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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Saturday 07th March 2026



MILL ROAD, STRATTON AUDLEY, BICESTER, OX27

Avocado Property

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Introduction

Our Comments



Situated within the grounds of a Grade II listed Manor House, this two double bedroom ground floor apartment offers characterful living in a peaceful village setting just 2.5 miles north east of Bicester.

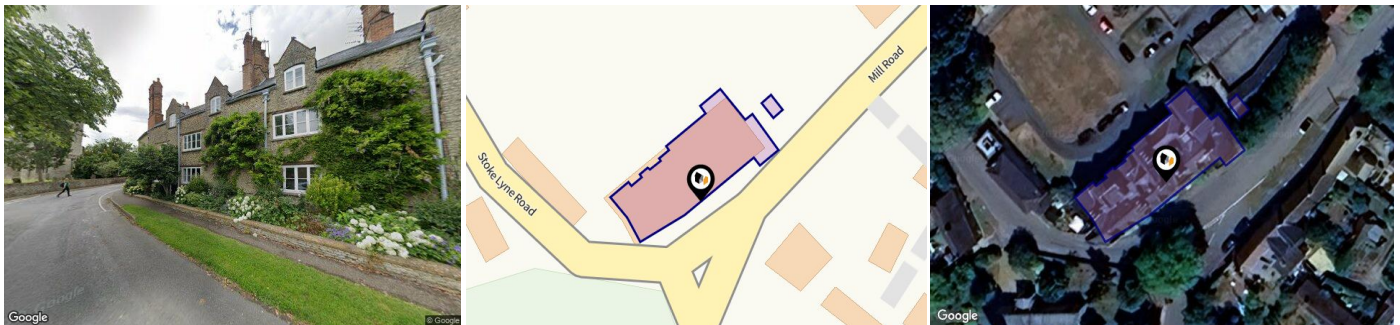
The property features a particularly spacious living room with high ceilings and sash windows, helping to create a light and airy feel while reflecting the character of the historic surroundings. The accommodation also includes two double bedrooms, a kitchen and bathroom, making it a well-balanced home that could suit a range of buyers.

Residents enjoy access to the beautifully maintained communal courtyards and gardens, providing attractive outdoor spaces to relax and unwind. A unique benefit of the development is the on-site leisure facilities, which include a residents' swimming pool, games room and BBQ area.

The property also benefits from a garage located in a block and a very long lease with over 900 years remaining. The annual maintenance charge is approximately £3,600 and the property is offered to the market with no onward chain.

Overall, this is an opportunity to enjoy character features, communal facilities and peaceful village living within easy reach of Bicester.

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	1,205 ft ² / 112 m ²		
Plot Area:	0.16 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,464		
Title Number:	ON360224		

Local Area

Local Authority:	Oxfordshire
Conservation Area:	Stratton Audley
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



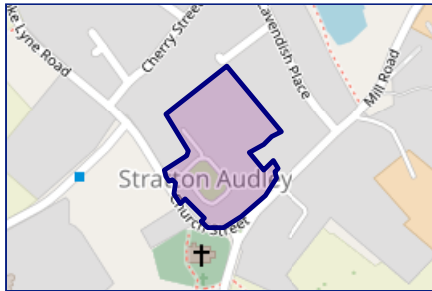
Satellite/Fibre TV Availability:



Property Multiple Title Plans

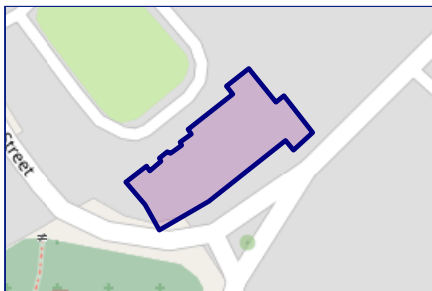


Freehold Title Plan



ON149272

Leasehold Title Plan



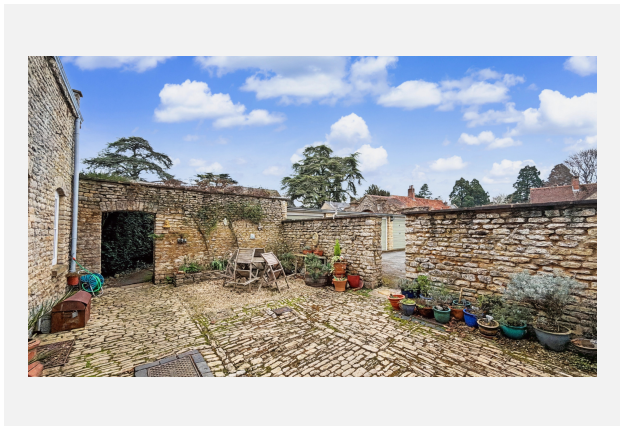
ON360224

Start Date: 27/09/2020
End Date: 06/02/3018
Lease Term: 999 years from and including 6 February 2019
Term Remaining: 992 years

Gallery Photos

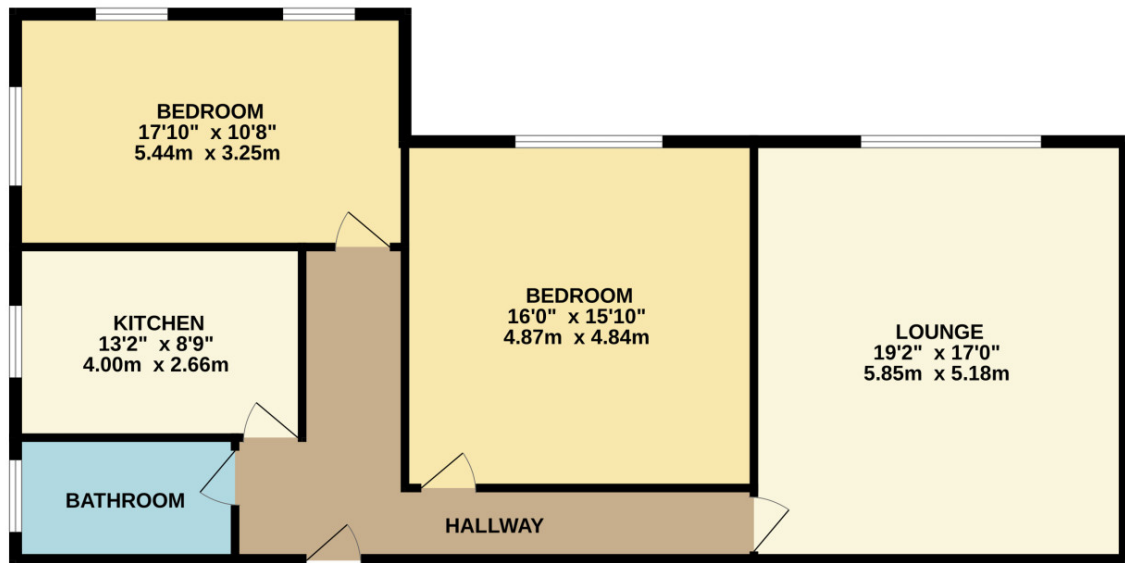


Gallery Photos



MILL ROAD, STRATTON AUDLEY, BICESTER, OX27

GROUND 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.
Made with Metropix ©2026

