

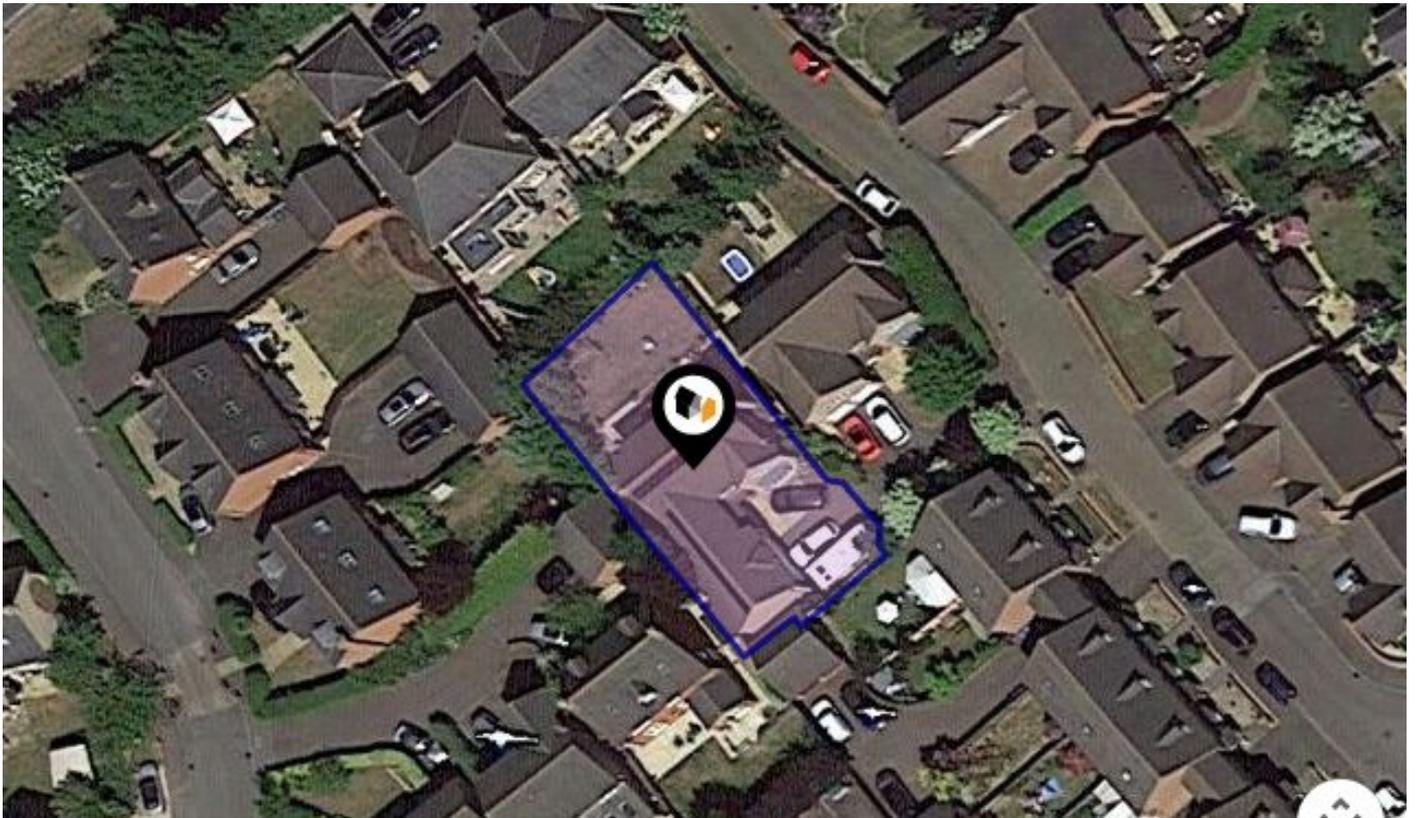


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 07<sup>th</sup> June 2025**



**OXLIP LEYES, BICESTER, OX26**

**Avocado Property**

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# Introduction

## Our Comments



### **Seller's comments...**

Having lived in this house since moving into it as a new build over 20 years ago.

We moved here for the transport links to London for work and soon made it our family home.

We have loved the space and the versatility of the rooms, changing them from dining room to playrooms, offices

and teenagers den, as our family has grown.

We have enjoyed hosting all the family Christmas' and holidays always having plenty of space for housing and entertaining guests.

We love that we are so close to the nature reserve for walking to the pub and shops. We feel privileged that our school run was walking through such a beautiful place. Bure park has a great sense of community and people are very friendly.

It is now time to pass on our home as our children are flying the nest and we are ready to start a new chapter of our lives. We wish the new owners all the happiness in the future.

### **Alistair, the estate agent's comments...**

I'm delighted to bring to market this exceptional five-bedroom executive detached home, built by the highly regarded David Wilson Homes in 2001 and situated in the ever-popular Bure Park development.

What really sets this property apart is its position—tucked away at the end of a private driveway serving just two houses, offering a real sense of peace and exclusivity.

As you step inside, you're immediately struck by the immaculate condition throughout. The current owners have upgraded the property beautifully, including a stylish new composite front door, a modern staircase, and updated internal doors that all add a contemporary touch.

The accommodation is generously proportioned, starting with three versatile reception rooms. These are currently arranged as a cosy lounge complete with a feature fireplace, and two separate study spaces—perfect for those working from home or in need of additional flexible living areas.

The heart of the home is the stunning 21ft kitchen/diner/family room, ideal for modern family life and entertaining, with French doors opening directly onto the garden. There's also a handy utility room and a downstairs W.C.

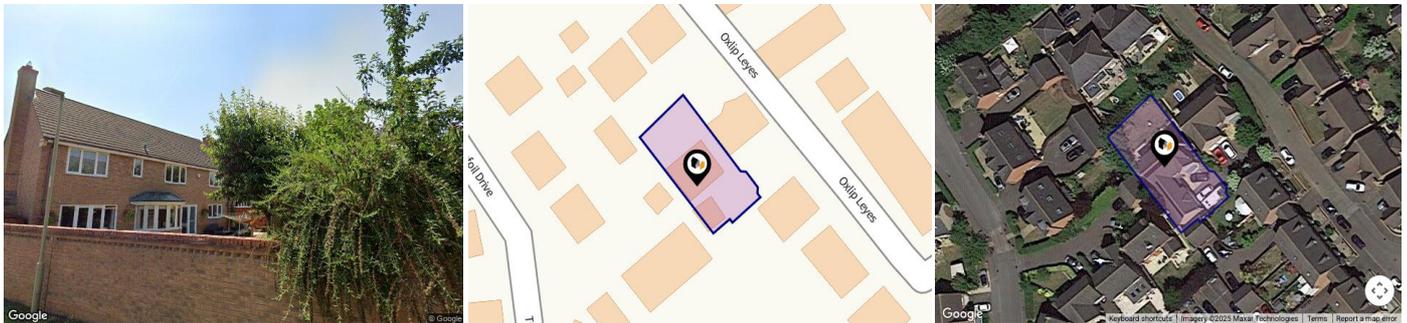
Upstairs, the galleried landing leads to five well-sized bedrooms. The master suite is particularly impressive at over 19ft in length, featuring built-in wardrobes and a spacious en-suite. There's a second en-suite to one of the other bedrooms and a stylish family bathroom to serve the rest.

Outside, the property continues to impress with a double garage, ample parking for several vehicles, and eco-conscious features including solar panels and an EV charger.

In short, this is a superb home that blends executive living with modern upgrades in a desirable, discreet

**KFB** Key Facts For Buyers

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	2,411 ft <sup>2</sup> / 224 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Year Built :</b>	2001		
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£4,106		
<b>Title Number:</b>	ON230150		

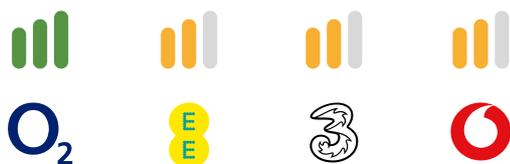
## Local Area

<b>Local Authority:</b>	Cherwell
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>65</b> mb/s	<b>10000</b> mb/s

### Mobile Coverage: (based on calls indoors)



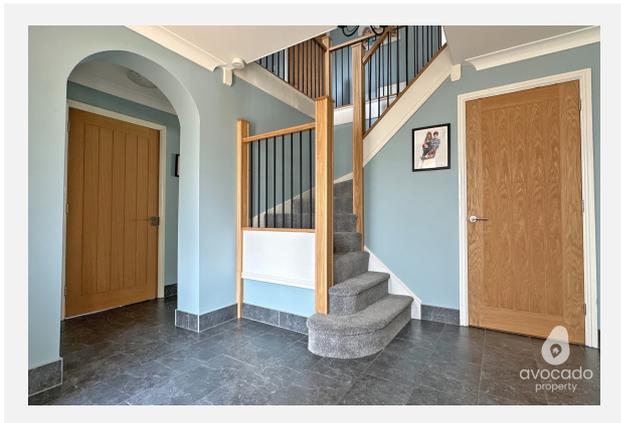
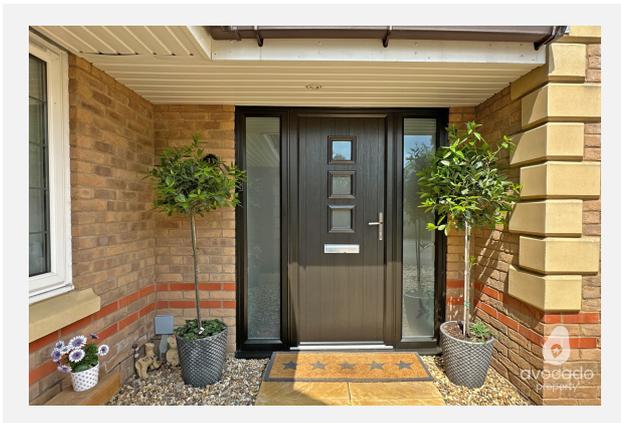
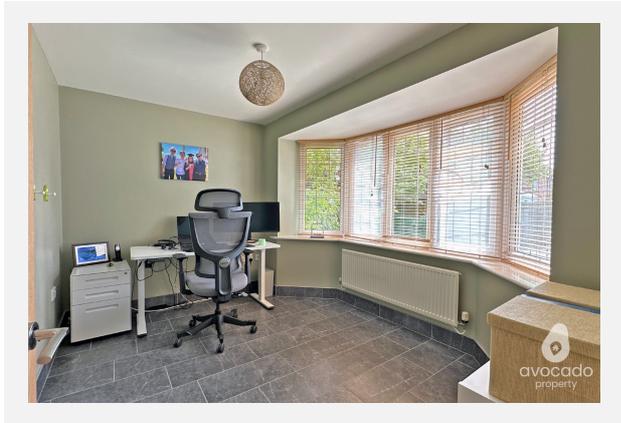
### Satellite/Fibre TV Availability:



