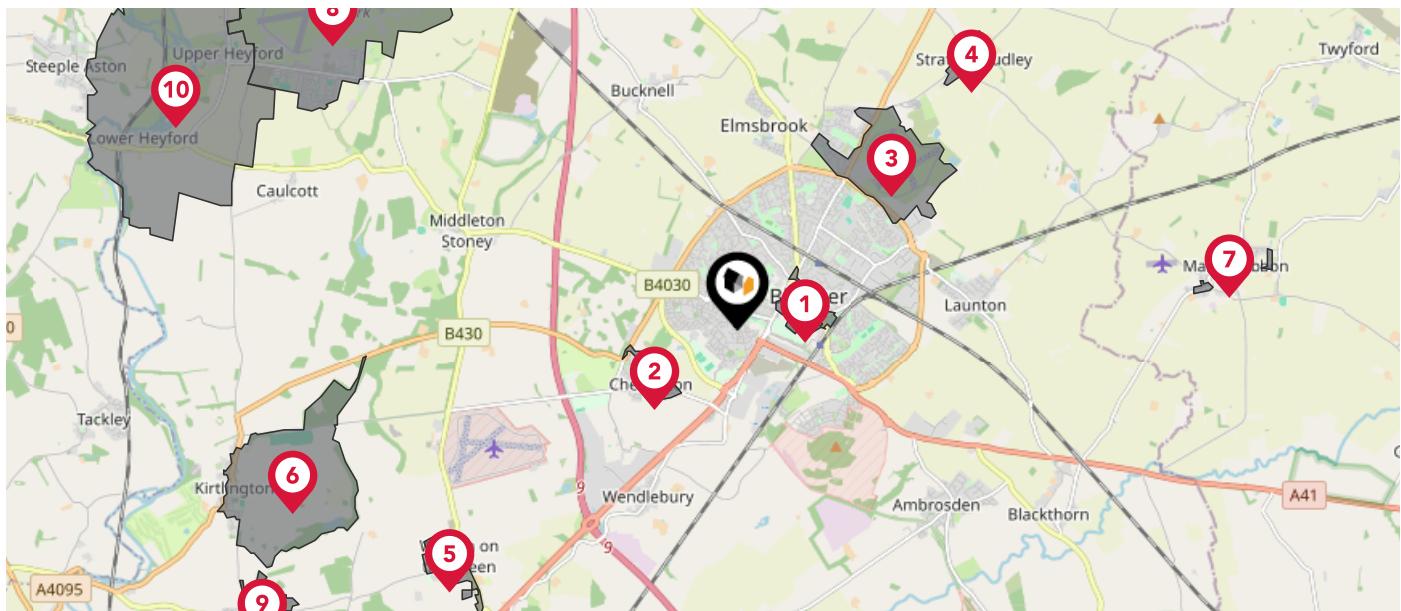
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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

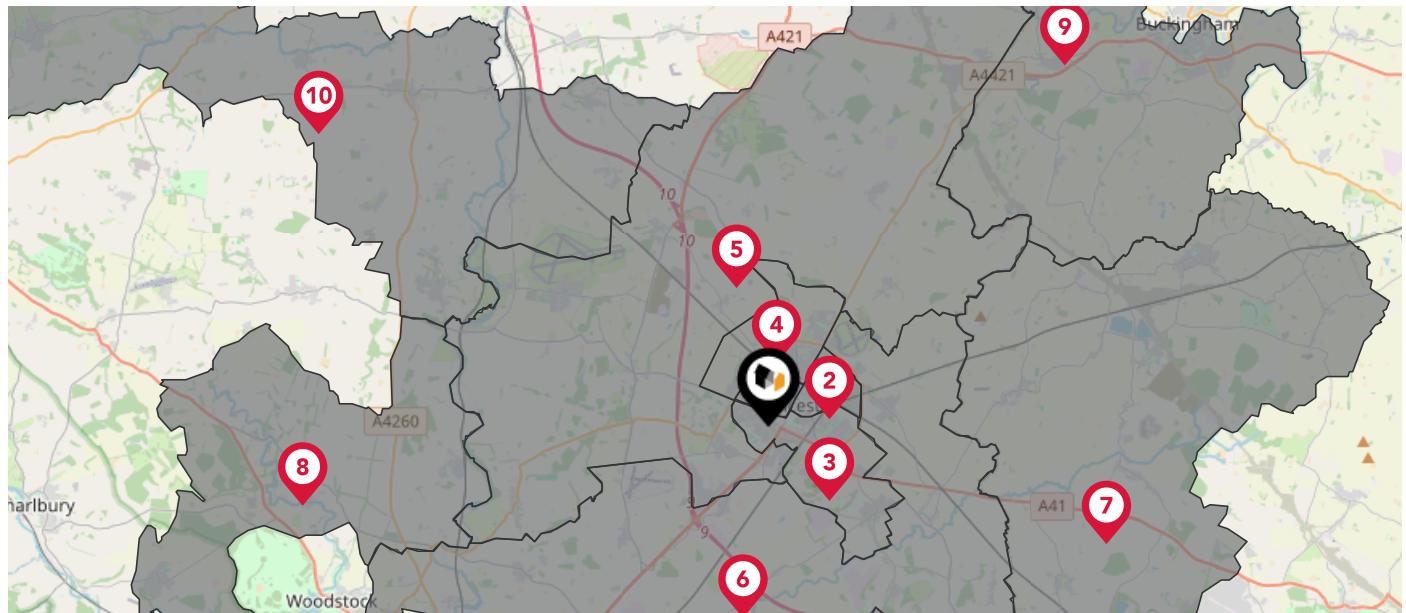
- 1 Bicester
- 2 Chesterton
- 3 RAF Bicester
- 4 Stratton Audley
- 5 Weston on the Green
- 6 Kirtlington
- 7 Marsh Gibbon
- 8 RAF Upper Heyford
- 9 Bletchingdon
- 10 Rousham