Property EPC - Certificate



Mill Road, Stratton Audley, OX27

Energy rating

F

Valid until 15.01.2030

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

Property

EPC - Additional Data



Additional EPC Data

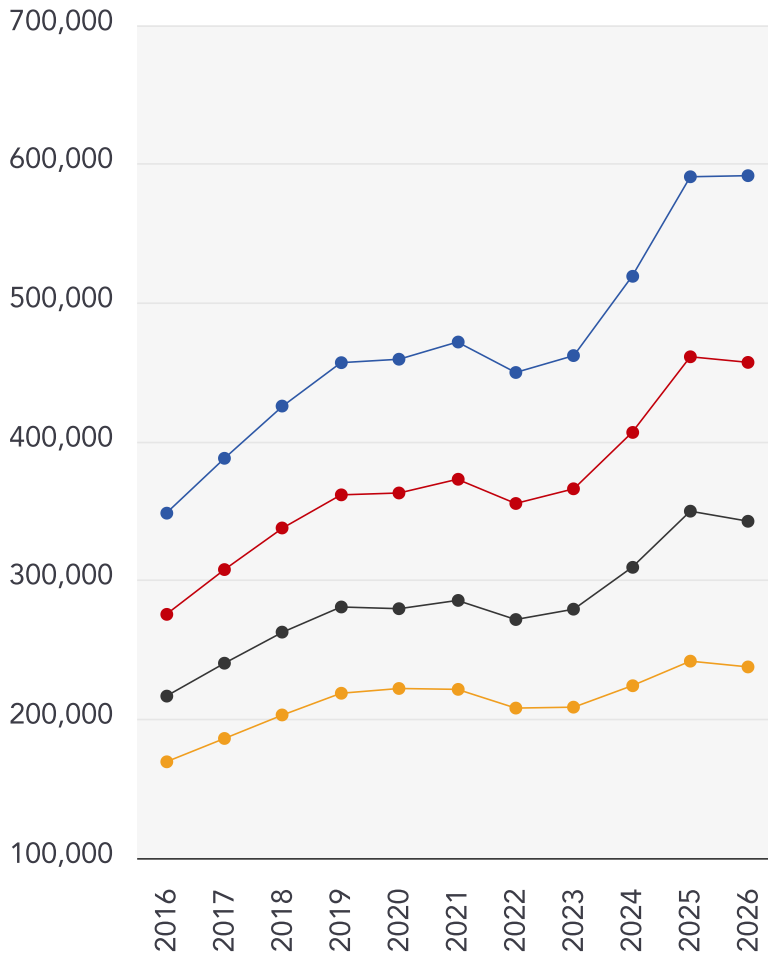
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	LPG (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	112 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in OX27



Detached

+69.78%

Semi-Detached

+65.88%

Terraced

+58.14%

Flat

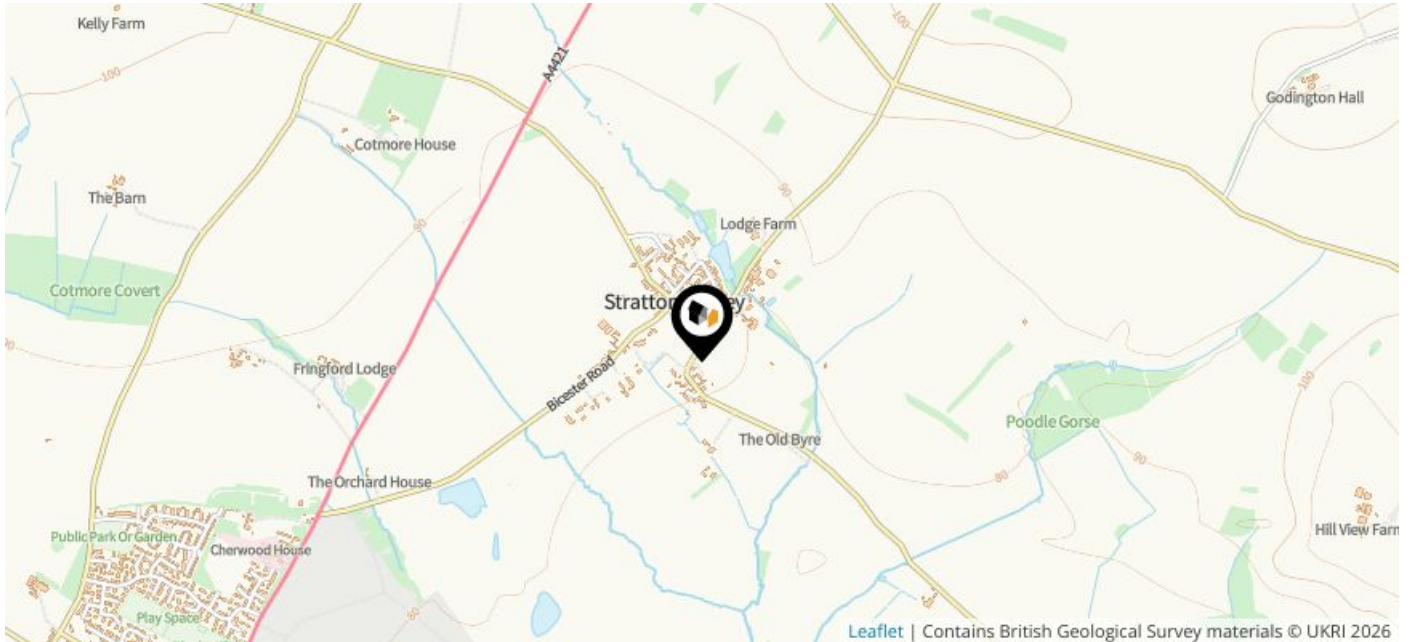
+40.36%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



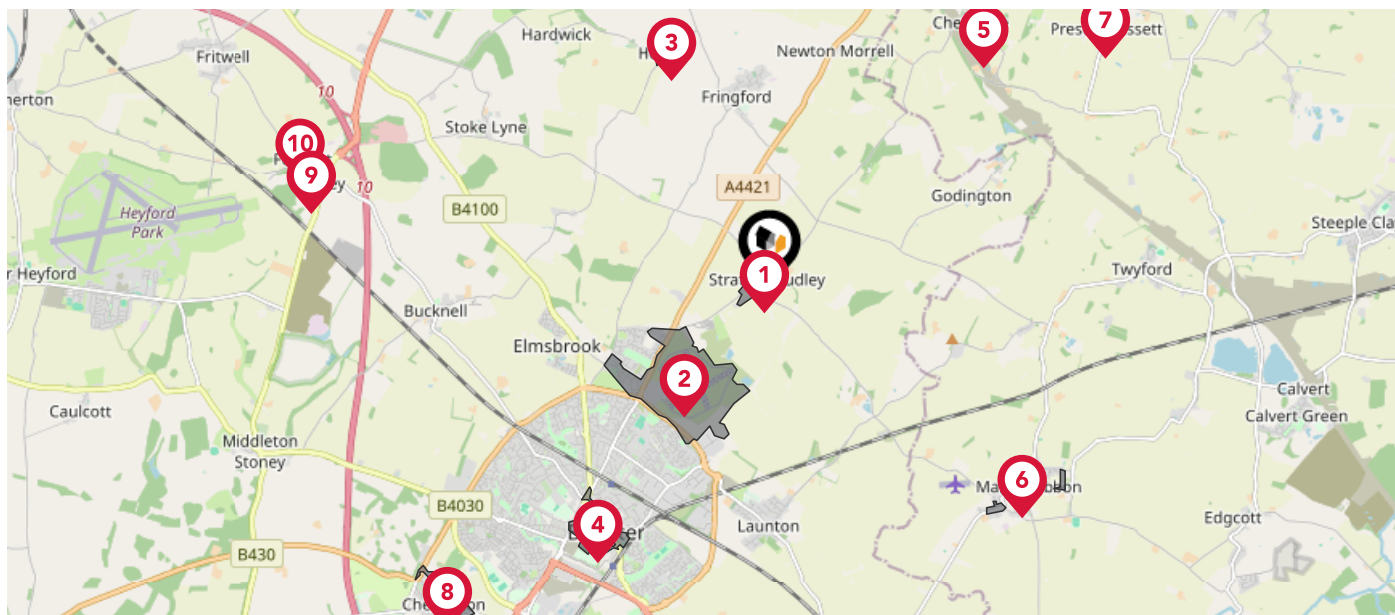
Mine Entry

- ✕ 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.