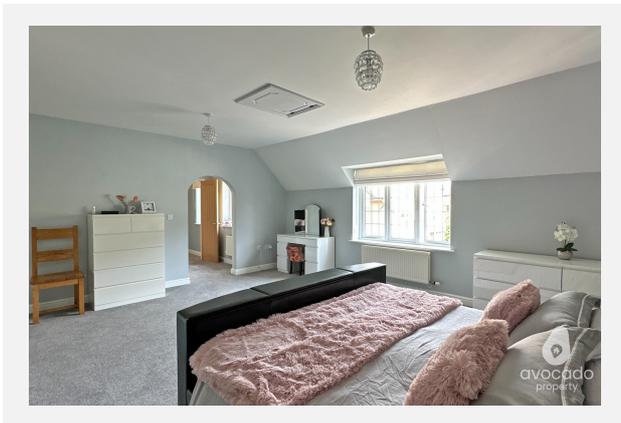
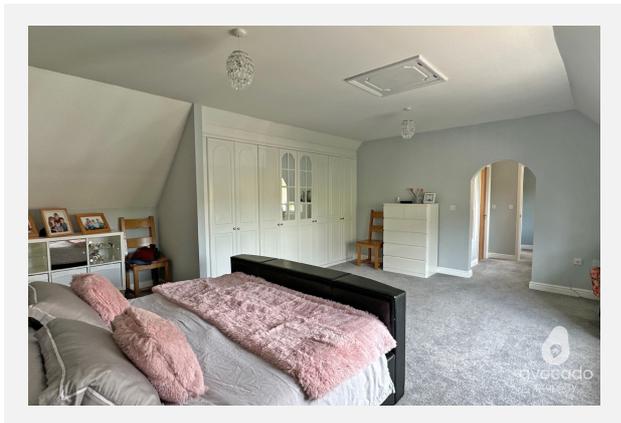
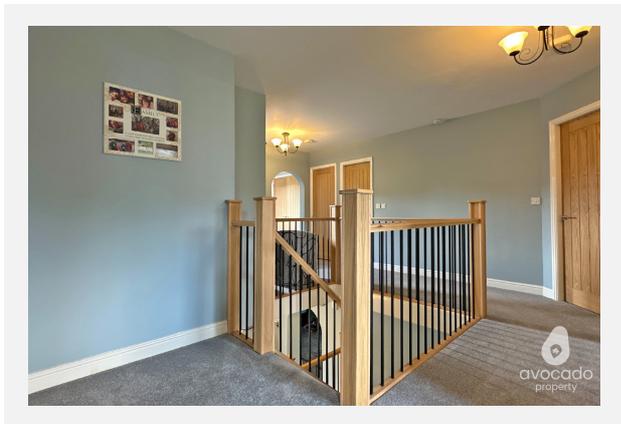
# Gallery Photos



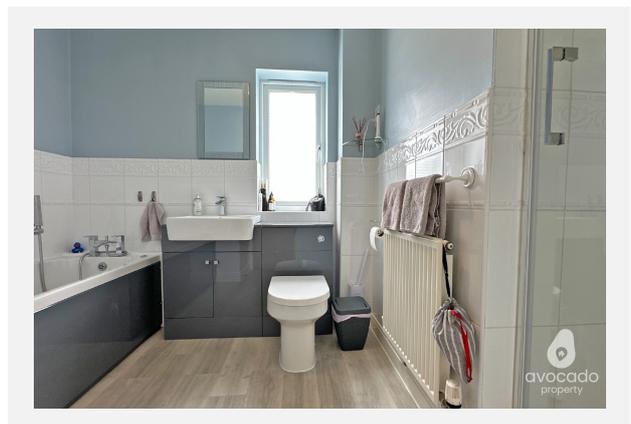
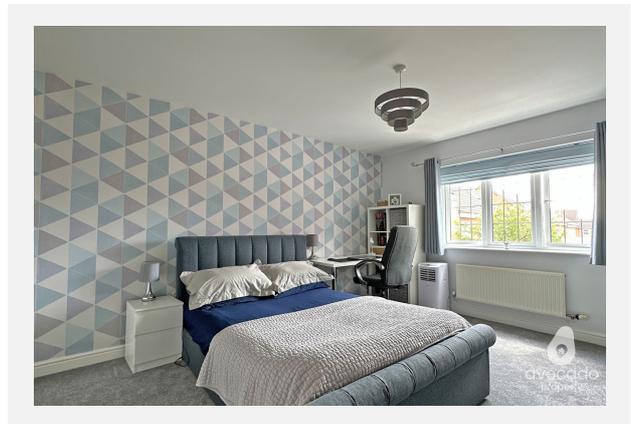
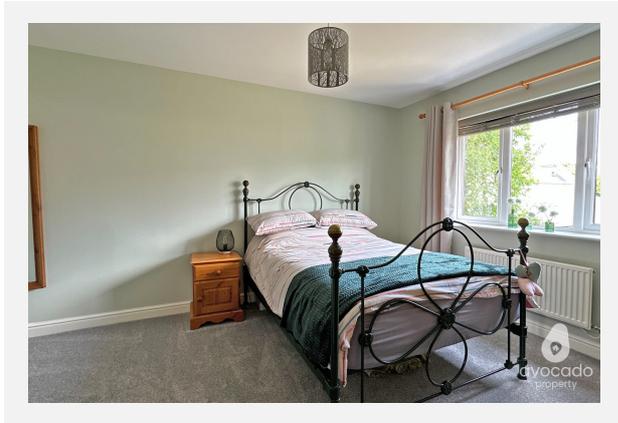
# Gallery Photos



# Gallery Photos



# Gallery Photos



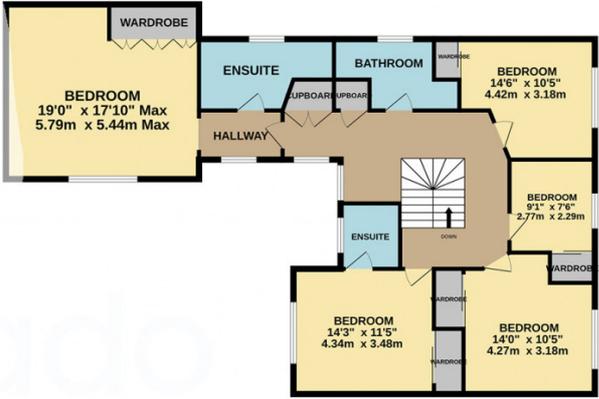


## OXLIP LEYES, BICESTER, OX26

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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Property EPC - Certificate



Energy rating
OX26

C

Valid until 09.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

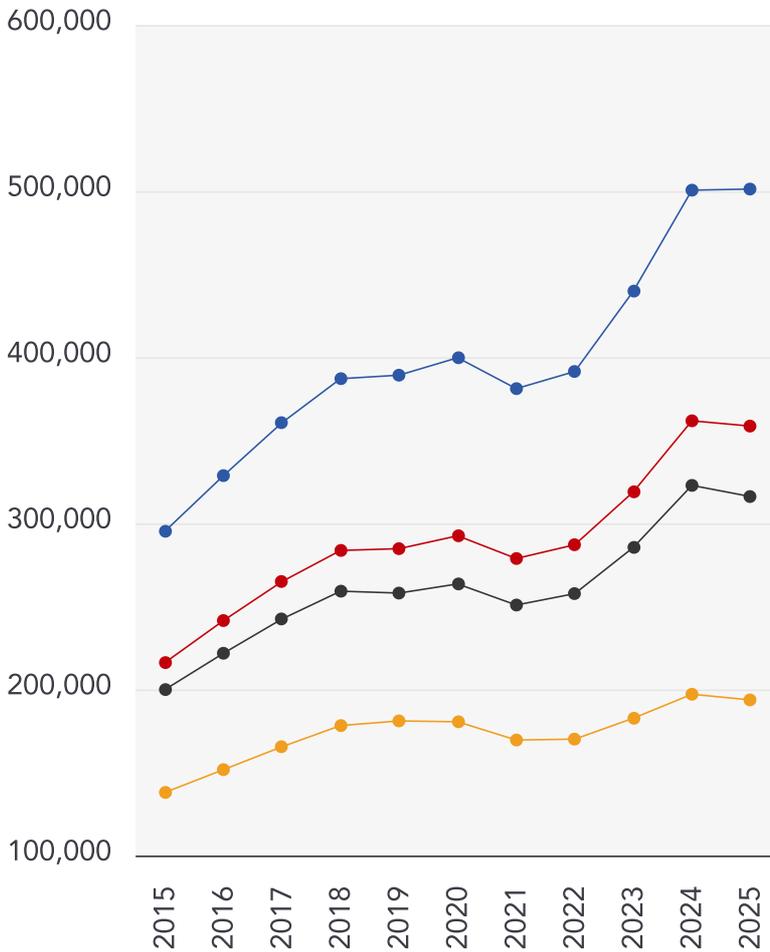
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	224 m <sup>2</sup>