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

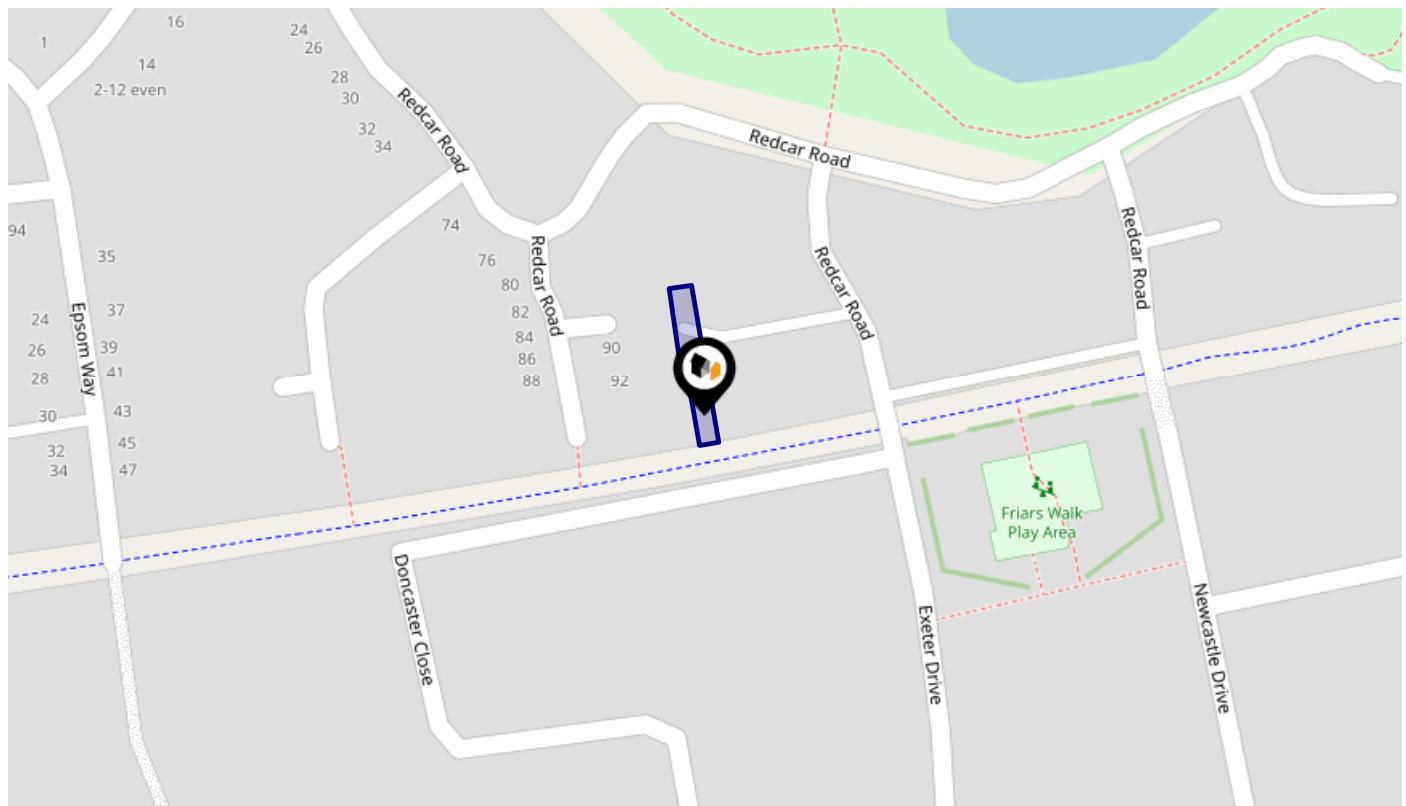
- 1 Bicester West Ward
- 2 Bicester East Ward
- 3 Bicester South & Ambrosden Ward
- 4 Bicester North & Caversfield Ward
- 5 Fringford & Heyfords Ward
- 6 Launton & Otmoor Ward
- 7 Grendon Underwood Ward
- 8 Stonesfield and Tackley Ward
- 9 Buckingham West Ward
- 10 Deddington Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

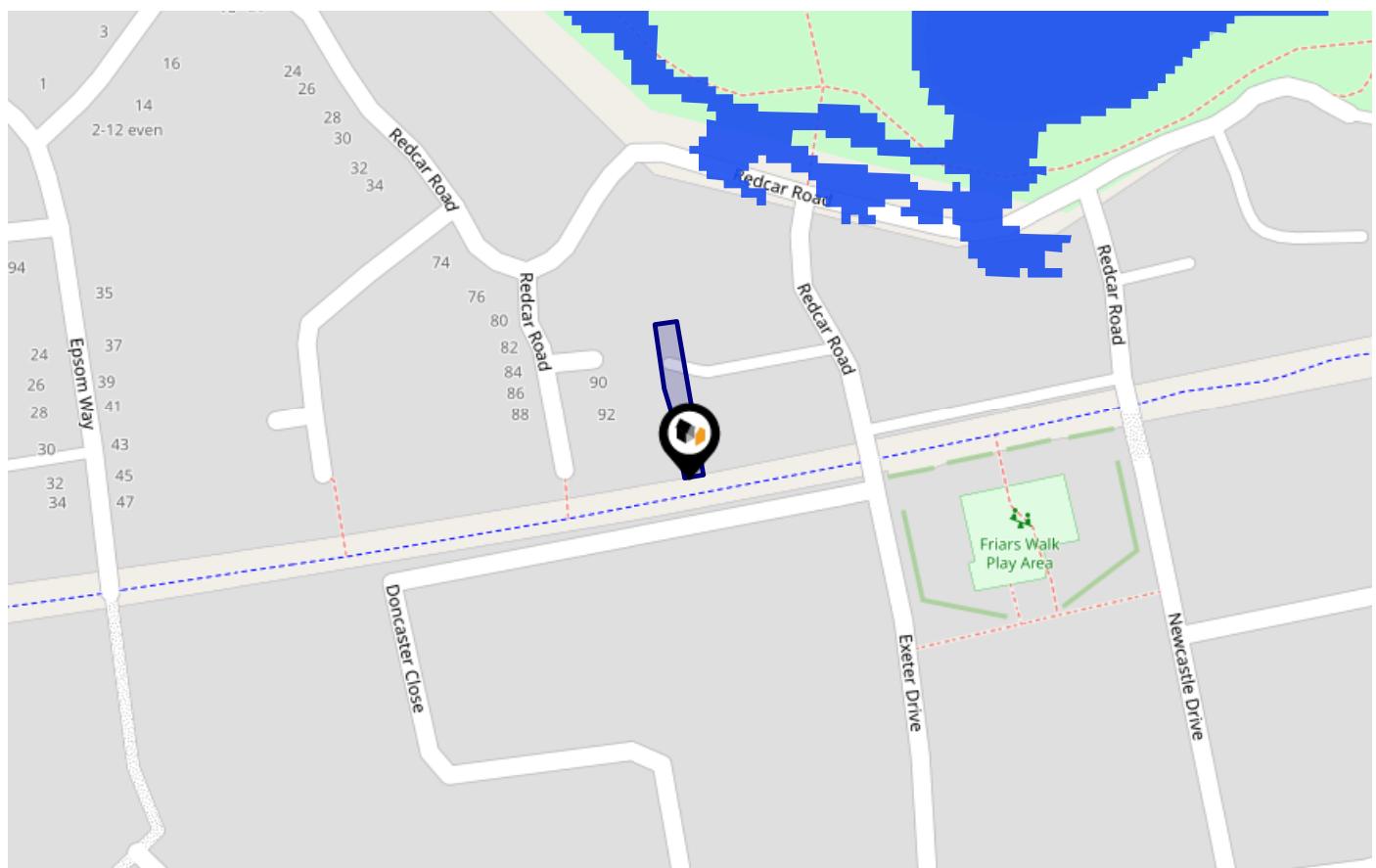


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

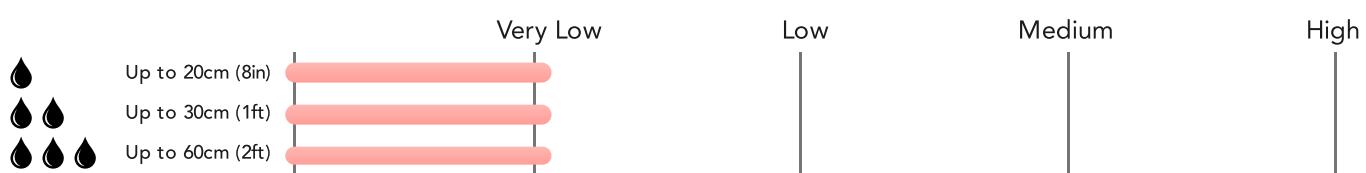


Risk Rating: Very low

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 (0.1%) 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:

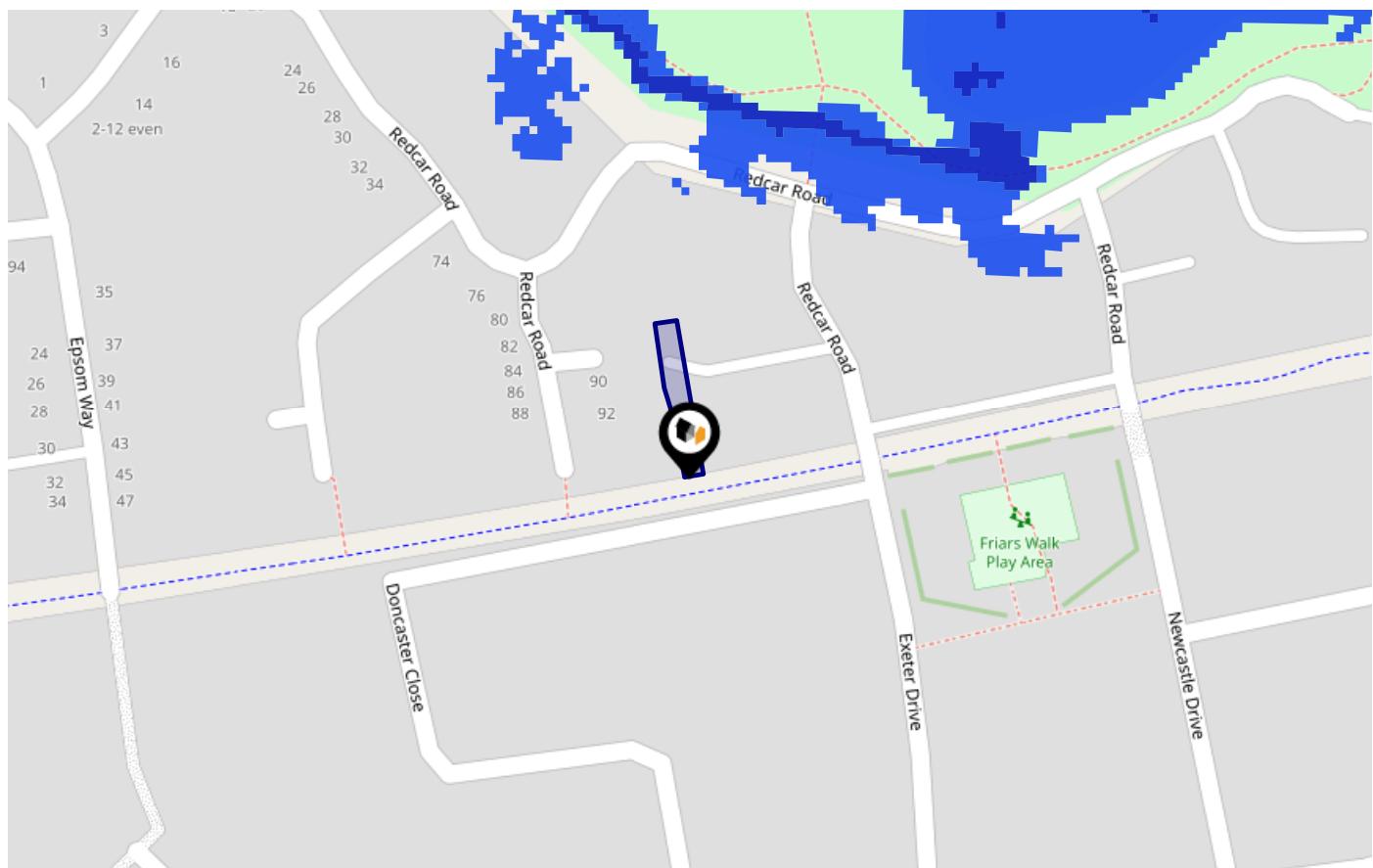


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. 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.

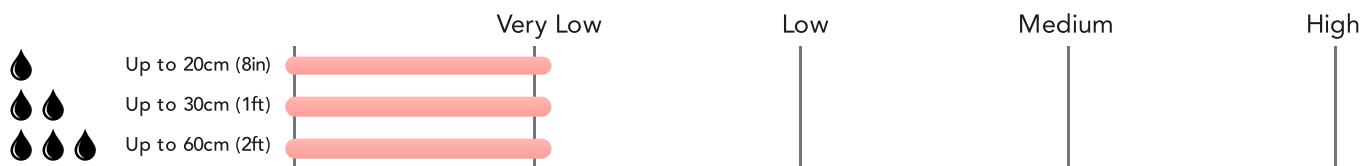


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

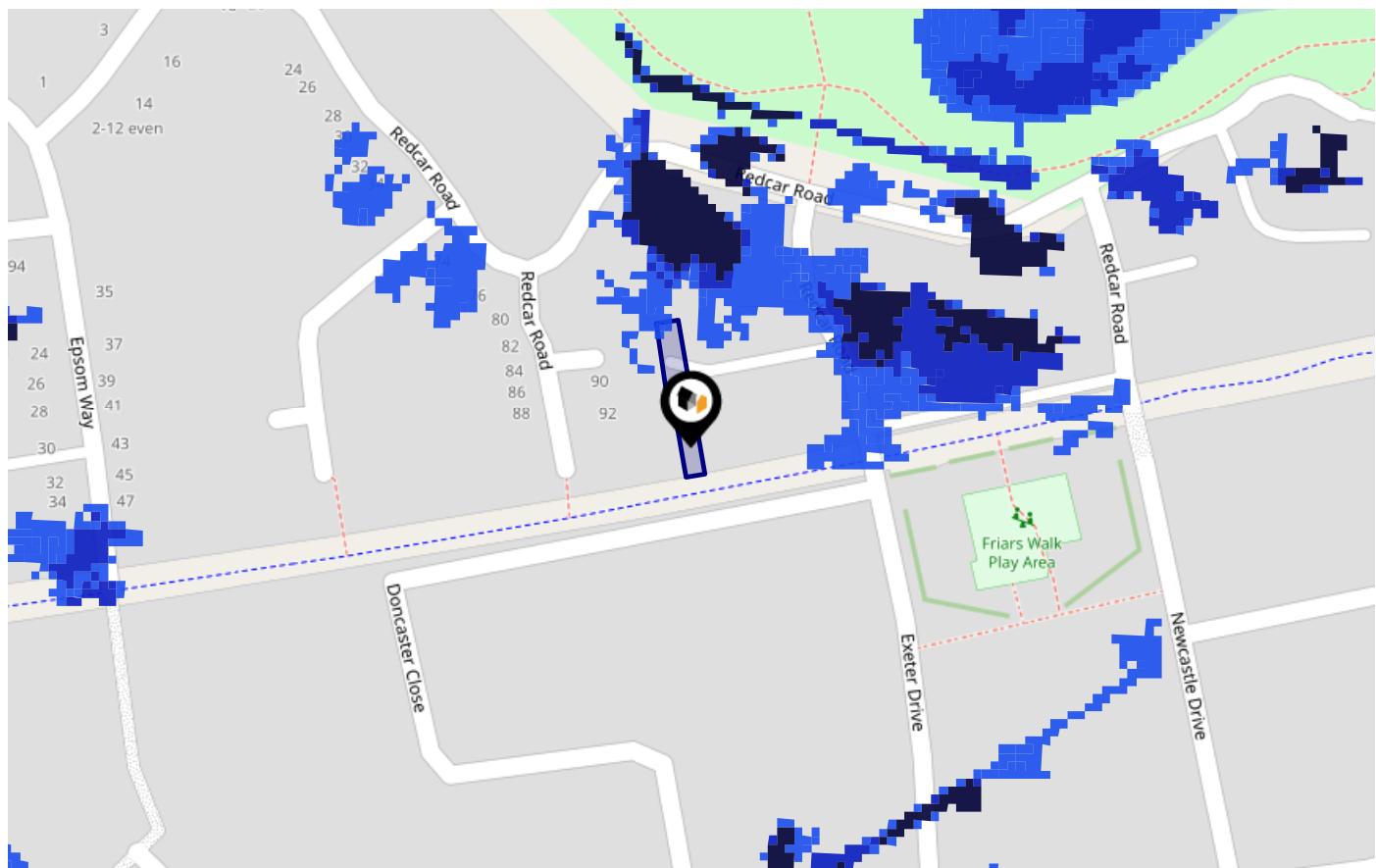


Flood Risk

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.