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

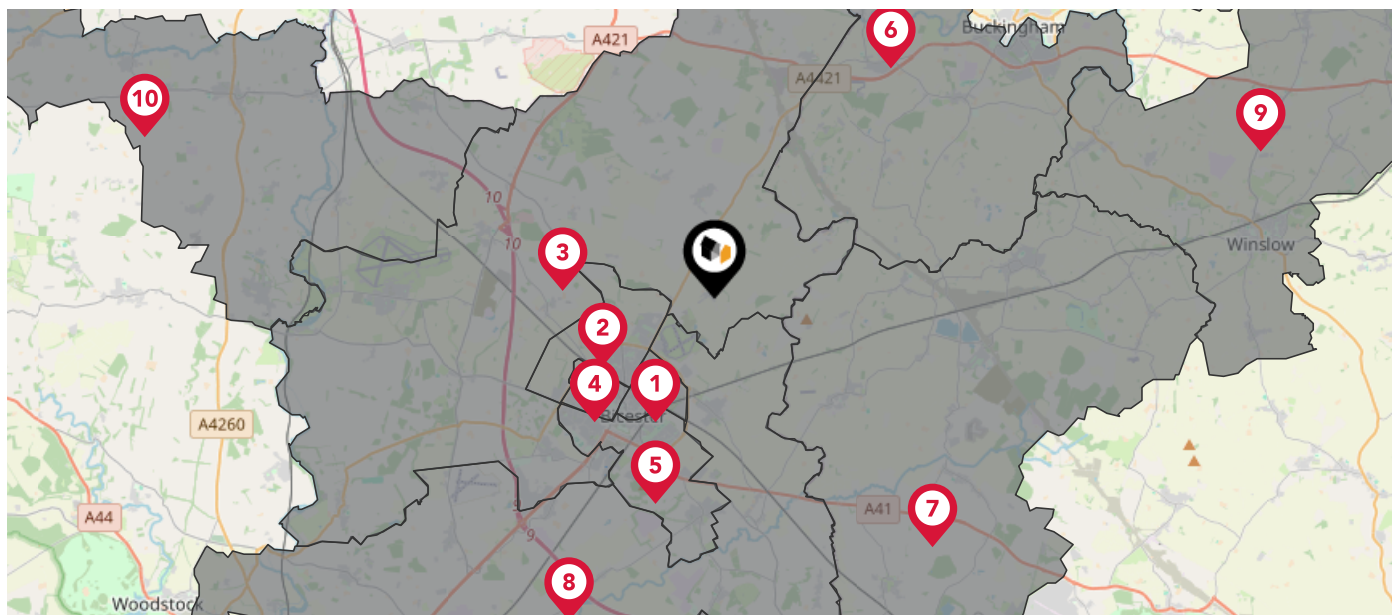
-  1 Stratton Audley
-  2 RAF Bicester
-  3 Hethe
-  4 Bicester
-  5 Chetwode
-  6 Marsh Gibbon
-  7 Preston Bissett
-  8 Chesterton
-  9 Ardley
-  10 Fewcott

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

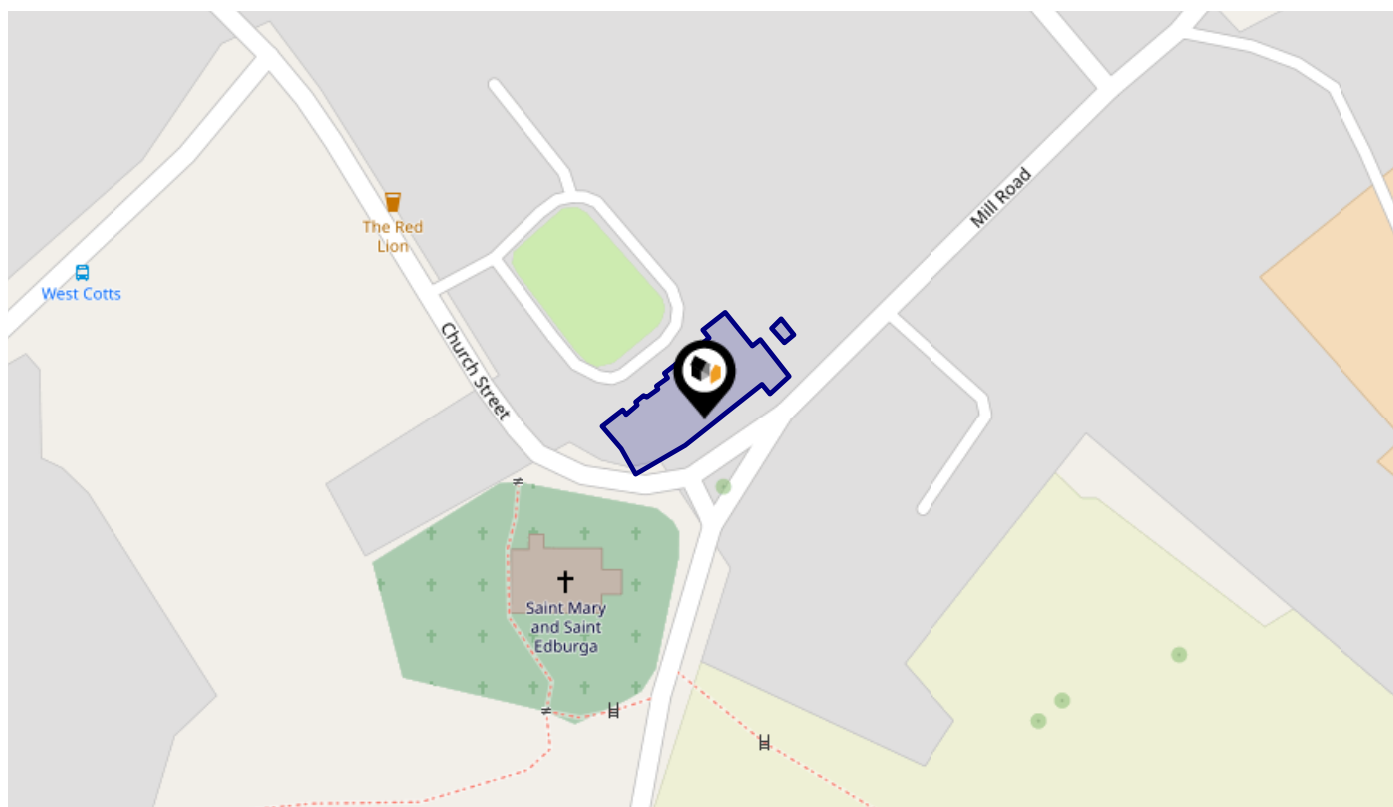
-  Bicester East Ward
-  Bicester North & Caversfield Ward
-  Fringford & Heyfords Ward
-  Bicester West Ward
-  Bicester South & Ambrosden Ward
-  Buckingham West Ward
-  Grendon Underwood Ward
-  Launton & Otmoor Ward
-  Winslow Ward
-  Deddington Ward

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:

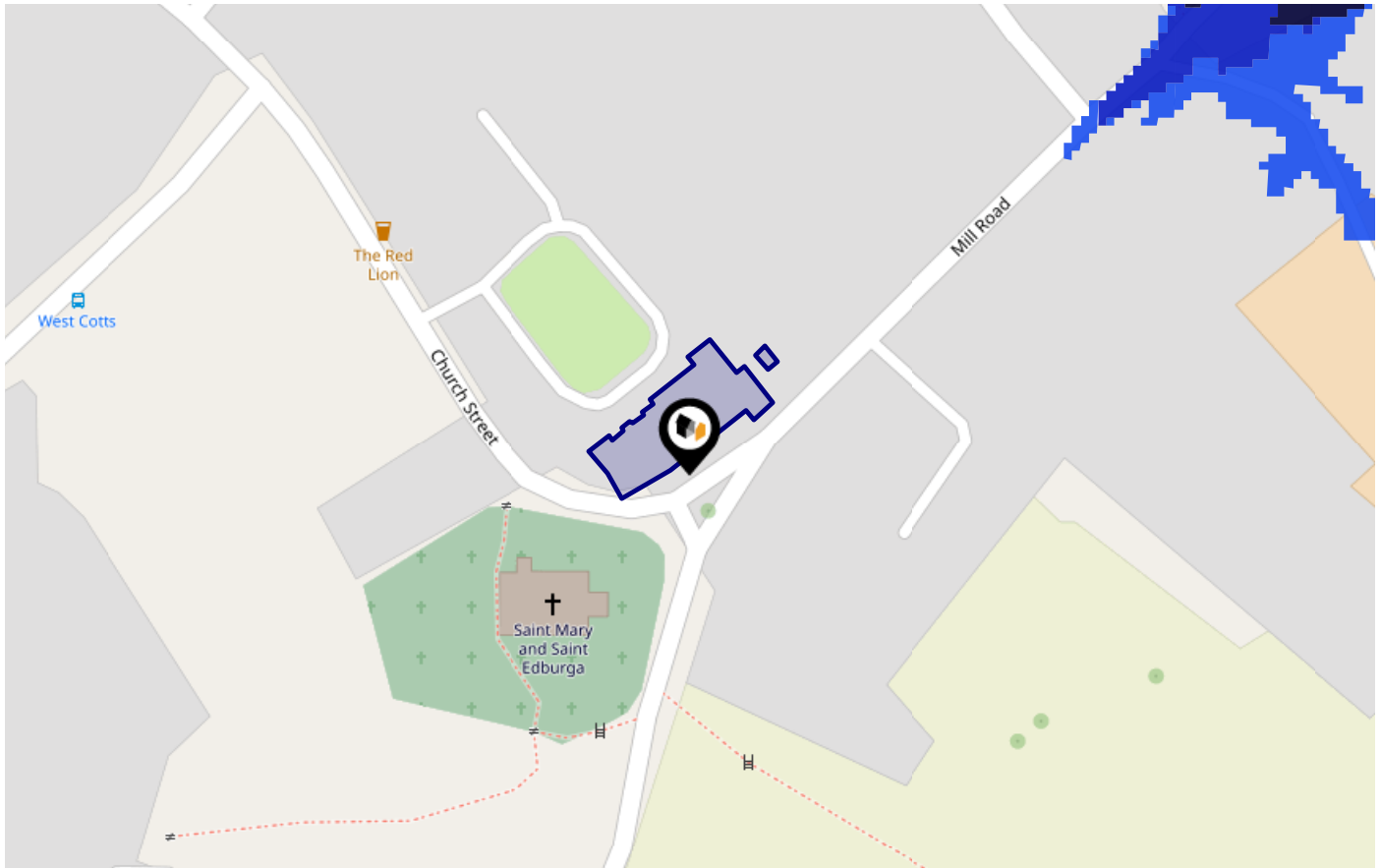
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