# 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

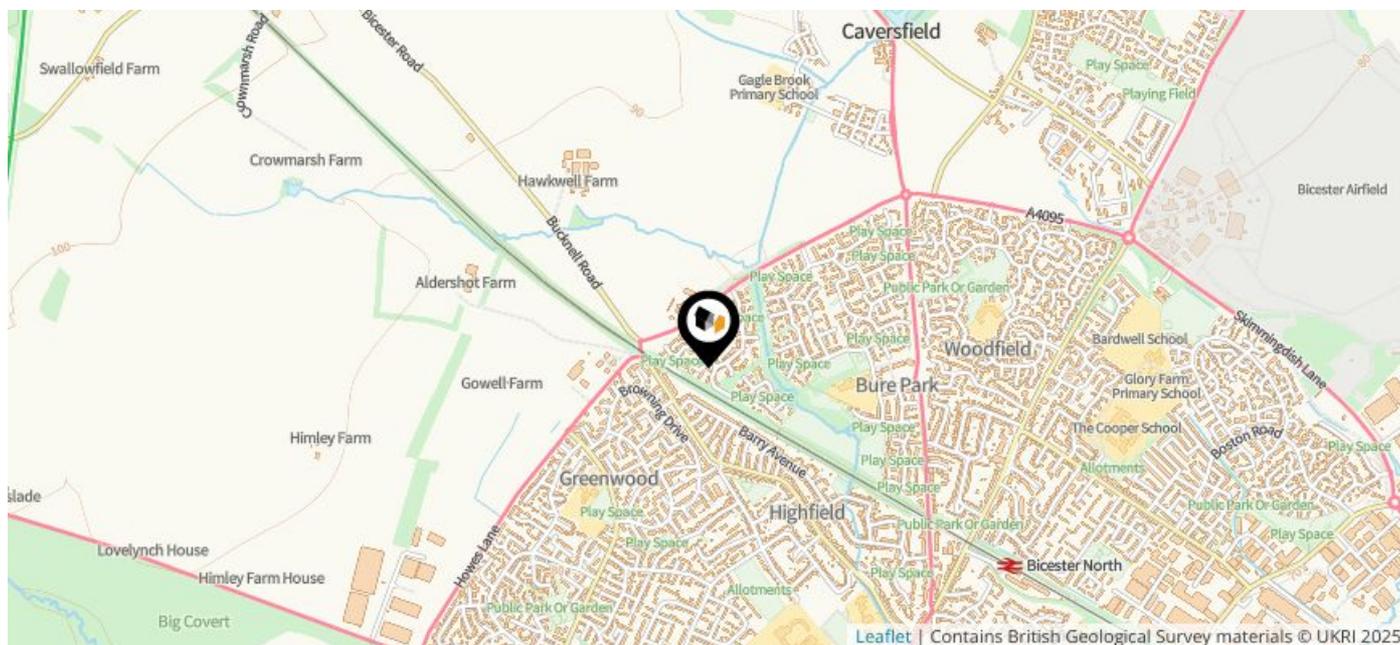
**+40.36%**

# 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.

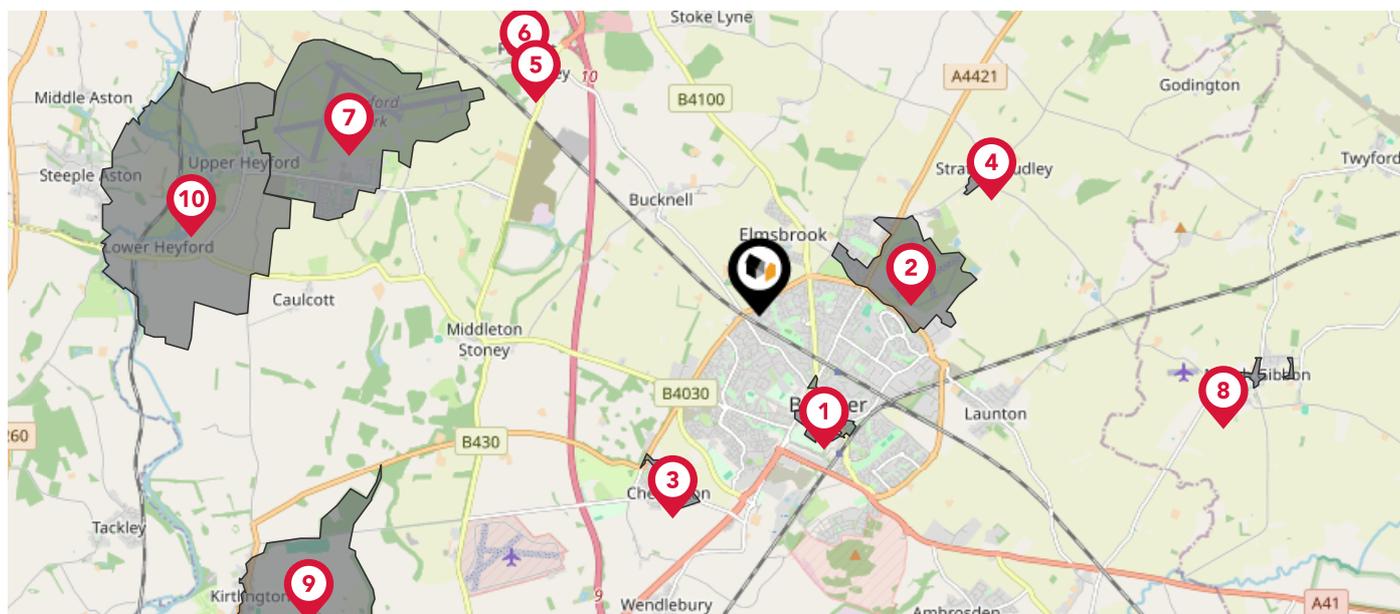
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

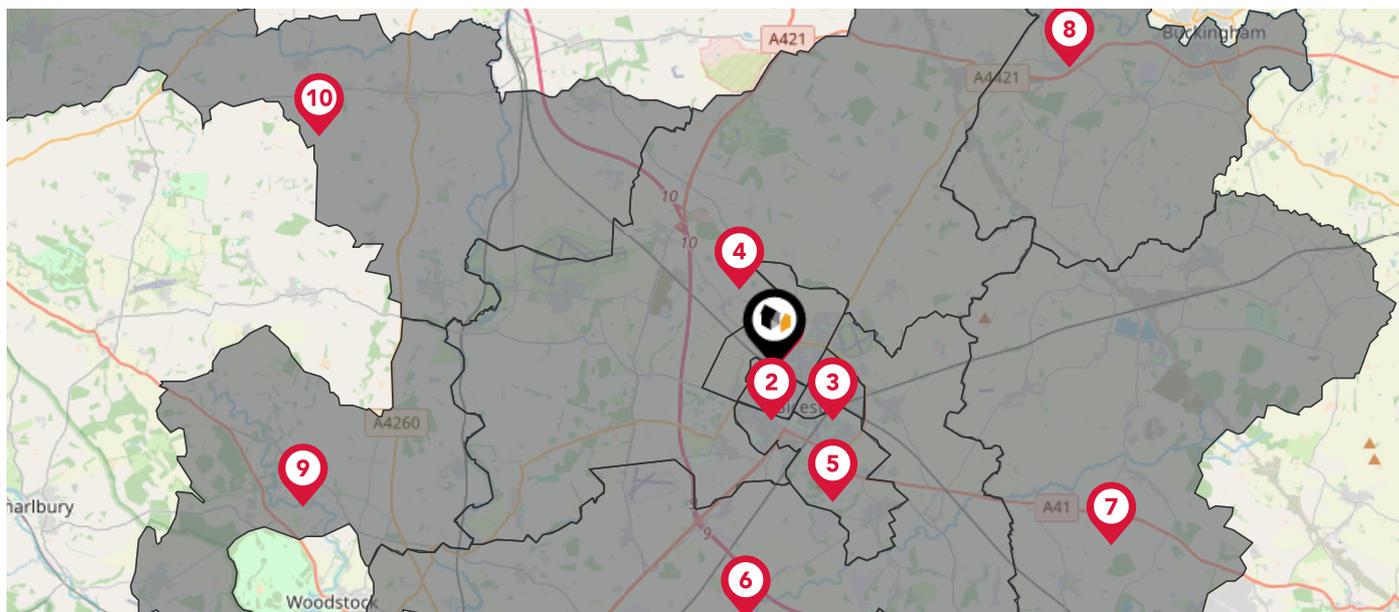
- 1 Bicester
- 2 RAF Bicester
- 3 Chesterton
- 4 Stratton Audley
- 5 Ardley
- 6 Fewcott
- 7 RAF Upper Heyford
- 8 Marsh Gibbon
- 9 Kirtlington
- 10 Rousham