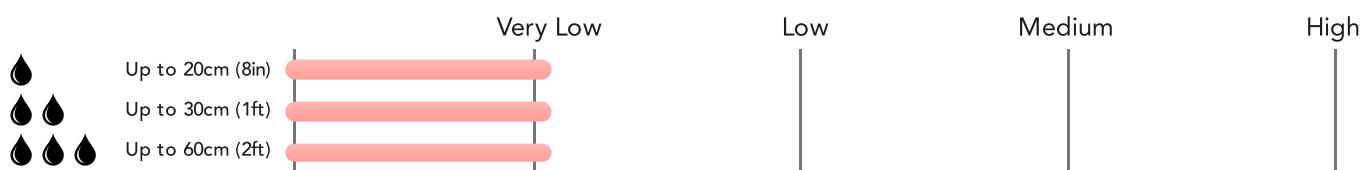


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- 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:

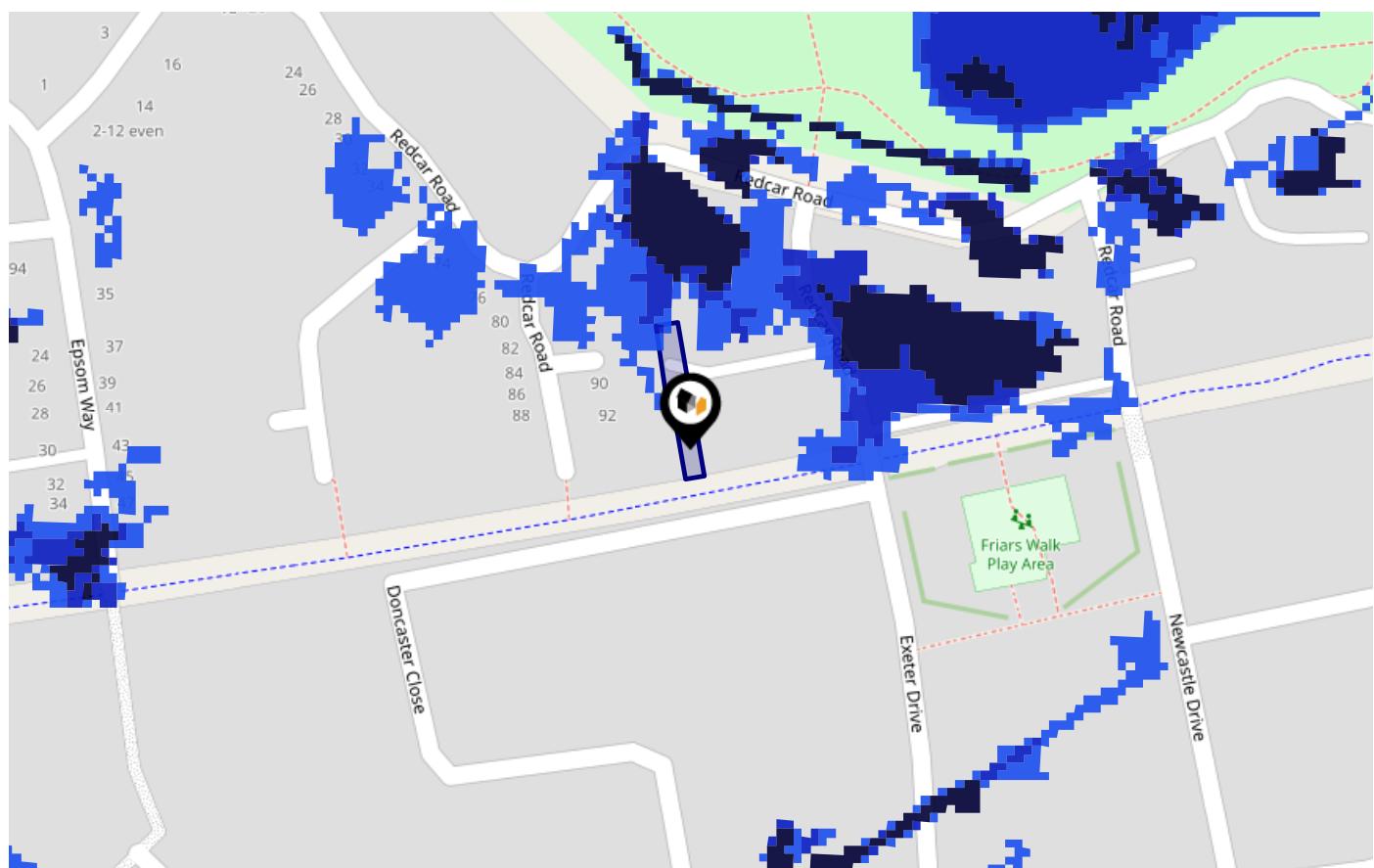


Flood Risk

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.

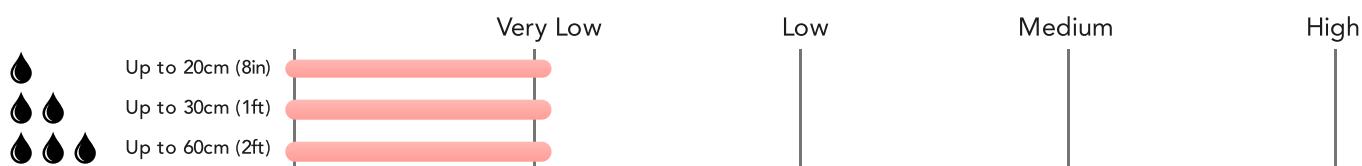


Risk Rating: Very low

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.