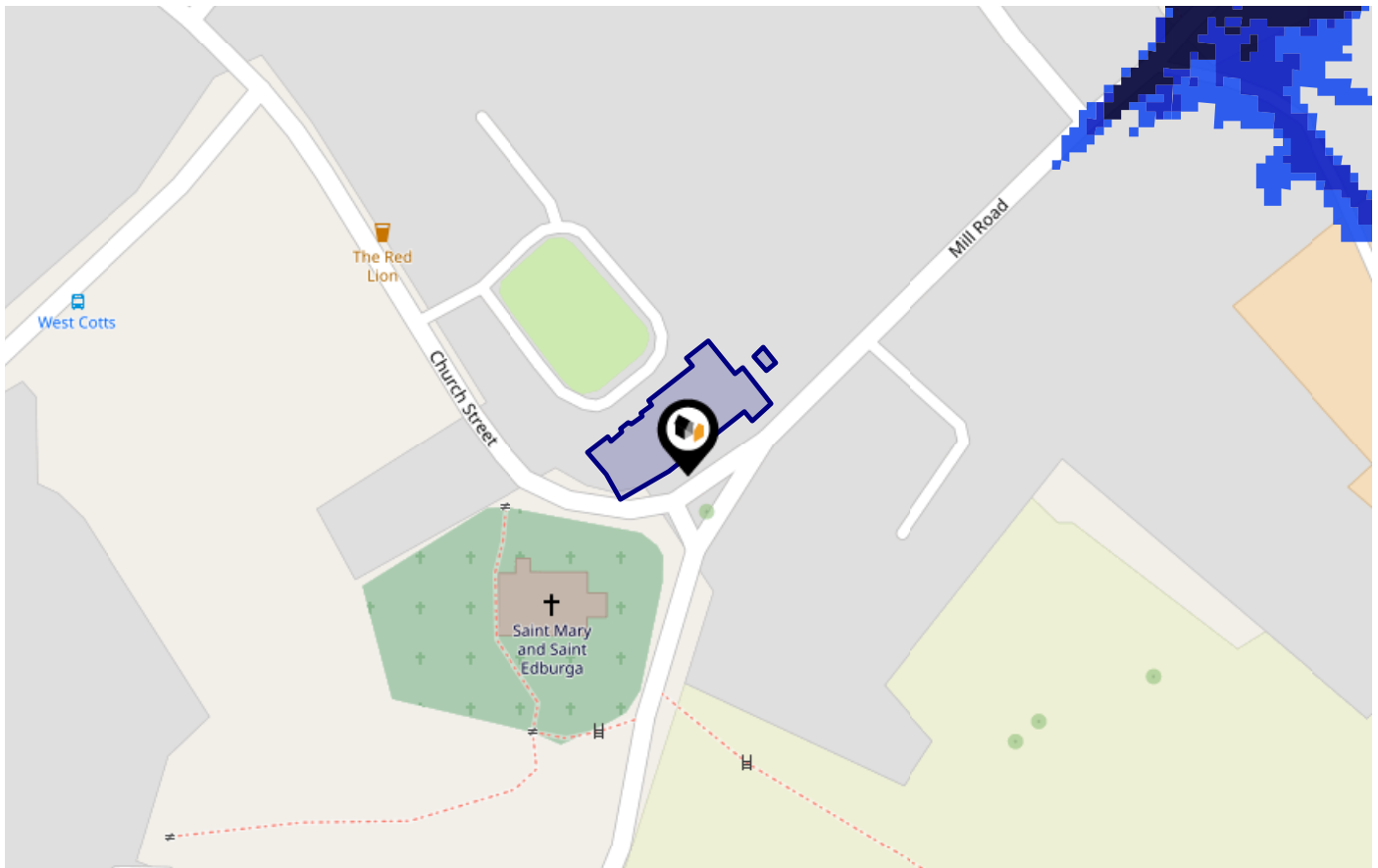


Flood Risk

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**

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.

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Chance of flooding to the following depths at this property:

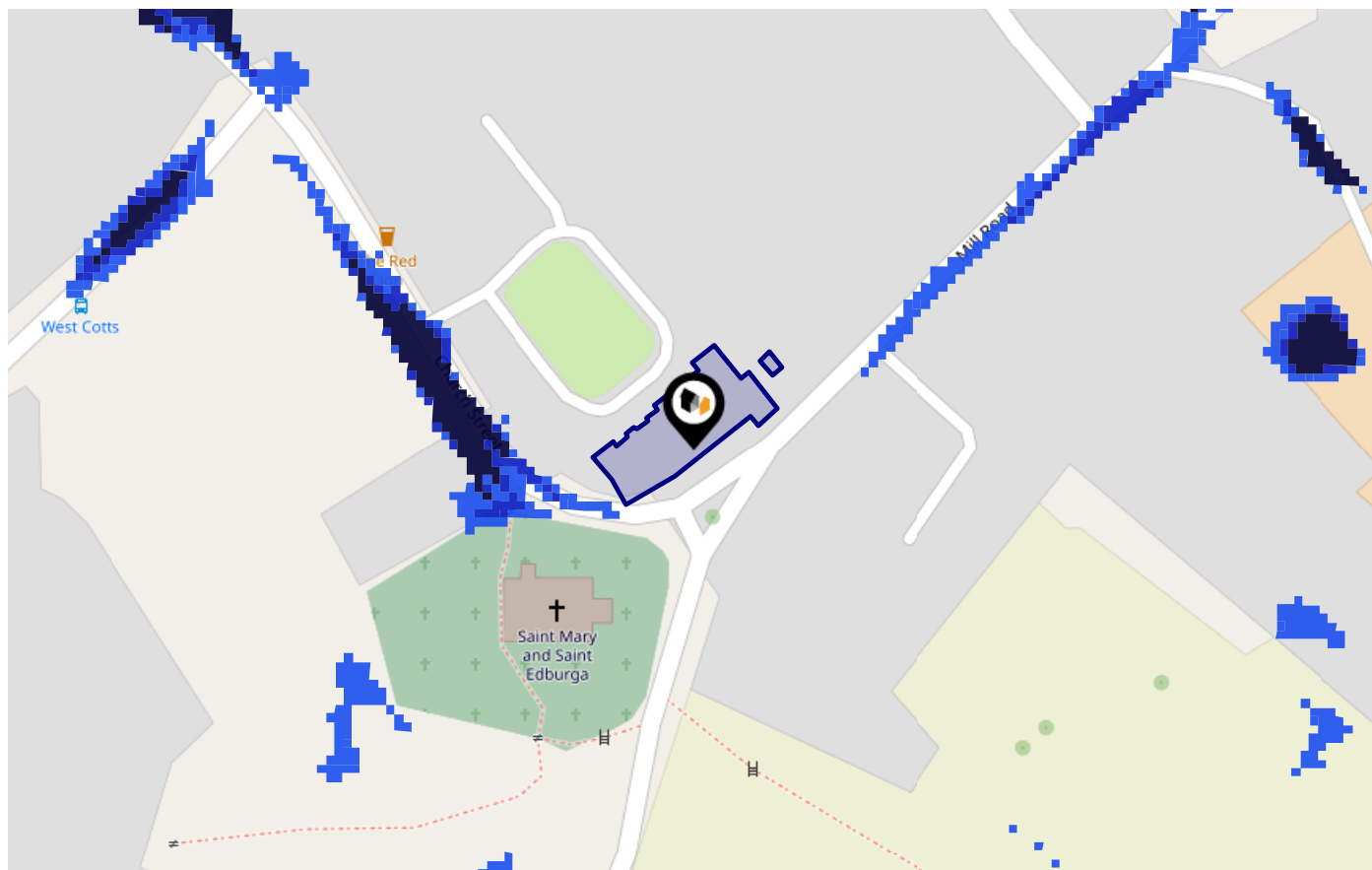


Flood Risk

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.