# 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

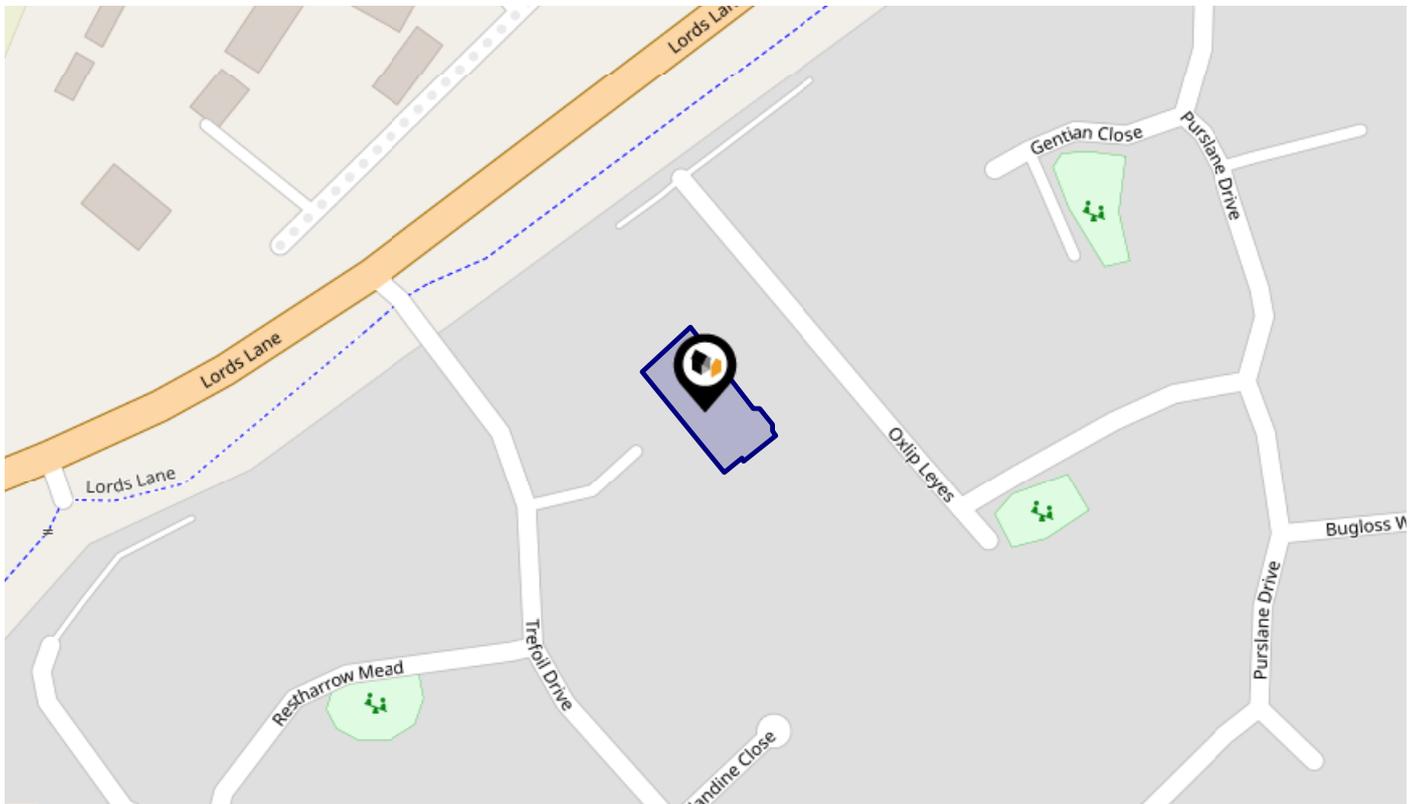
- 1 Bicester North & Caversfield Ward
- 2 Bicester West Ward
- 3 Bicester East Ward
- 4 Fringford & Heyfords Ward
- 5 Bicester South & Ambrosden Ward
- 6 Launton & Otmoor Ward
- 7 Grendon Underwood Ward
- 8 Buckingham West Ward
- 9 Stonesfield and Tackley Ward
- 10 Deddington Ward

# 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:

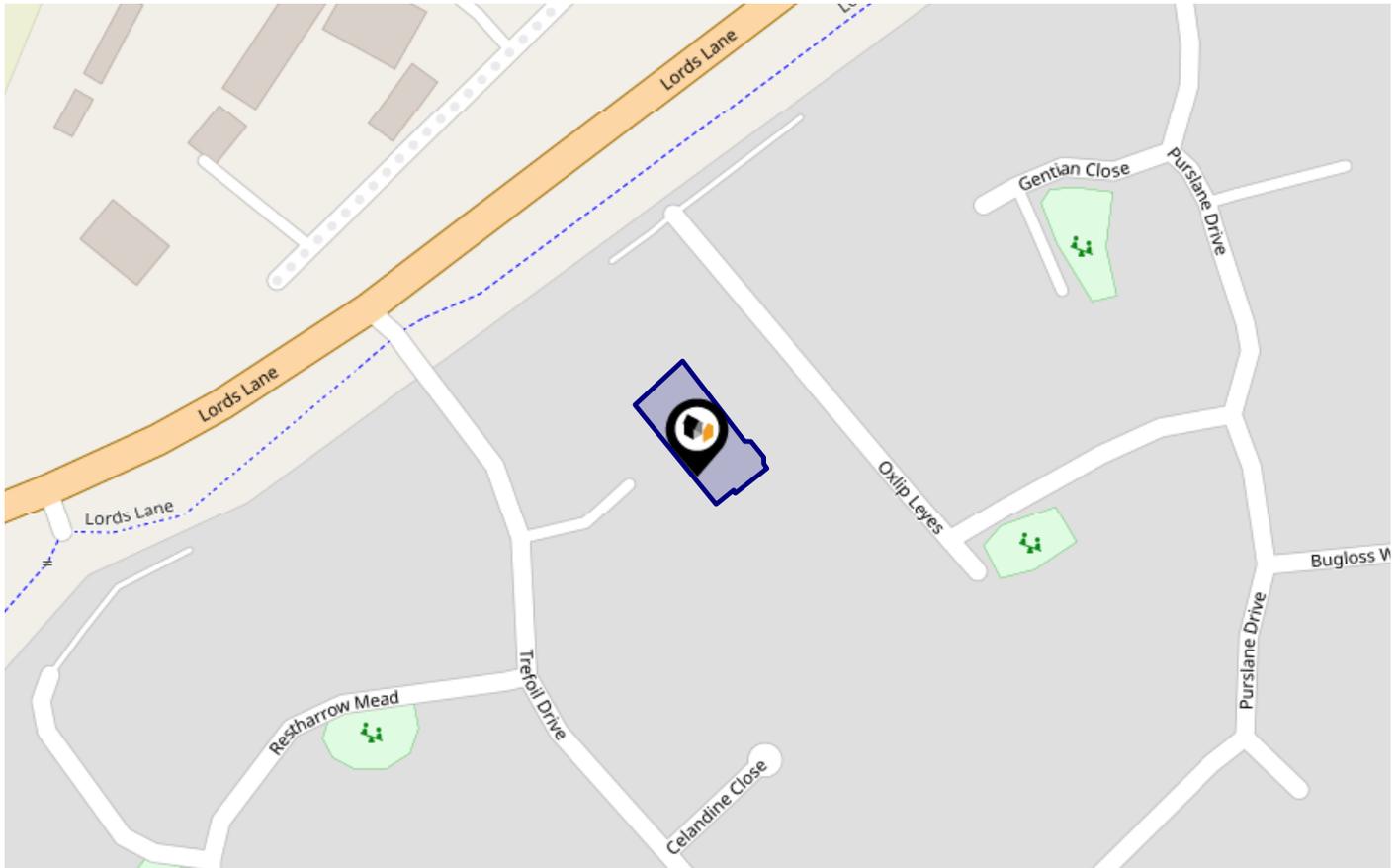
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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 (0.25%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