- 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.
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Chance of flooding to the following depths at this property:

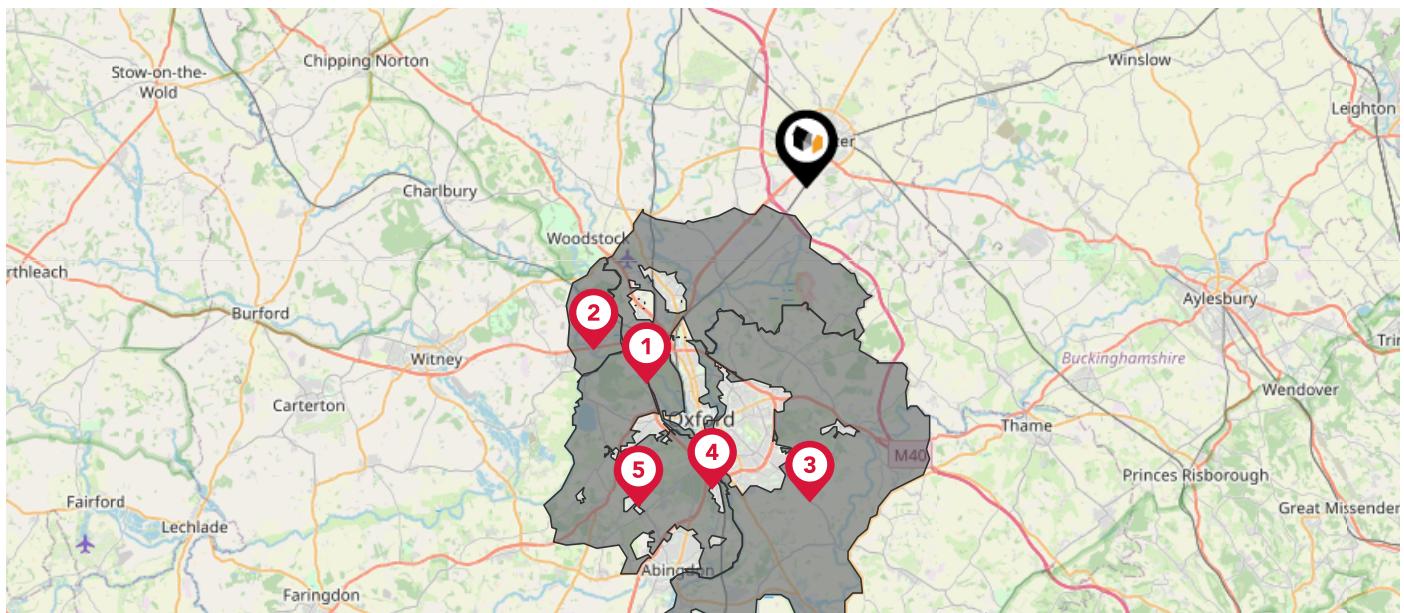


Maps

Green Belt



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



Nearby Green Belt Land

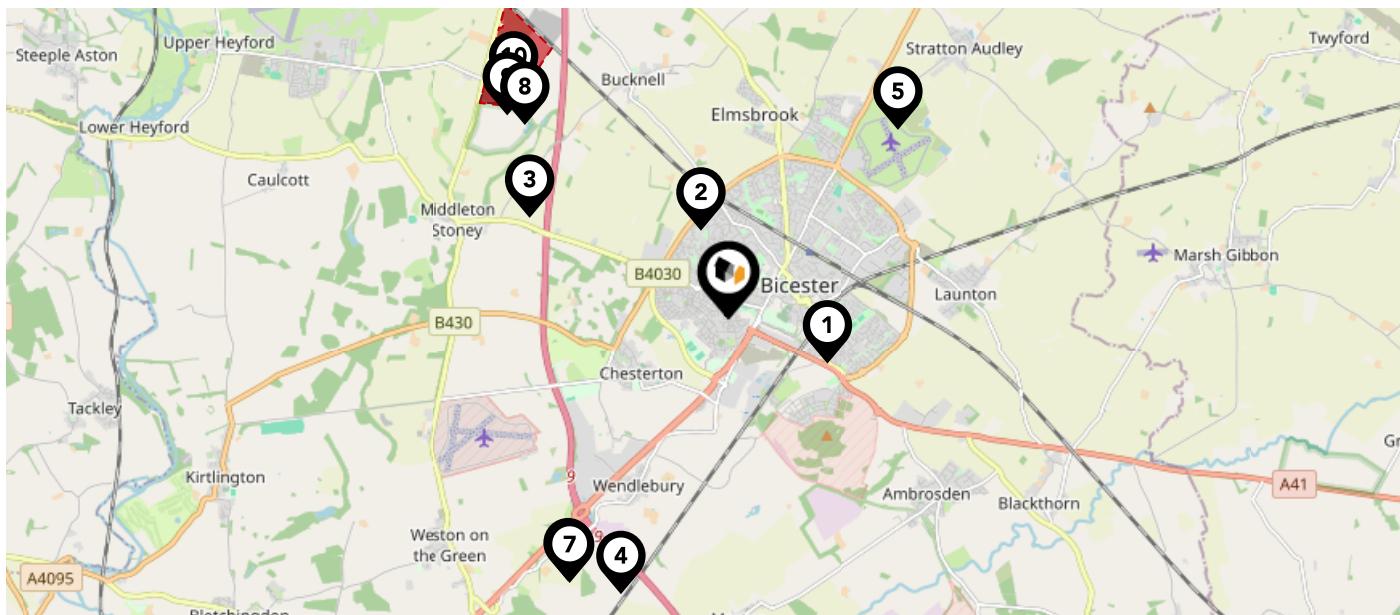
- 1 Oxford Green Belt - Cherwell
- 2 Oxford Green Belt - West Oxfordshire
- 3 Oxford Green Belt - South Oxfordshire
- 4 Oxford Green Belt - Oxford
- 5 Oxford Green Belt - Vale of White Horse

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	London Road-Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
2	Gowell Farm-Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
3	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
4	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
5	Disused Tip at Elm Farm Quarry-Stratton Audley, Oxfordshire	Historic Landfill	<input type="checkbox"/>
6	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
7	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill	<input type="checkbox"/>
8	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
9	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
10	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>