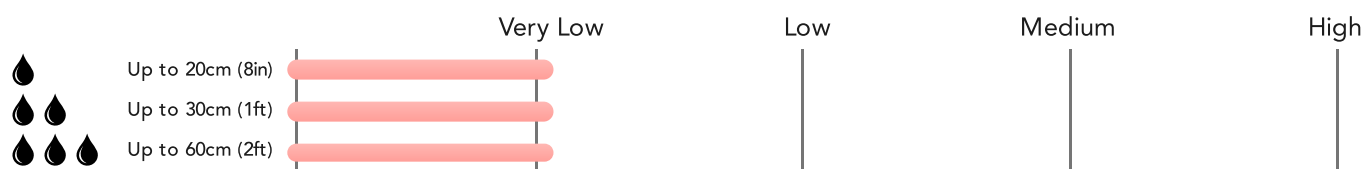


Risk Rating: Very low

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

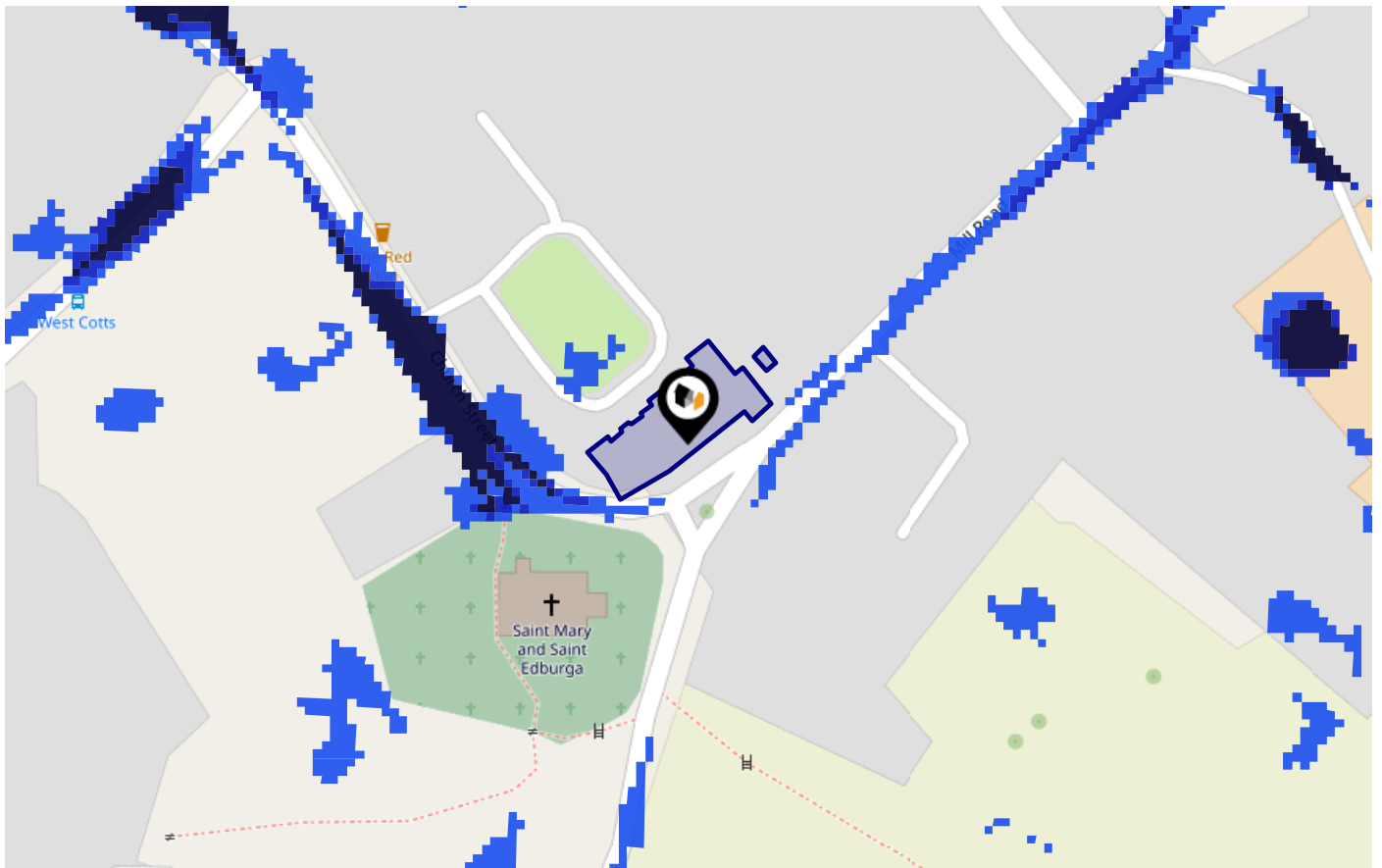


Flood Risk

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.



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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- 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:

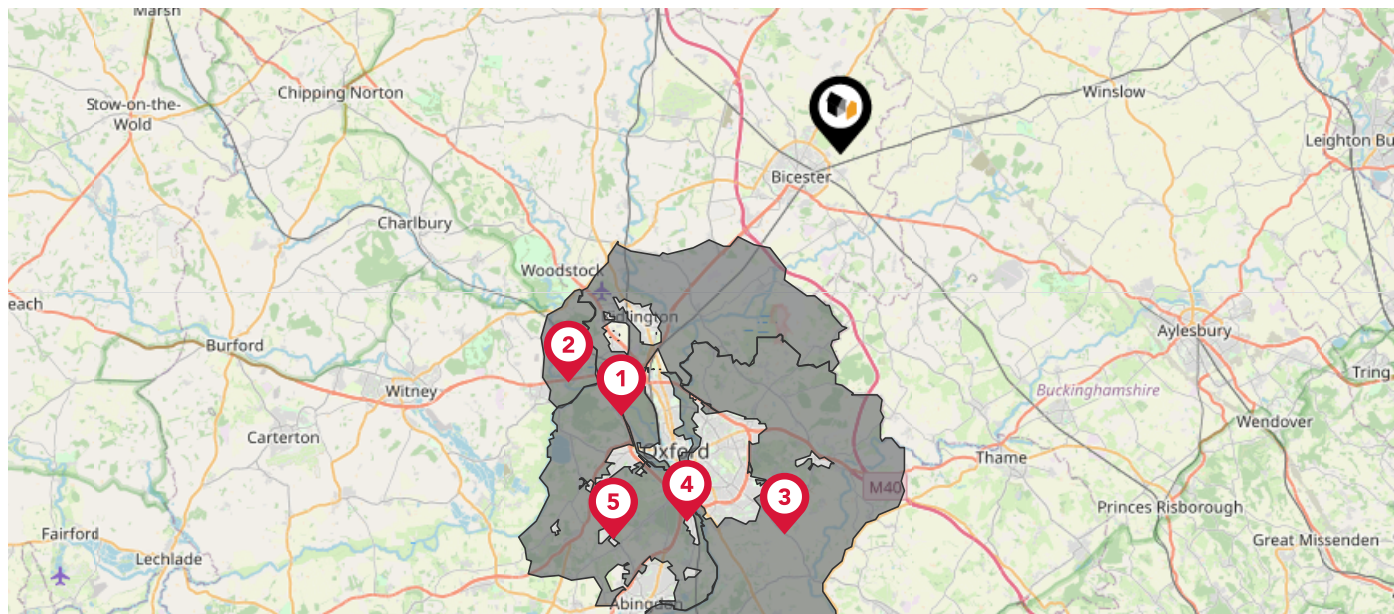


Maps

Green Belt



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



Nearby Green Belt Land

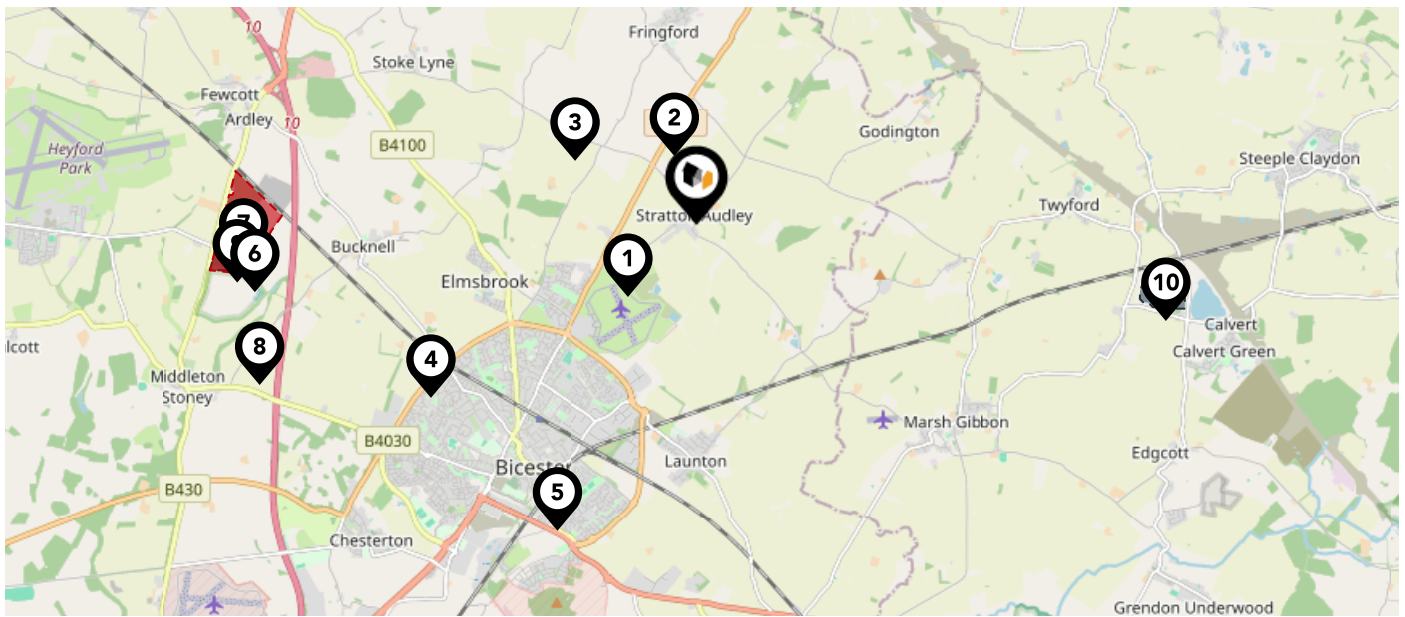
- 1 Oxford Green Belt - Cherwell
- 2 Oxford Green Belt - West Oxfordshire
- 3 Oxford Green Belt - South Oxfordshire
- 4 Oxford Green Belt - Oxford
- 5 Oxford Green Belt - Vale of White Horse

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

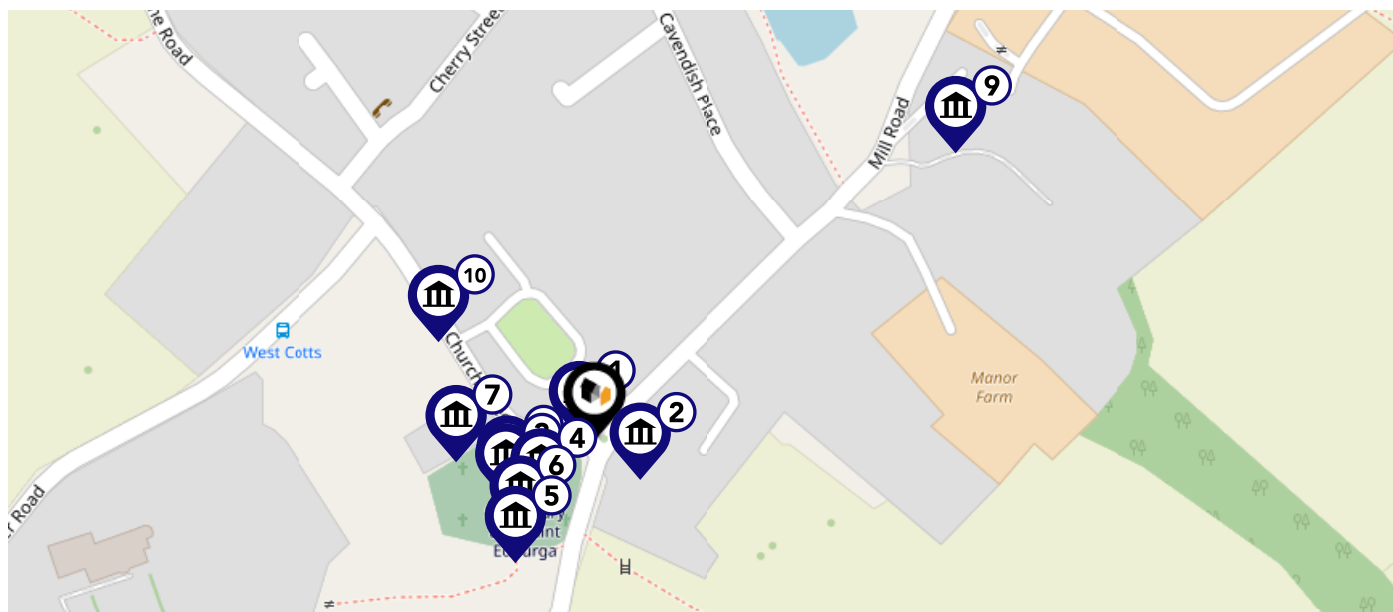
	Disused Tip at Elm Farm Quarry-Stratton Audley, Oxfordshire	Historic Landfill
	Fringford-A421 Fringford	Historic Landfill
	EA/EPR/VP3999EL/V003 - Mr T Williams	Active Landfill
	Gowell Farm-Bicester, Oxfordshire	Historic Landfill
	London Road-Bicester, Oxfordshire	Historic Landfill
	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill
	No name provided by source	Active Landfill
	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill
	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill
	Aylesbury Borough Refuse Tip-Brill Road, Twyford, Buckinghamshire	Historic Landfill