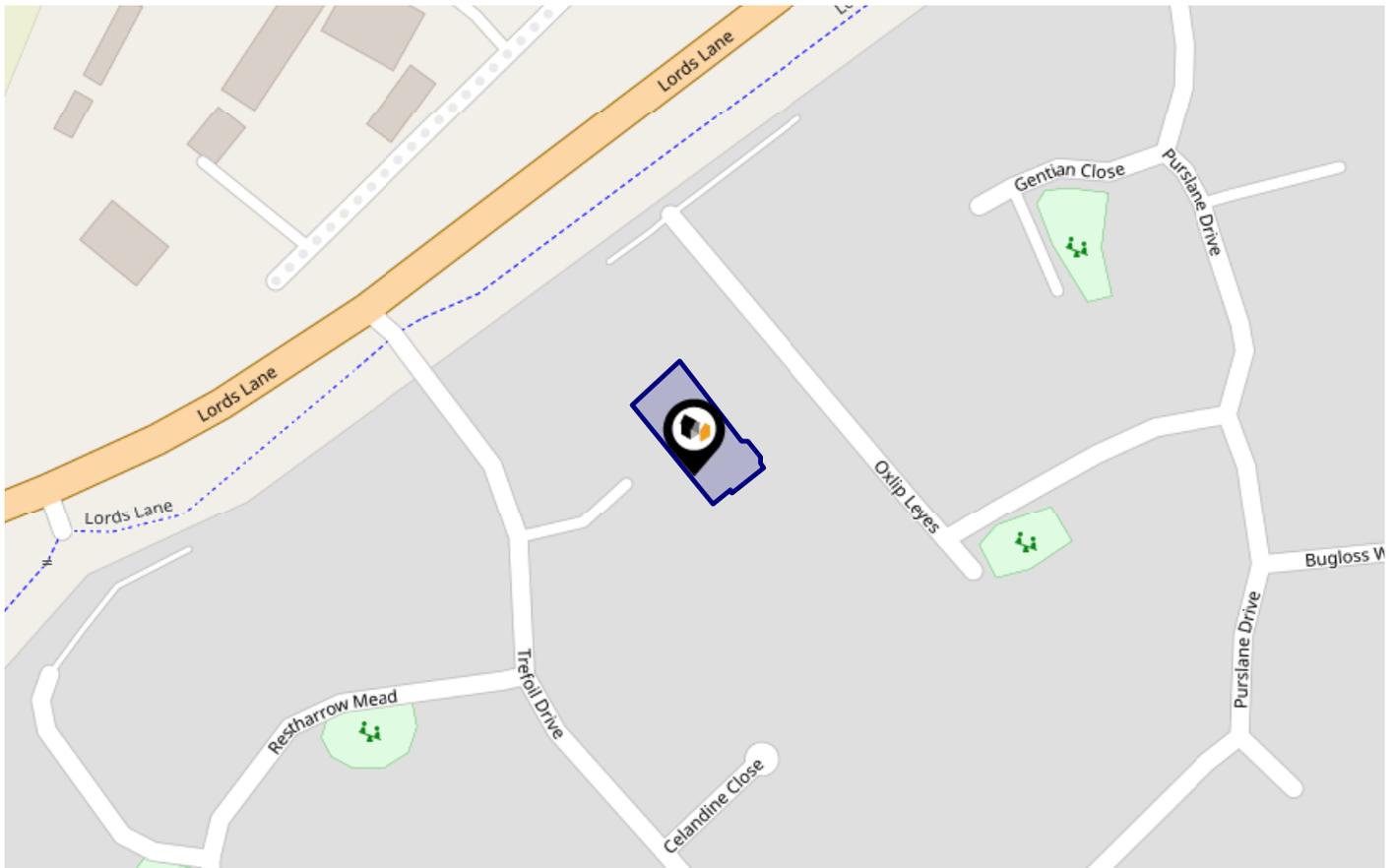


# Flood Risk

## 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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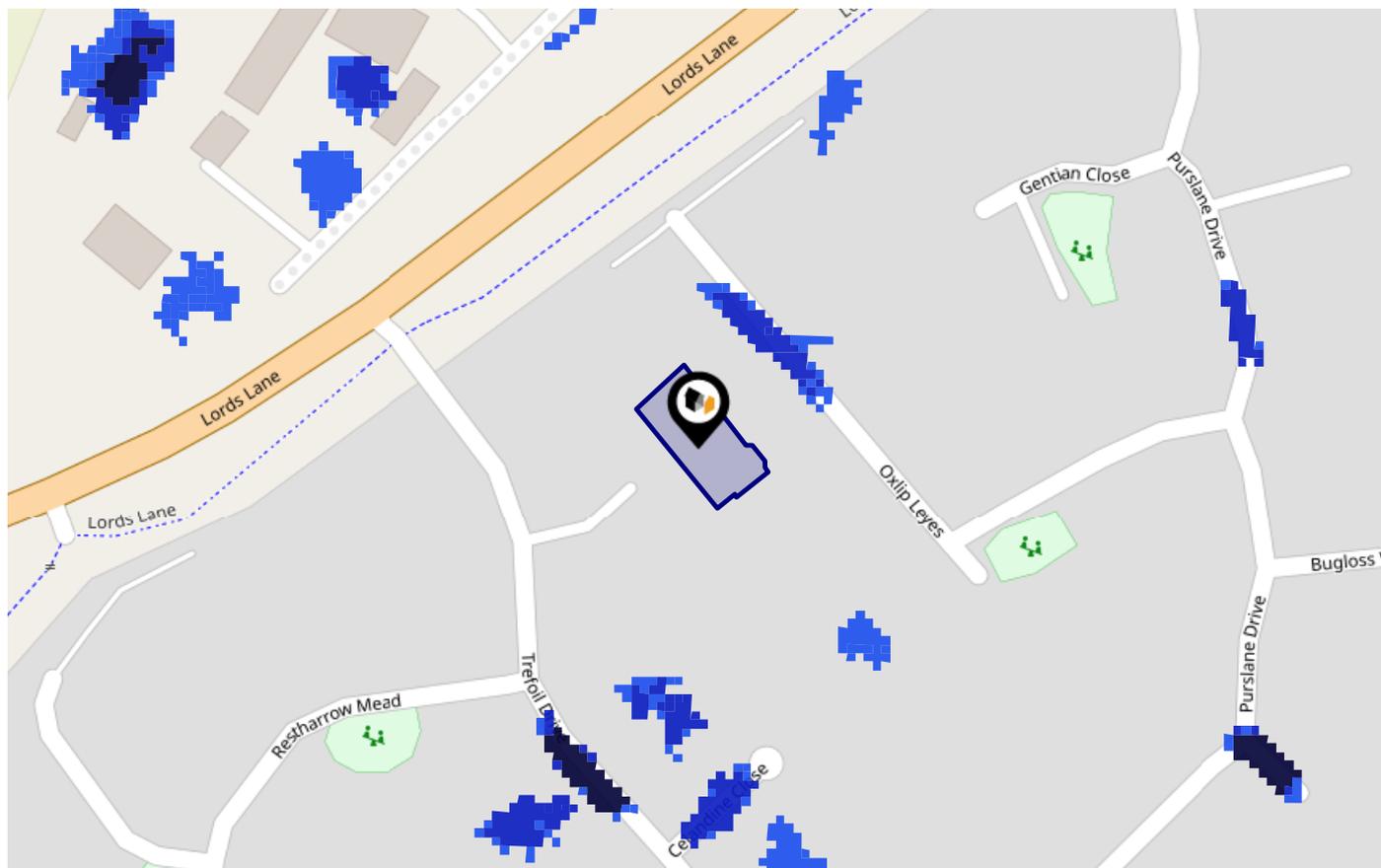


# Flood Risk

## 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.

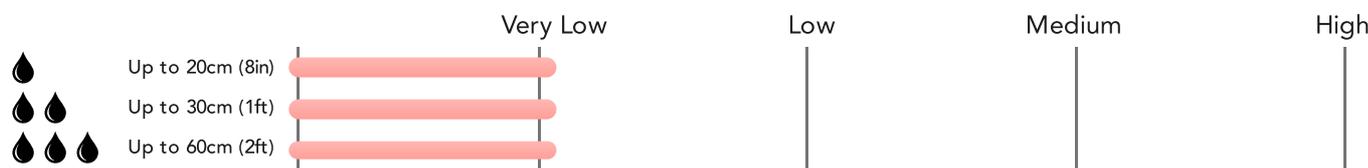


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

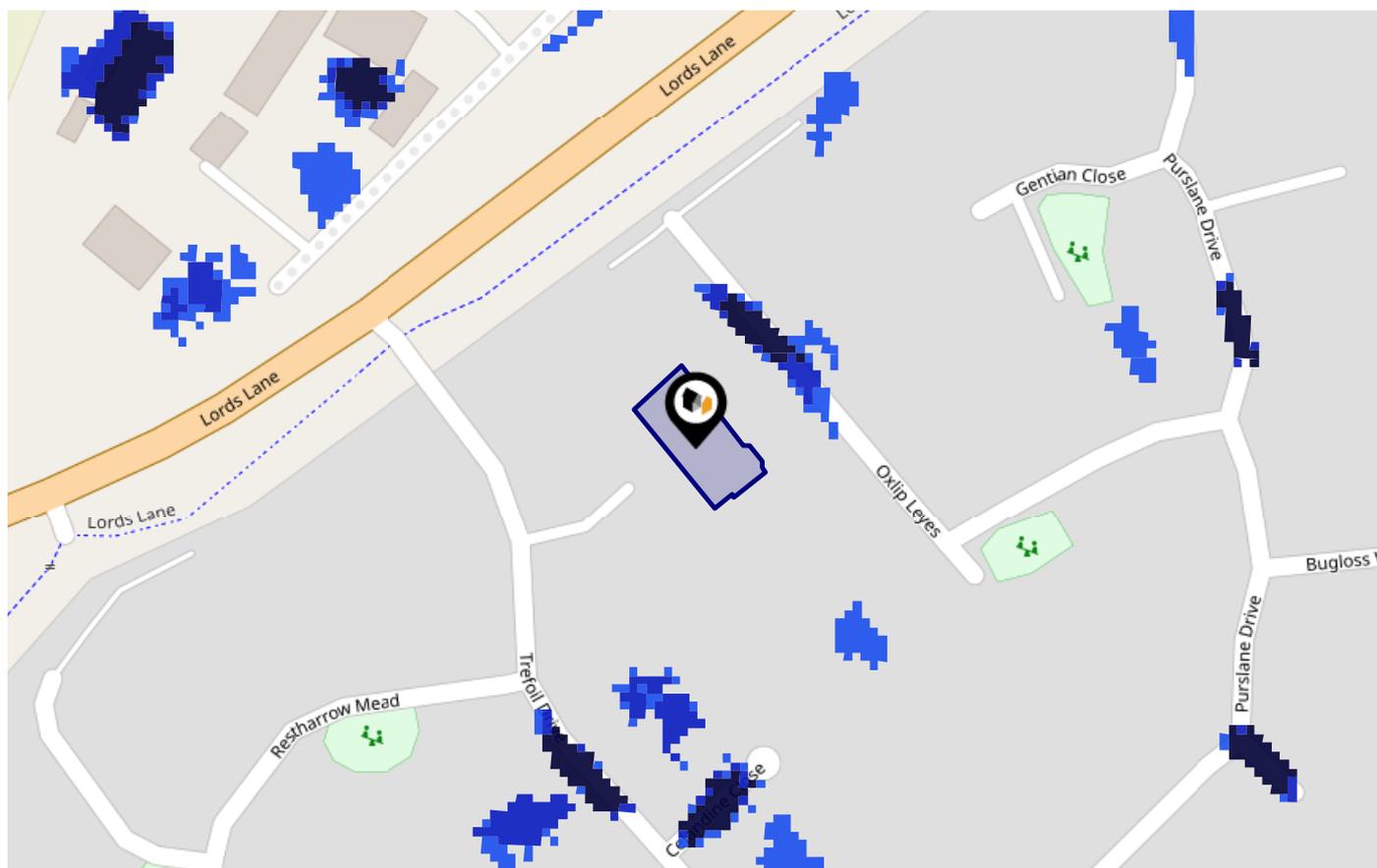


# Flood Risk

## 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.

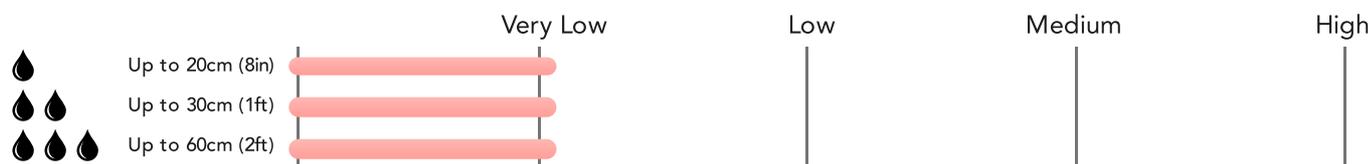


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Chance of flooding to the following depths at this property:

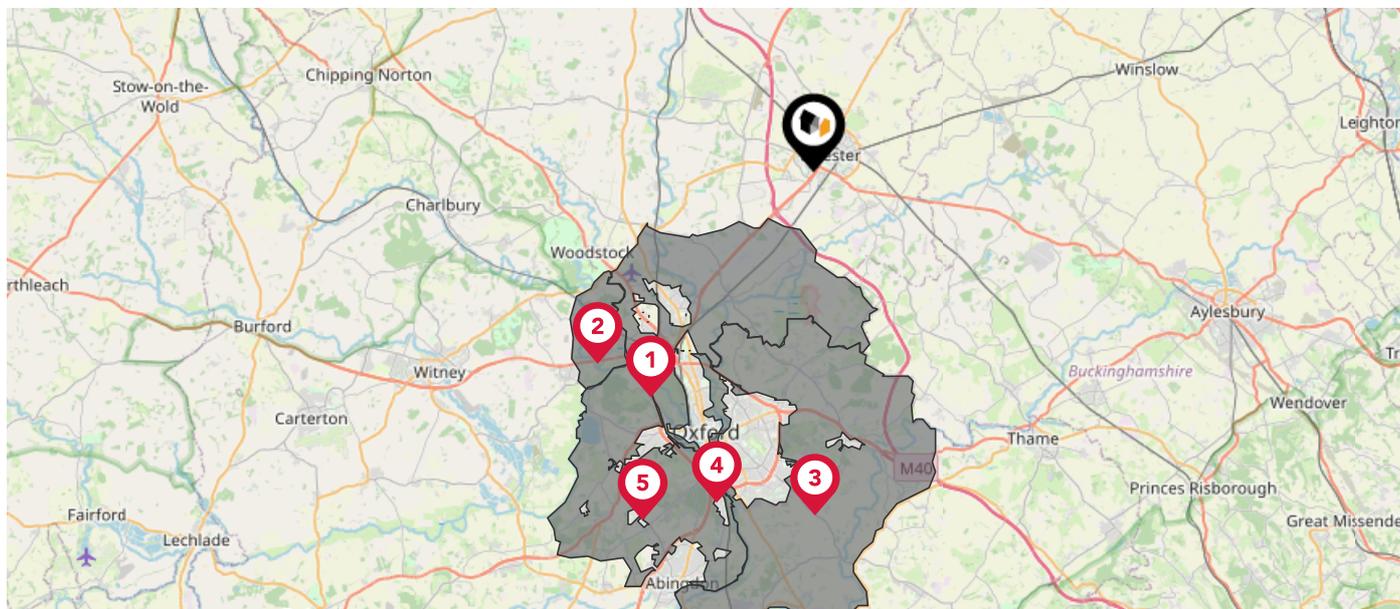


# Maps

## Green Belt



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



### Nearby Green Belt Land

-  Oxford Green Belt - Cherwell
-  Oxford Green Belt - West Oxfordshire
-  Oxford Green Belt - South Oxfordshire
-  Oxford Green Belt - Oxford
-  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

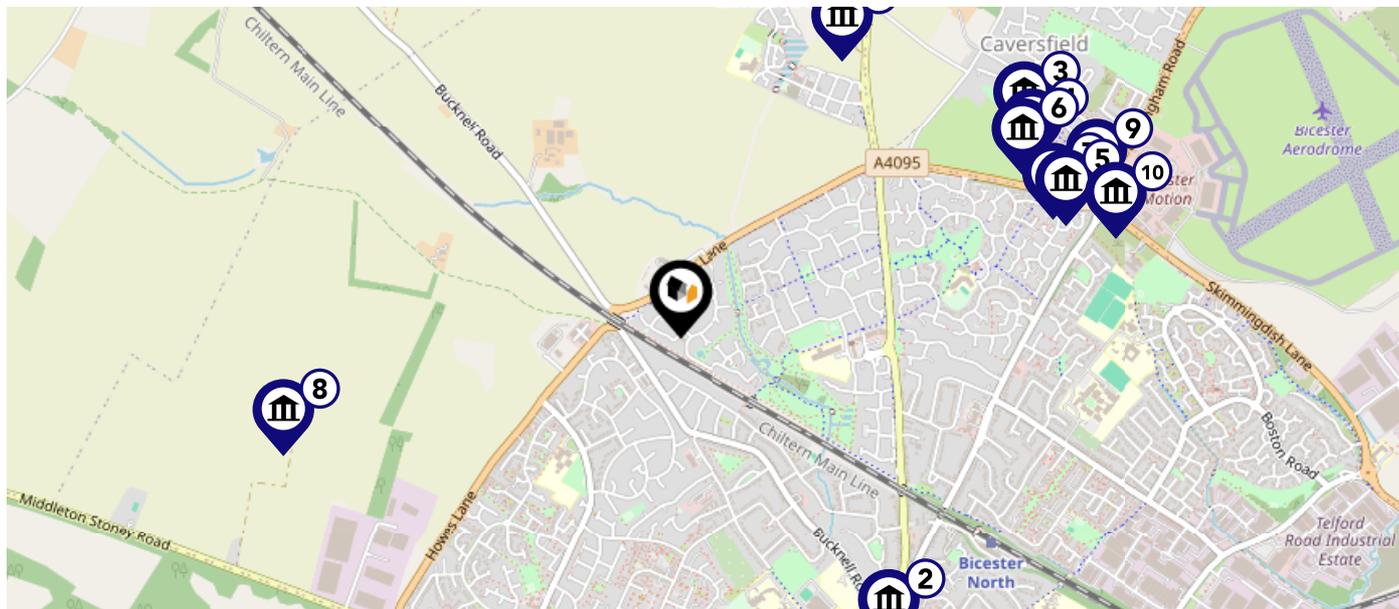
<b>1</b>	Gowell Farm-Bicester, Oxfordshire	Historic Landfill
<b>2</b>	London Road-Bicester, Oxfordshire	Historic Landfill
<b>3</b>	Disused Tip at Elm Farm Quarry-Stratton Audley, Oxfordshire	Historic Landfill
<b>4</b>	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill
<b>5</b>	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill
<b>6</b>	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill
<b>7</b>	No name provided by source	Active Landfill
<b>8</b>	EA/EPR/VP3999EL/V003 - Mr T Williams	Active Landfill
<b>9</b>	Fringford-A421 Fringford	Historic Landfill
<b>10</b>	Ardley Wood-Ardley, 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...



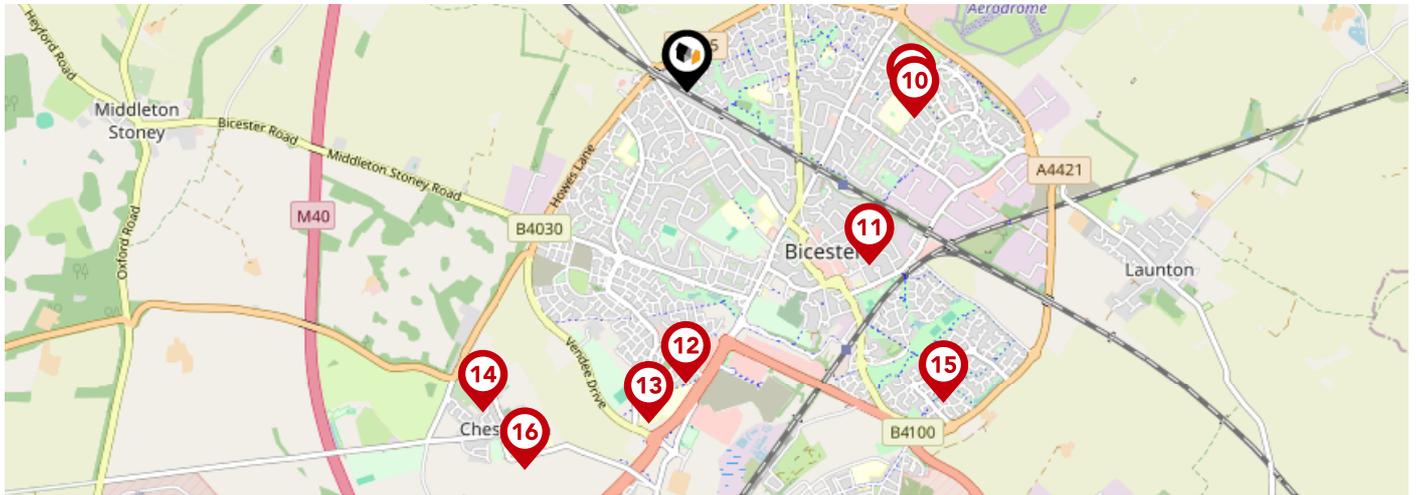
Listed Buildings in the local district	Grade	Distance
 1200170 - Home Farmhouse	Grade II	0.7 miles
 1283136 - 5 And 7, Field Street	Grade II	0.8 miles
 1391628 - Building No 16 (officers' Mess And Quarters)	Grade II	0.9 miles
 1391629 - Building No 20 (dining Room And Institute)	Grade II	0.9 miles
 1393032 - Building Nos 43 And 46 (station Sick Quarters And Decontamination Centre)	Grade II	0.9 miles
 1391630 - Building No 22 (central Heating Plant)	Grade II	0.9 miles
 1393031 - Buildings Nos 29, 42, 35 And 36 (type 'e' Barracks Blocks)	Grade II	0.9 miles
 1046883 - 2 Barns Approximately 700 Metres North East Of Hinley Farmhouse, Chesterton (not Included)	Grade II	0.9 miles
 1392759 - Building 33 (barrack Block)	Grade II	1.0 miles
 1393034 - Building Nos 146 And 147 (station Offices And Operation Block)	Grade II	1.0 miles