Maps

Listed Buildings

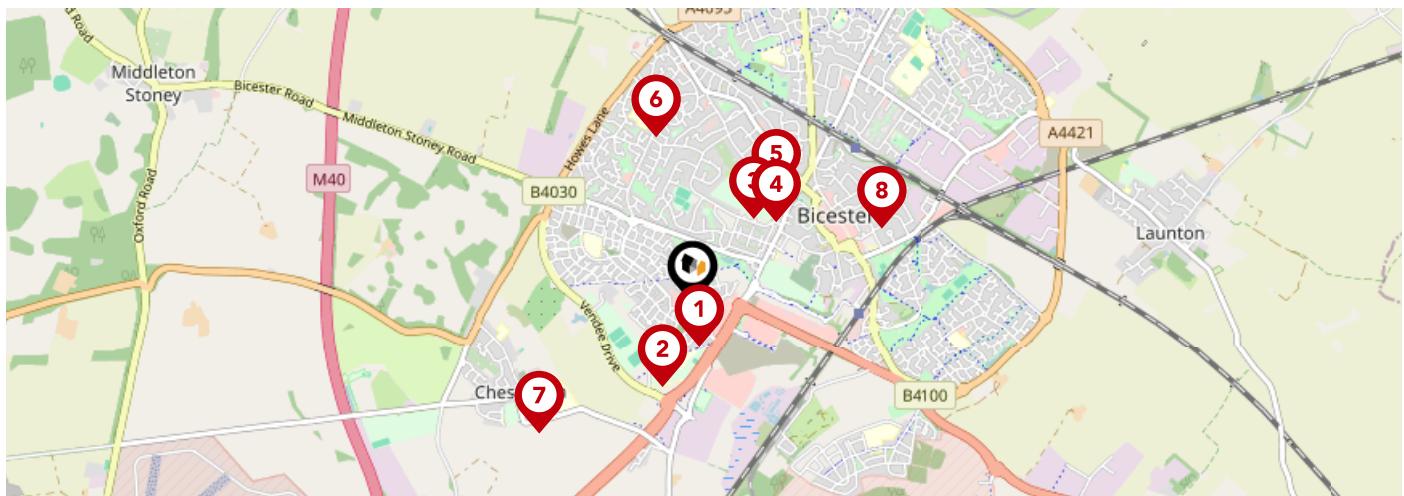


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1300945 - 20, Kings End	Grade II	0.4 miles
	1200078 - Oxford House	Grade II	0.4 miles
	1046490 - 22 And 24, Kings End	Grade II	0.4 miles
	1369764 - The Fox Inn	Grade II	0.4 miles
	1369766 - 41, 45 And 47, Kings End	Grade II	0.4 miles
	1200065 - Stable Approximately 5 Metres To South West Of Home Farmhouse	Grade II	0.5 miles
	1199889 - The Old Vicarage	Grade II	0.5 miles
	1046484 - War Memorial Approximately 15 Metres North West Of Church Of St Edburg	Grade II	0.5 miles
	1046487 - Six Bells Inn	Grade II	0.5 miles
	1199967 - The Old Manor House	Grade II	0.5 miles