Maps

Listed Buildings

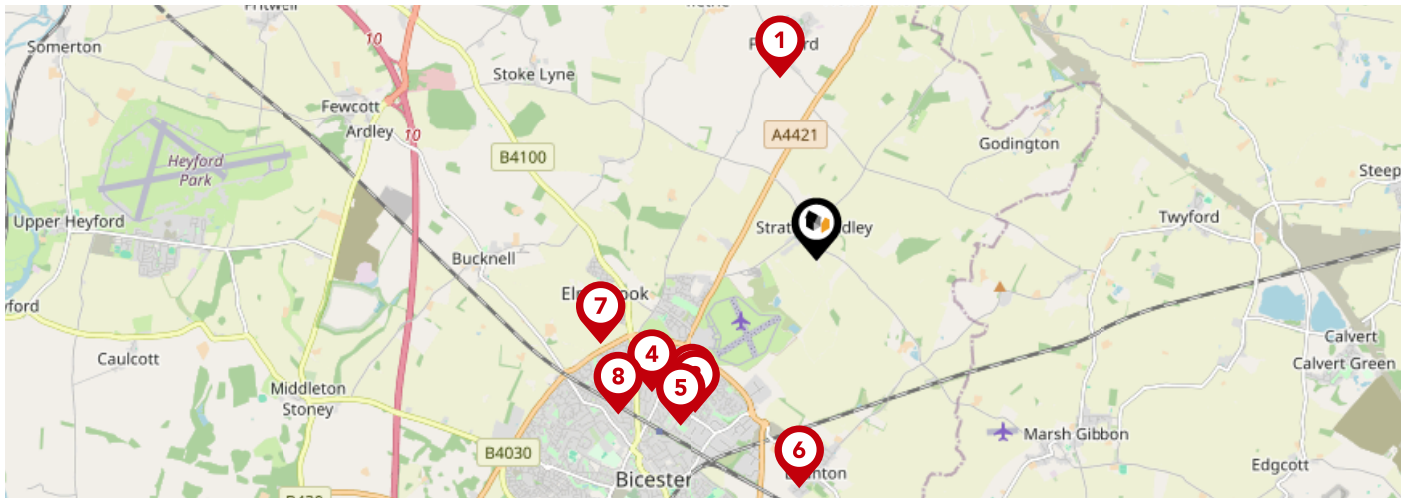


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



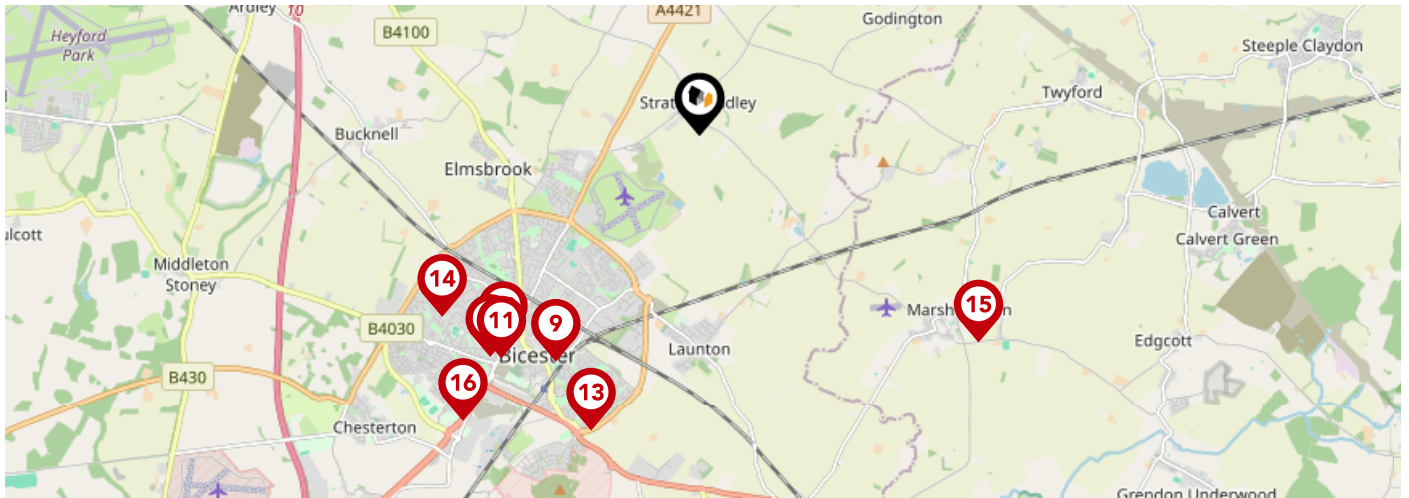
Listed Buildings in the local district	Grade	Distance
1392248 - The Manor House	Grade II	0.0 miles
1193317 - The Plough House	Grade II	0.0 miles
1392245 - 1914-1918 War Memorial Approximately 6 Metres North Of North Porch Church Of St Mary And Edburga	Grade II	0.0 miles
1392244 - Headstone Approximately 3 Metres North East Of North Aisle Church Of St Mary And Edburga	Grade II	0.0 miles
1193304 - Headstone Approximately 8 Metres South Of South Aisle, Church Of St Mary And Edburga	Grade II	0.0 miles
1046404 - Church Of St Mary And St Edburga	Grade I	0.0 miles
1392247 - 1 And 2, Church Lane	Grade II	0.0 miles
1392246 - Base Of Churchyard Cross Approximately 8 Metres North Of Porch Church Of St Mary And Edburga	Grade II	0.0 miles
1369801 - Elm Farmhouse And Abutting Dairy/stable Range	Grade II	0.1 miles
1193291 - The Red Lion Public House	Grade II	0.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Fringford Church of England Primary School Ofsted Rating: Good Pupils: 91 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bardwell School Ofsted Rating: Good Pupils: 113 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Glory Farm Primary School Ofsted Rating: Good Pupils: 344 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Southwold Primary School Ofsted Rating: Good Pupils: 350 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Cooper School Ofsted Rating: Requires improvement Pupils: 1272 Distance:1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Launton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 150 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Gagle Brook Primary School Ofsted Rating: Good Pupils: 164 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bure Park Primary School Ofsted Rating: Good Pupils: 415 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

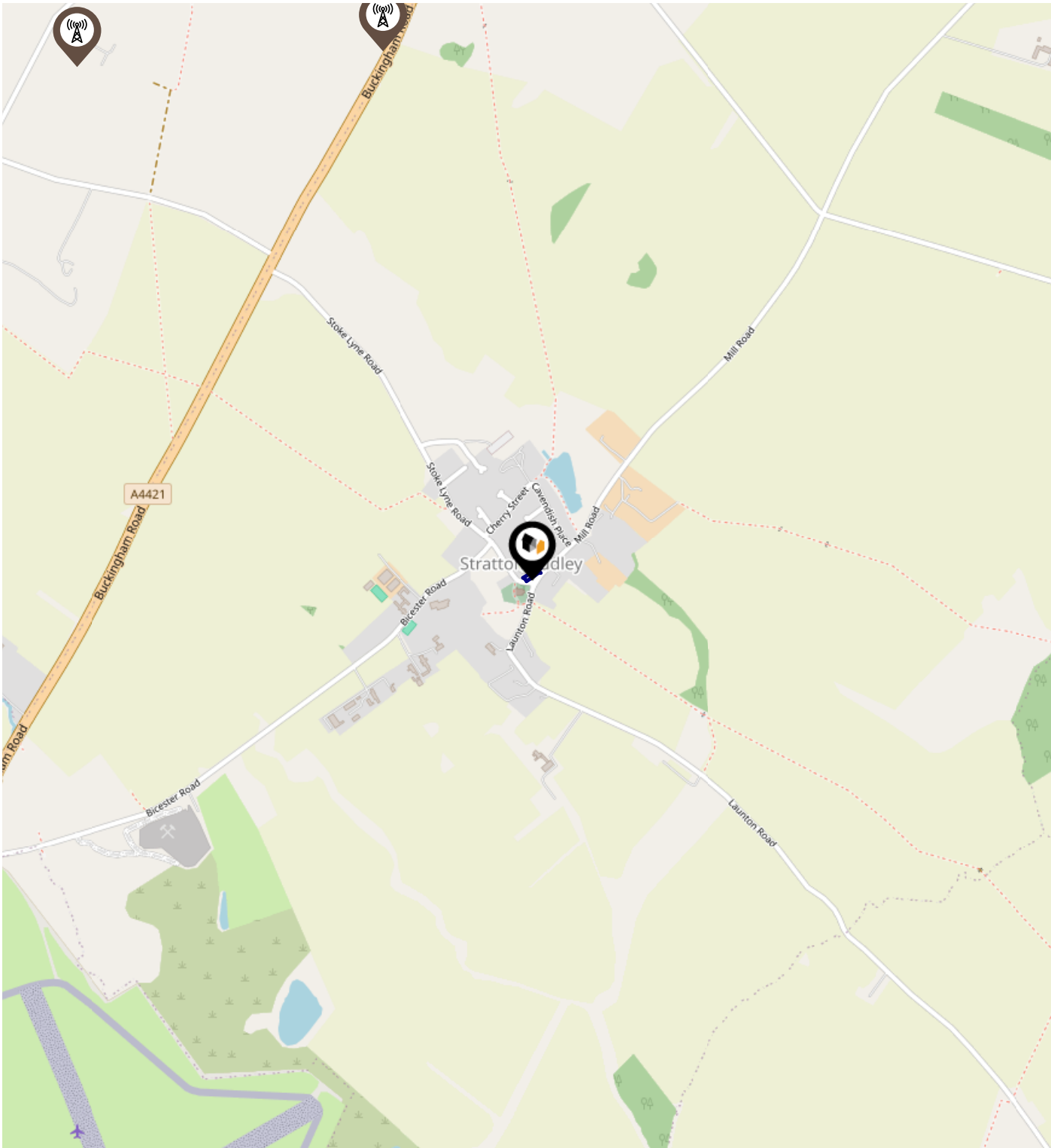
Area Schools





	Nursery	Primary	Secondary	College	Private
<p>9 Longfields Primary and Nursery School Ofsted Rating: Good Pupils: 388 Distance:2.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Brookside Primary School Ofsted Rating: Good Pupils: 320 Distance:2.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Mary's Catholic Primary School, Bicester Ofsted Rating: Good Pupils: 229 Distance:2.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Bicester School Ofsted Rating: Good Pupils: 1239 Distance:2.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Langford Village Community Primary School Ofsted Rating: Good Pupils: 421 Distance:2.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 King's Meadow Primary School Ofsted Rating: Good Pupils: 445 Distance:2.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Marsh Gibbon CofE Primary School Ofsted Rating: Good Pupils: 148 Distance:3.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Edburg's Church of England (VA) School Ofsted Rating: Good Pupils: 489 Distance:3.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