# Area Schools



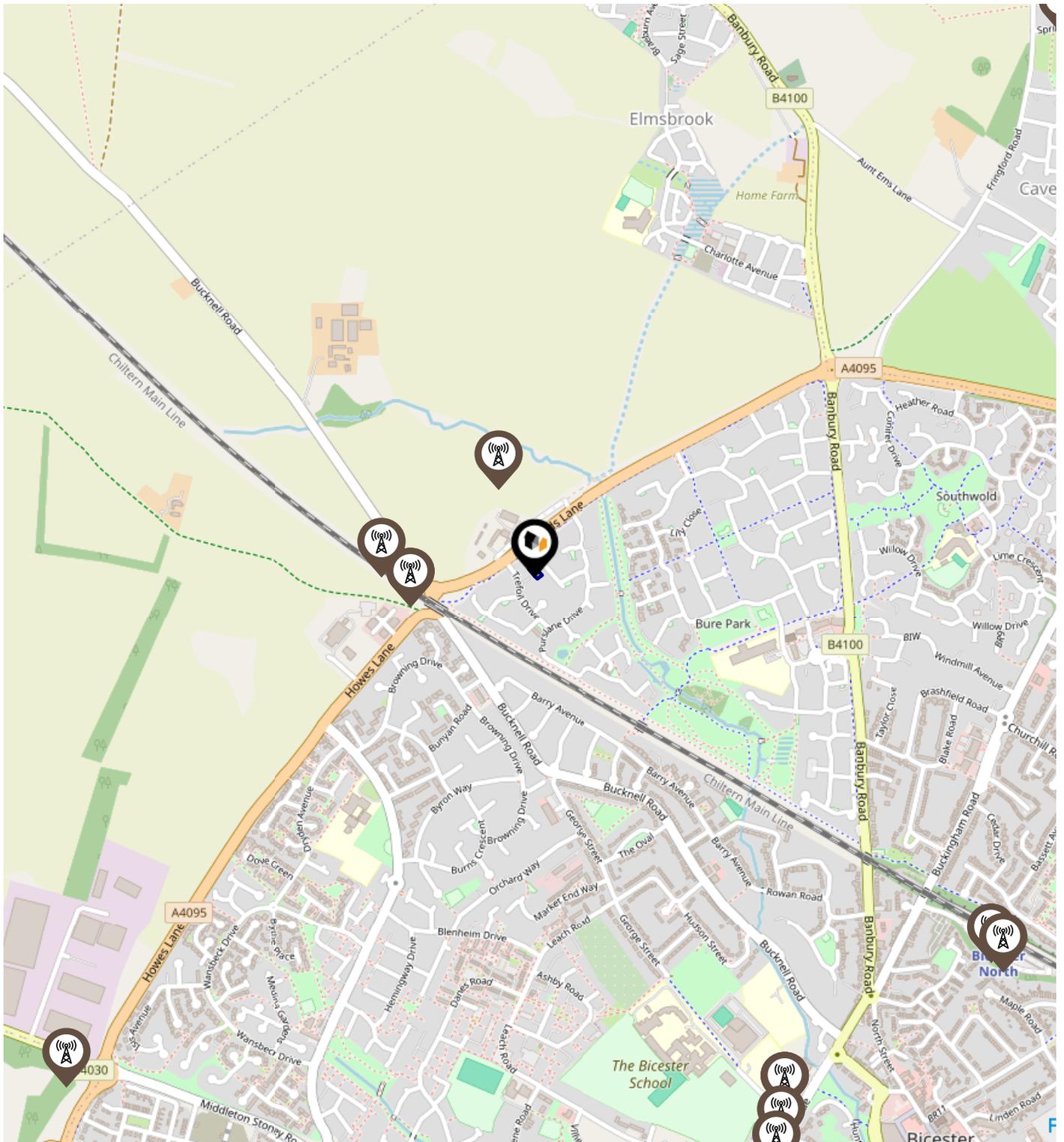
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bure Park Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>King's Meadow Primary School</b> Ofsted Rating: Good   Pupils: 445   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Gagle Brook Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Southwold Primary School</b> Ofsted Rating: Good   Pupils: 350   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Brookside Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Bicester School</b> Ofsted Rating: Good   Pupils: 1239   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's Catholic Primary School, Bicester</b> Ofsted Rating: Good   Pupils: 229   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Cooper School</b> Ofsted Rating: Requires improvement   Pupils: 1272   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Bardwell School</b> Ofsted Rating: Good   Pupils: 113   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Glory Farm Primary School</b> Ofsted Rating: Good   Pupils: 344   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Longfields Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 388   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Edburg's Church of England (VA) School</b> Ofsted Rating: Good   Pupils: 489   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitelands Academy</b> Ofsted Rating: Good   Pupils: 467   Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chesterton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Langford Village Community Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bruern Abbey School</b> Ofsted Rating: Not Rated   Pupils: 201   Distance:1.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



- Key:**
- Power Pylons
  - Communication Masts

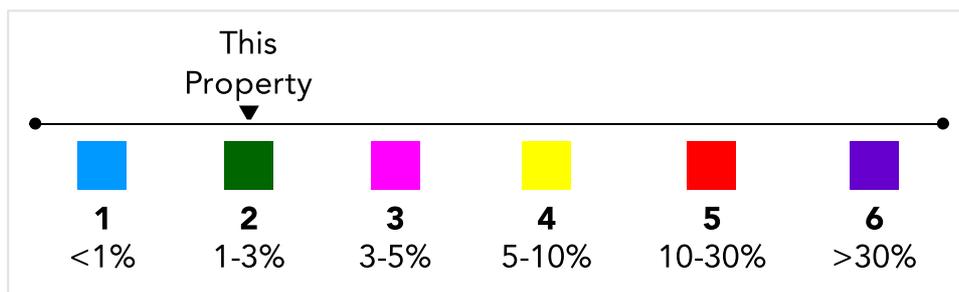
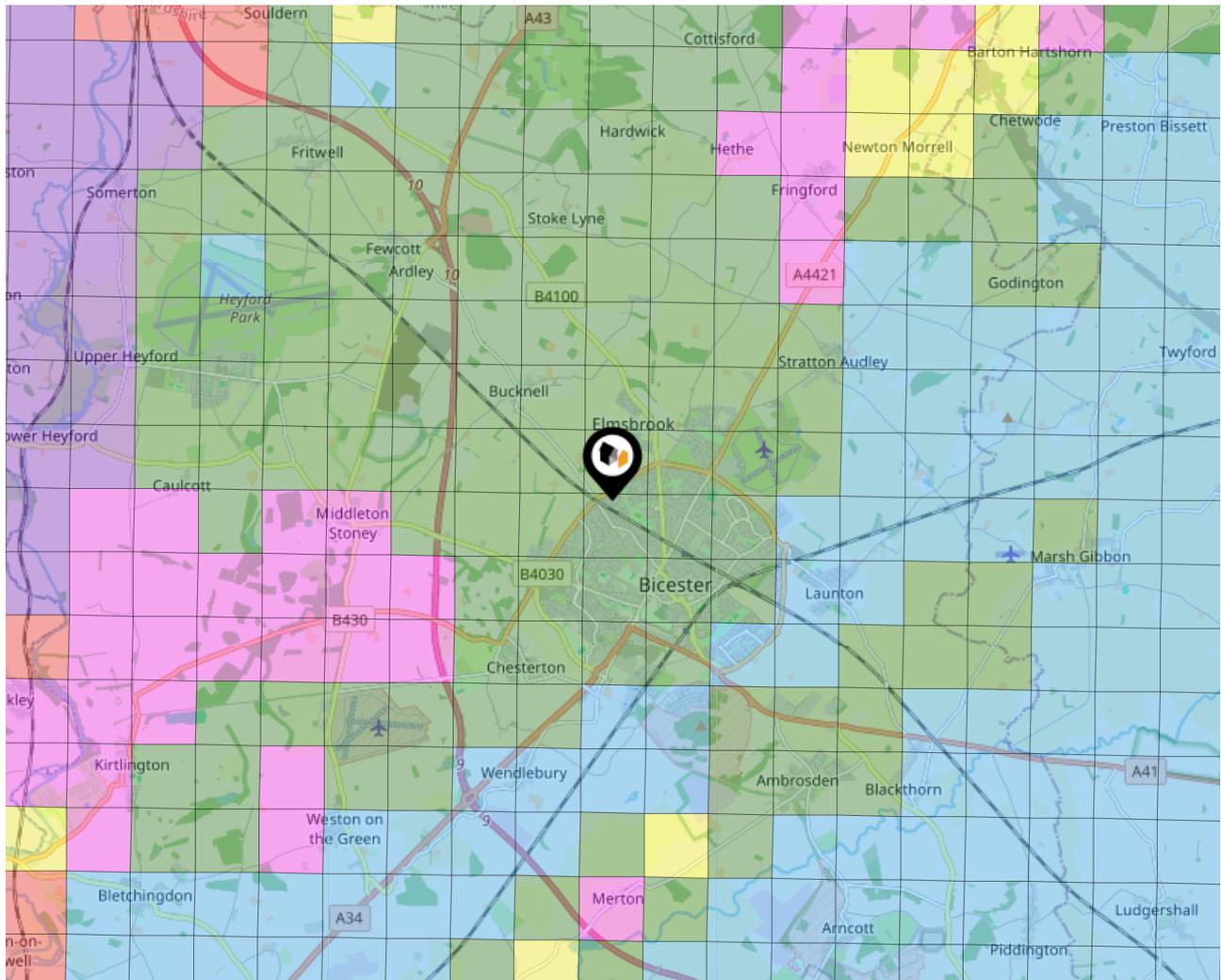
# Environment