Area Schools



Nursery Primary Secondary College Private

1 St Edburg's Church of England (VA) School
Ofsted Rating: Good | Pupils: 489 | Distance:0.2



2 Whitelands Academy
Ofsted Rating: Good | Pupils: 467 | Distance:0.41



3 The Bicester School
Ofsted Rating: Good | Pupils: 1239 | Distance:0.47



4 St Mary's Catholic Primary School, Bicester
Ofsted Rating: Good | Pupils: 229 | Distance:0.53



5 Brookside Primary School
Ofsted Rating: Good | Pupils: 320 | Distance:0.64



6 King's Meadow Primary School
Ofsted Rating: Good | Pupils: 445 | Distance:0.78



7 Bruern Abbey School
Ofsted Rating: Not Rated | Pupils: 201 | Distance:0.92



8 Longfields Primary and Nursery School
Ofsted Rating: Good | Pupils: 388 | Distance:0.93



Area Schools



Nursery Primary Secondary College Private



Chesterton Church of England Voluntary Aided Primary School

Ofsted Rating: Good | Pupils: 195 | Distance: 0.96



Bure Park Primary School

Ofsted Rating: Good | Pupils: 415 | Distance: 1.07



Langford Village Community Primary School

Ofsted Rating: Good | Pupils: 421 | Distance: 1.23



The Cooper School

Ofsted Rating: Requires improvement | Pupils: 1272 | Distance: 1.3



Southwold Primary School

Ofsted Rating: Good | Pupils: 350 | Distance: 1.38



Glory Farm Primary School

Ofsted Rating: Good | Pupils: 344 | Distance: 1.47



Bardwell School

Ofsted Rating: Good | Pupils: 113 | Distance: 1.5

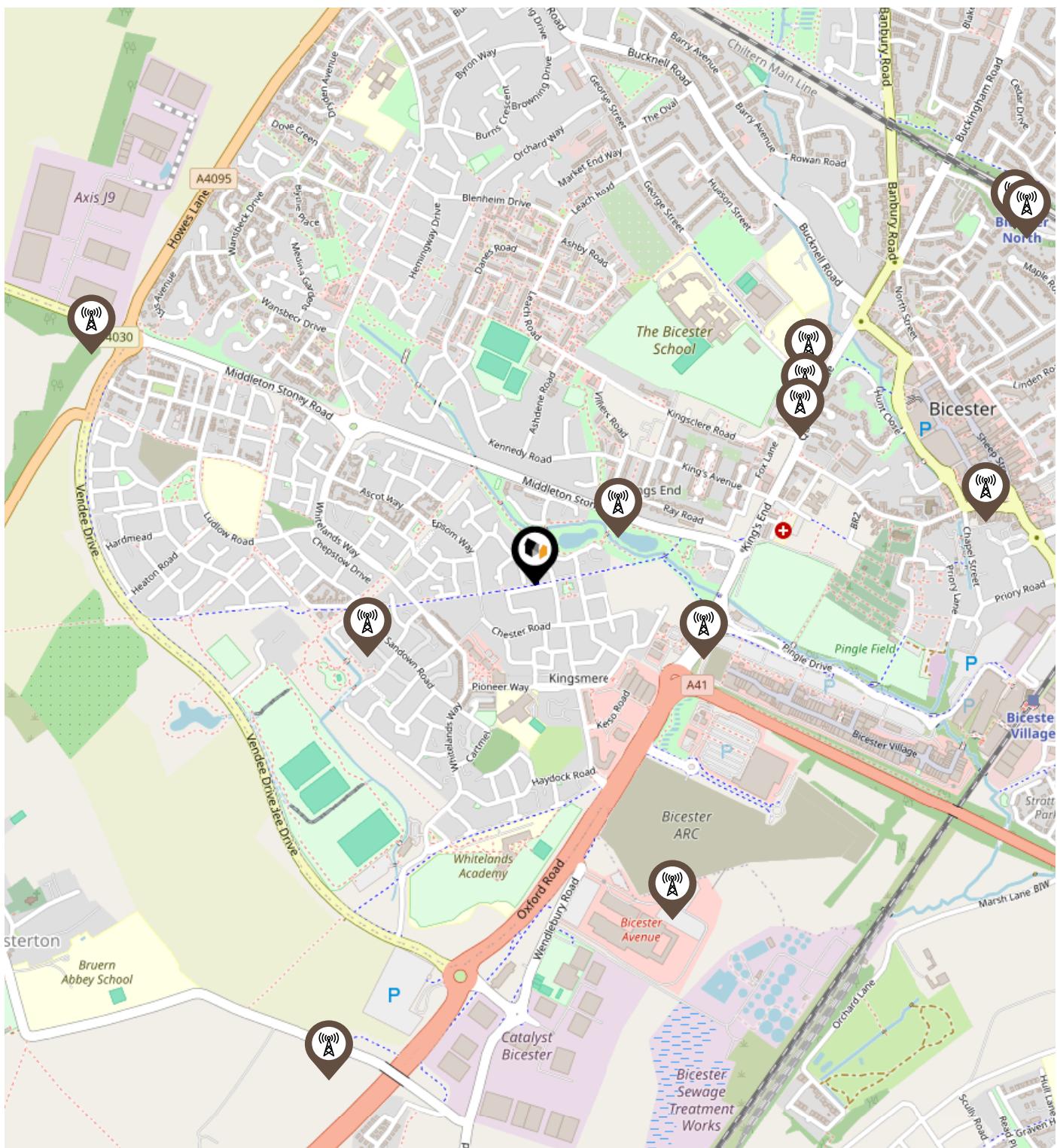


Gagle Brook Primary School

Ofsted Rating: Good | Pupils: 164 | Distance: 1.65



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

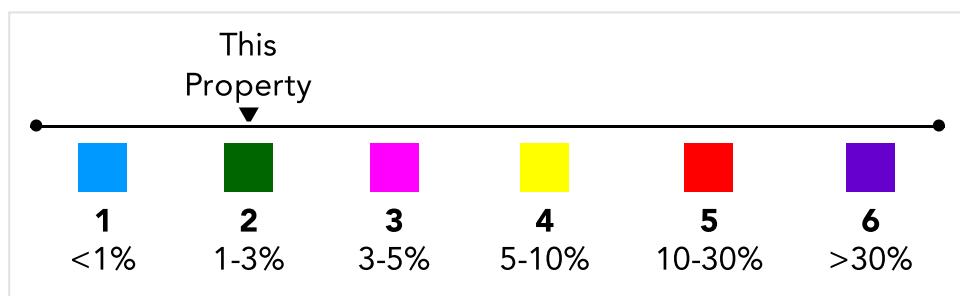
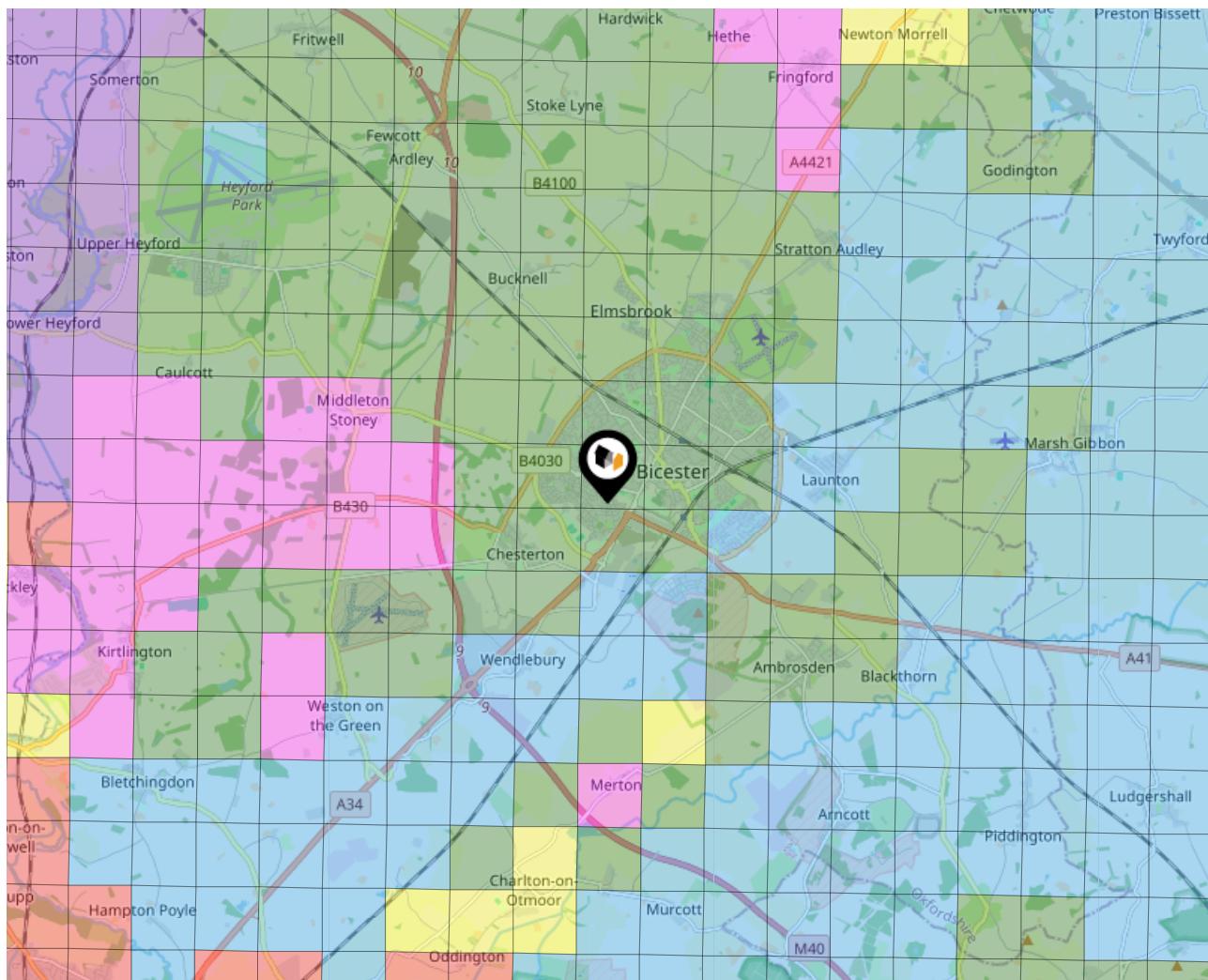
Environment

Radon Gas

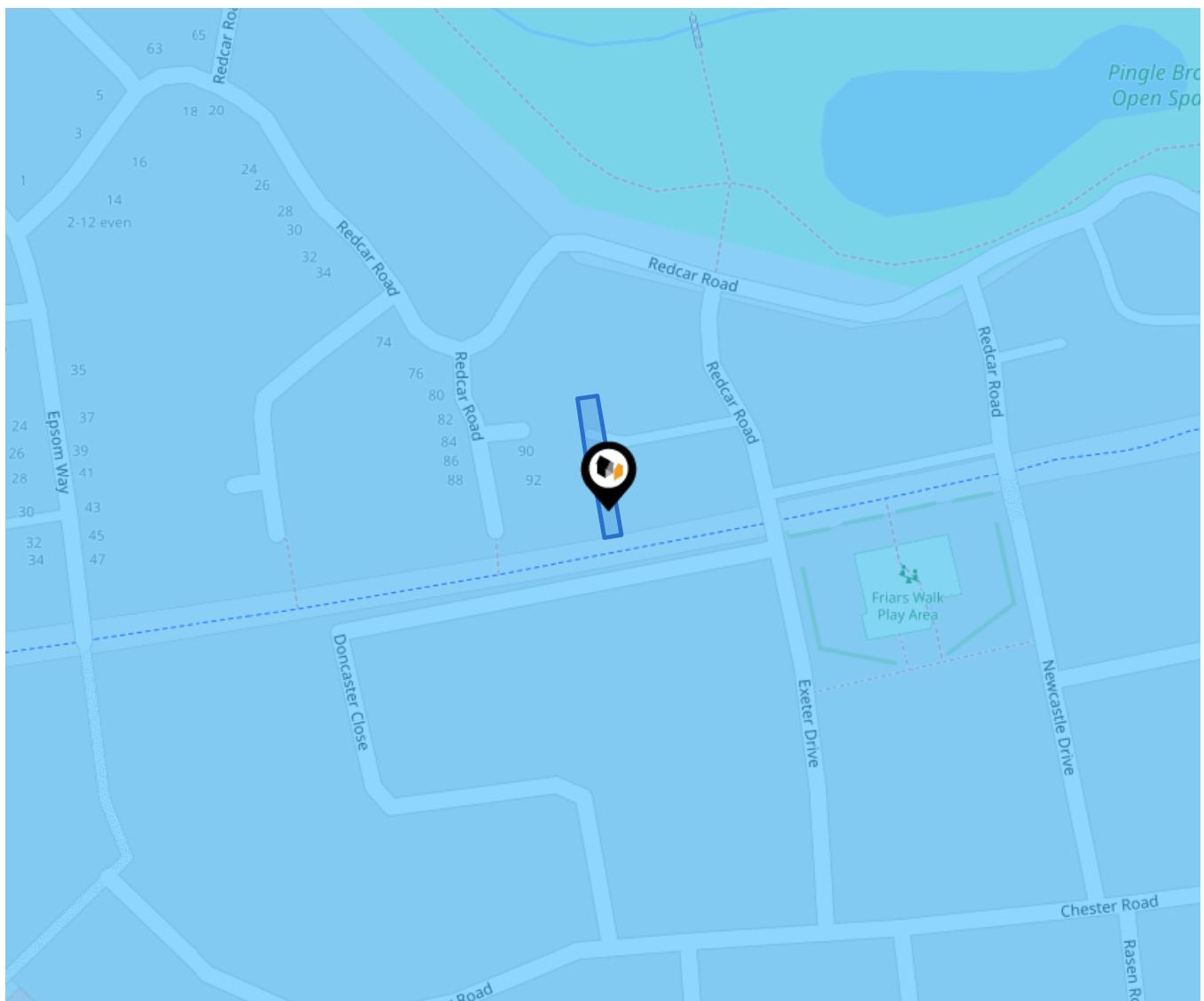


What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Environment Soils & Clay



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

Carbon Content:

NONE

Parent Material Grain:

ARGILLACEOUS

Soil Group:

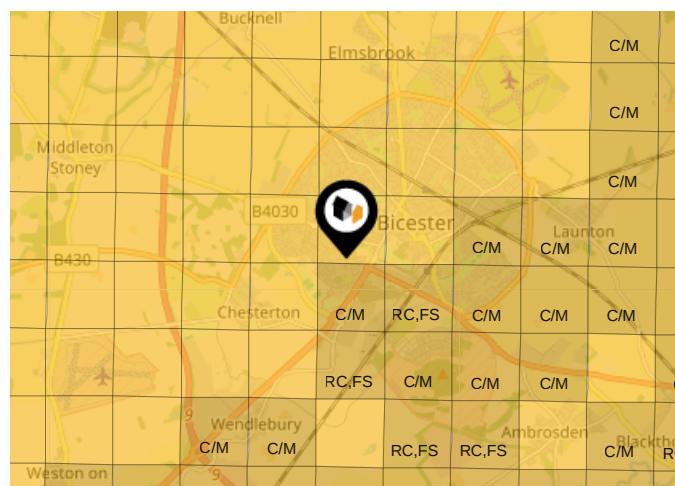
HEAVY TO MEDIUM

Soil Texture:

CLAY TO LOAM

Soil Depth:

DEEP



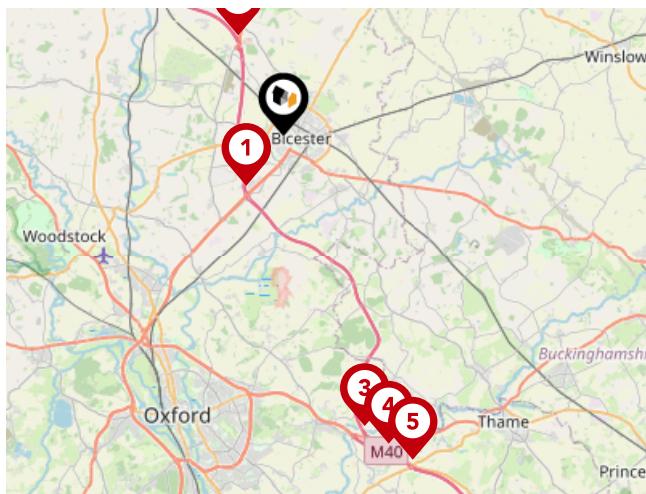
Primary Classifications (Most Common Clay Types)

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



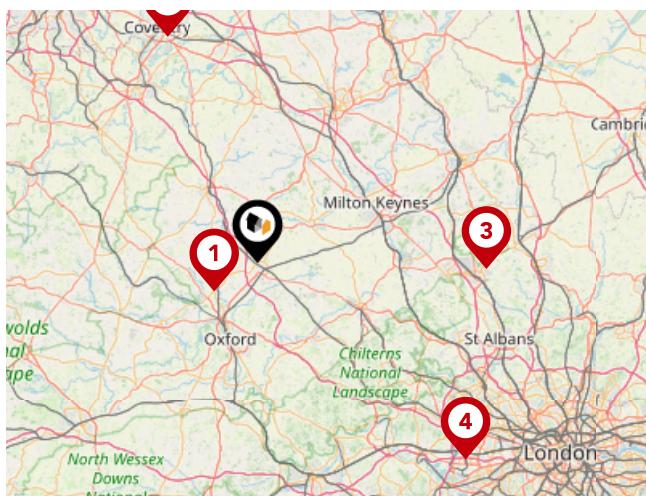
National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	0.76 miles
2	Bicester Village Rail Station	0.81 miles
3	Bicester North Rail Station	0.92 miles



Trunk Roads/Motorways

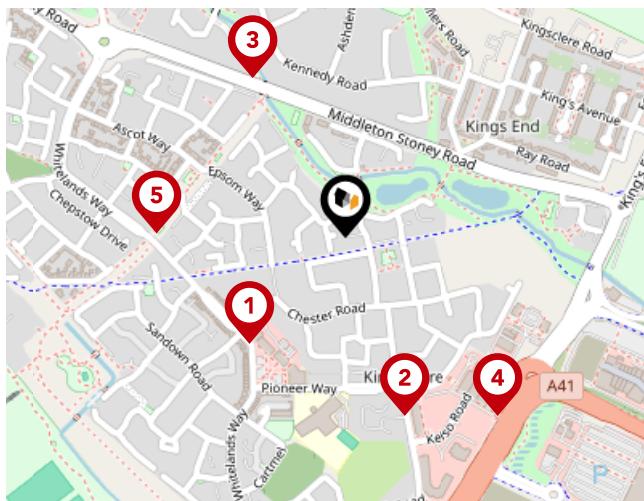
Pin	Name	Distance
1	M40 J9	2.25 miles
2	M40 J10	4.05 miles
3	M40 J8A	11.02 miles
4	M40 J8	11.92 miles
5	M40 J7	12.75 miles



Airports/Helipads

Pin	Name	Distance
1	Kidlington	7.55 miles
2	Baginton	35.22 miles
3	Luton Airport	33.74 miles
4	Heathrow Airport	42.25 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kingsmere Centre	0.16 miles
2	Pioneer Way	0.21 miles
3	Kingsmere	0.21 miles
4	Lakeview Drive	0.27 miles
5	Whitelands Way North	0.22 miles

Avocado Property

About Us



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property Testimonials



Testimonial 1



I was on the market with a local agent for nearly 10 weeks, I was recommended Alistair by a work colleague, He sold my property close to the asking price in less than 2 weeks. If you want a personal professional service, Alistair is definitely the guy to call, would highly recommend - Christine Corcoran

Testimonial 2



We decided to sell our property and chose to use Alistair and Avocado as they offered a different type of approach to selling. Alistair provided a far more personal and hands on service than we had experienced with high street agents previously. He steered us through a difficult chain and gave us sound advice on a daily basis, with real time facts. We would highly recommend him for his commitment throughout the journey - Maggi Wells

Testimonial 3



We moved our house sale from a high street estate agent to Alistair after he was highly recommended. We decided to move agent as we felt our house was not being seen as much as had hoped for. Alistair was great through the whole process. We couldn't recommend him any more, he made what could be a very stressful time very easy. Thank you - Emily Parker

Testimonial 4



We have recently bought a property through Alistair. His service was a breath of fresh air in comparison to many of the high street brands that we had bought and sold properties through in the past. He was efficient, reliable and trustworthy. We would recommend him without hesitation. - Holly



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Avocado Property Data Quality

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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