## Radon Gas

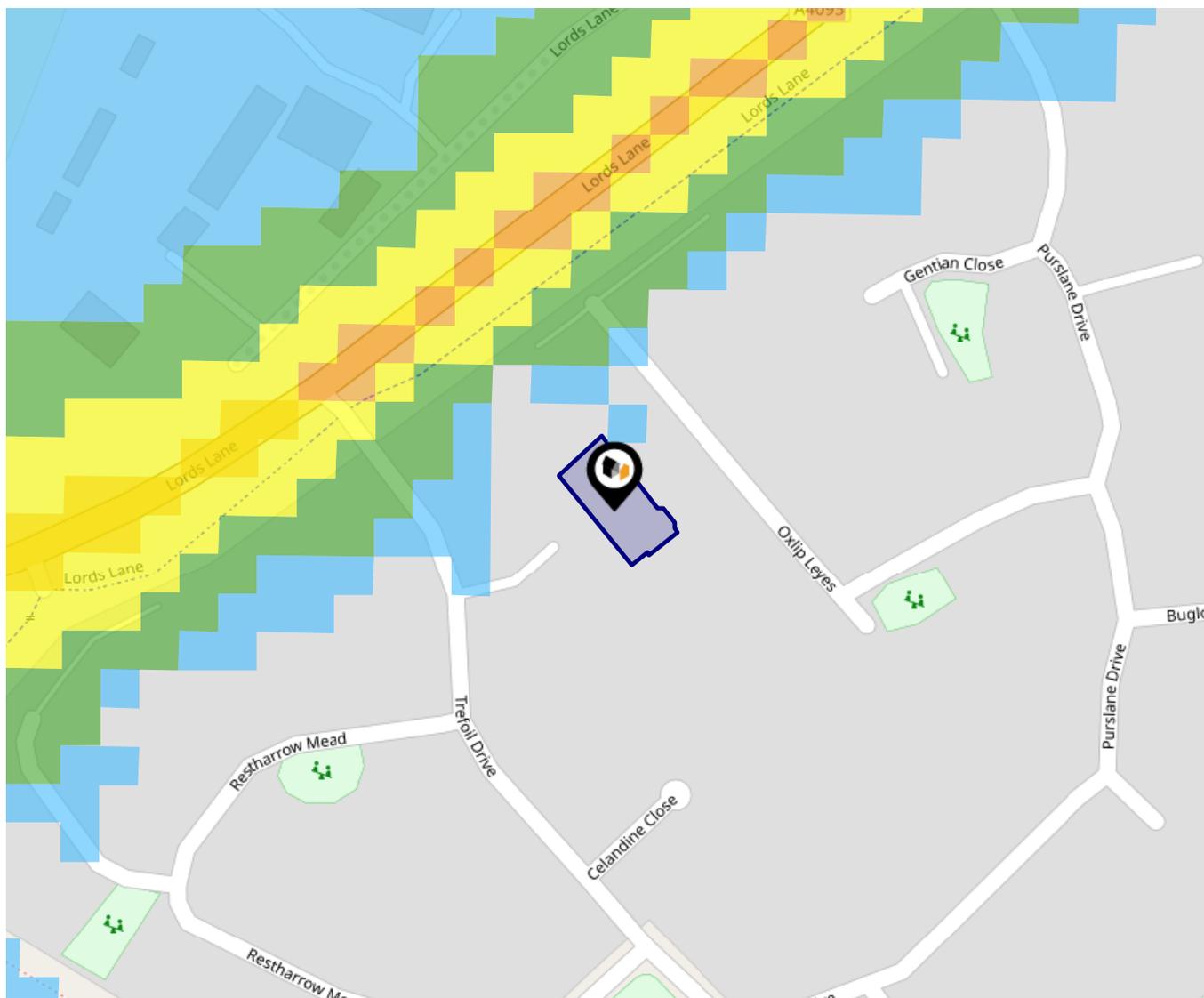


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise



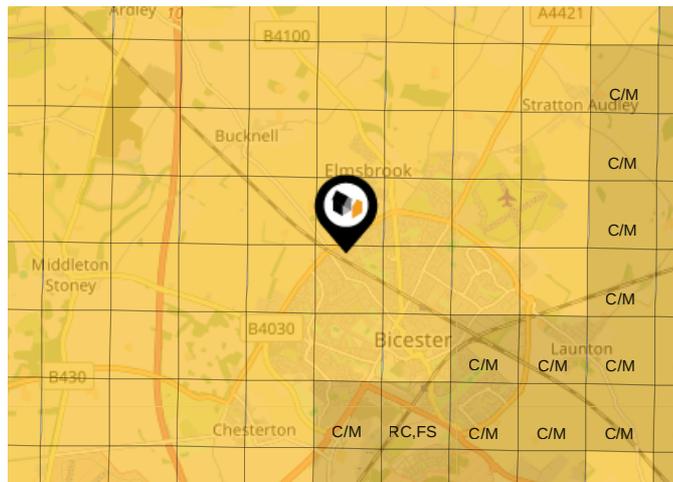
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	HEAVY TO MEDIUM		

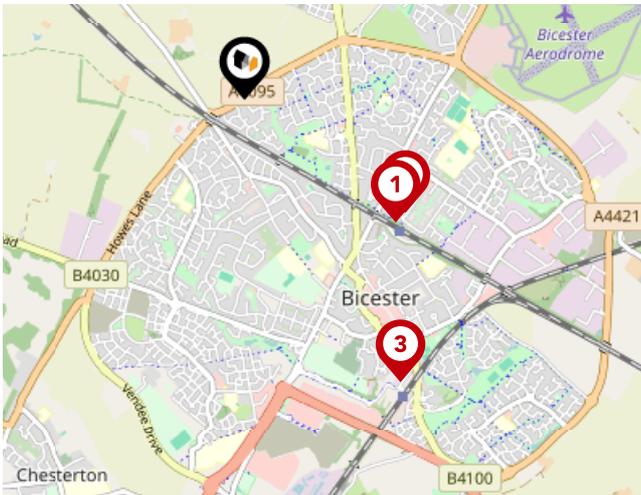


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

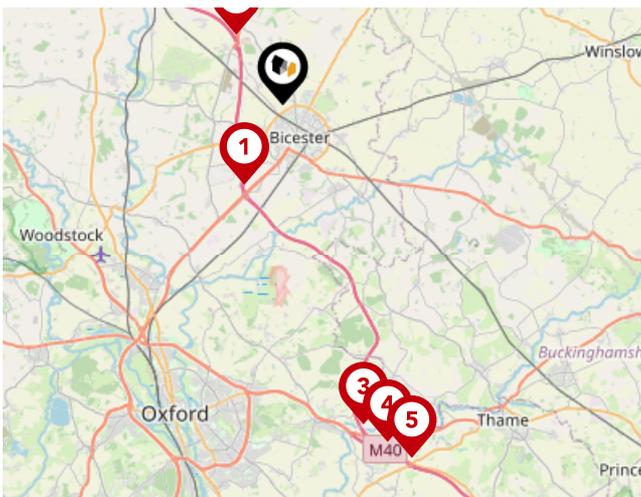
# Area

## Transport (National)



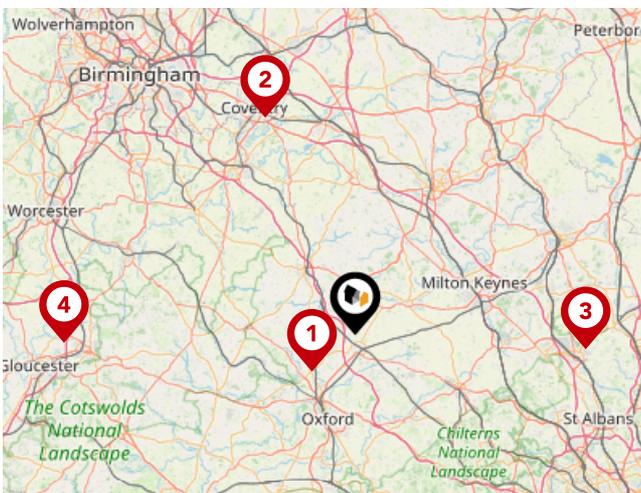
### National Rail Stations

Pin	Name	Distance
1	Bicester North Rail Station	0.89 miles
2	Bicester North Rail Station	0.89 miles
3	Bicester Village Rail Station	1.48 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	3.24 miles
2	M40 J10	3.07 miles
3	M40 J8A	12.1 miles
4	M40 J8	12.98 miles
5	M40 J7	13.8 miles



### Airports/Helipads

Pin	Name	Distance
1	Kidlington	8.27 miles
2	Baginton	34.18 miles
3	Luton Airport	33.75 miles
4	Staverton	42.34 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Kingsley Road	0.2 miles
2	Maud Close	0.25 miles
3	Bunyan Road	0.28 miles
4	Fane Close	0.33 miles
5	Bunyan Road	0.3 miles

# Avocado Property

## About Us



### Avocado Property

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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

## 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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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