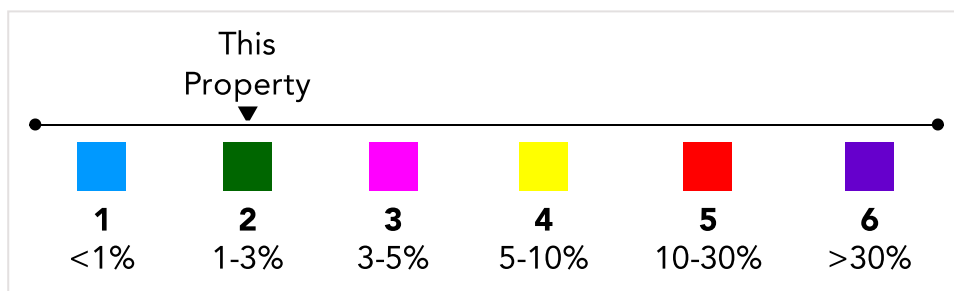
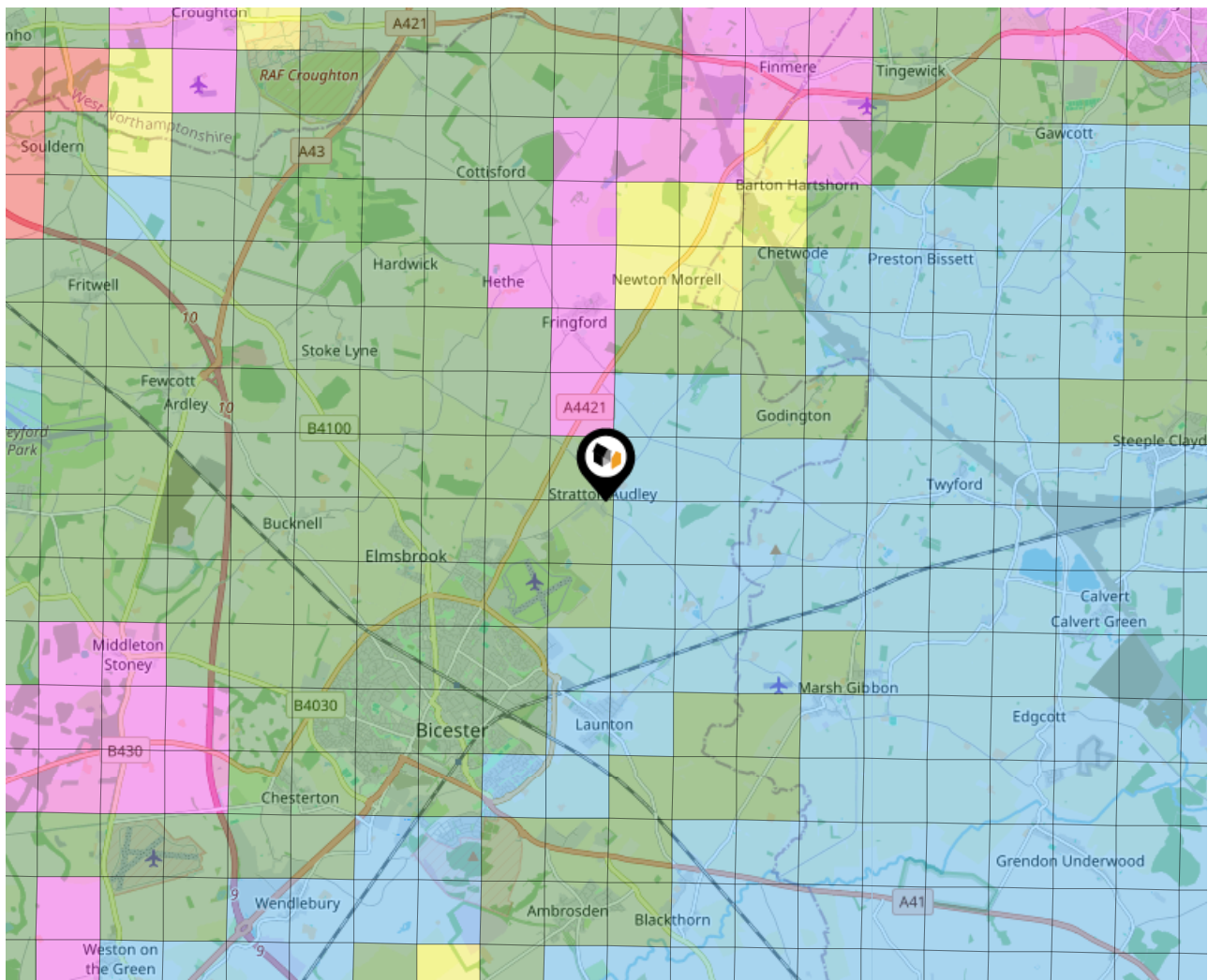
Environment

Radon Gas

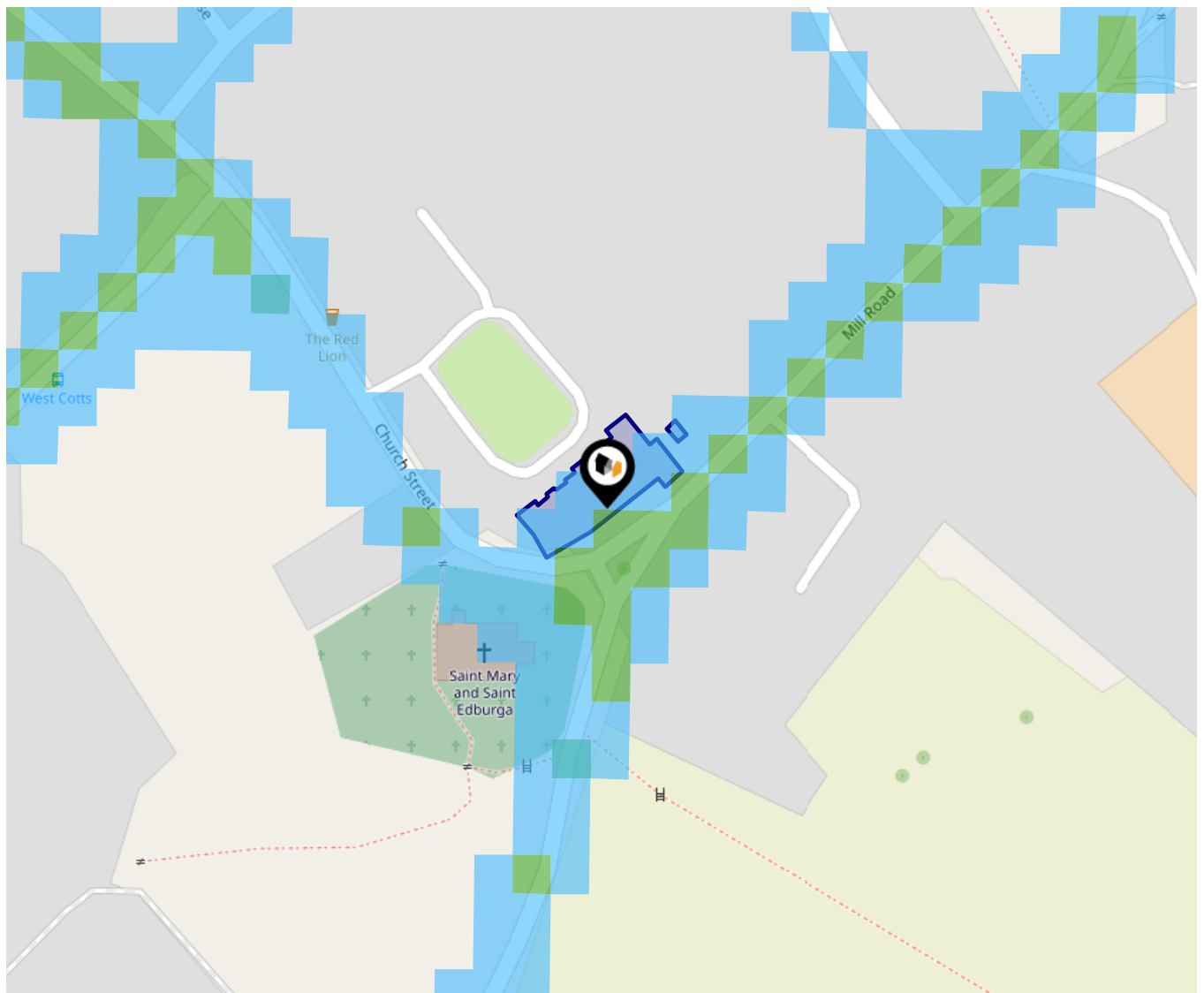


What is Radon?

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/m³).



Local Area Road Noise

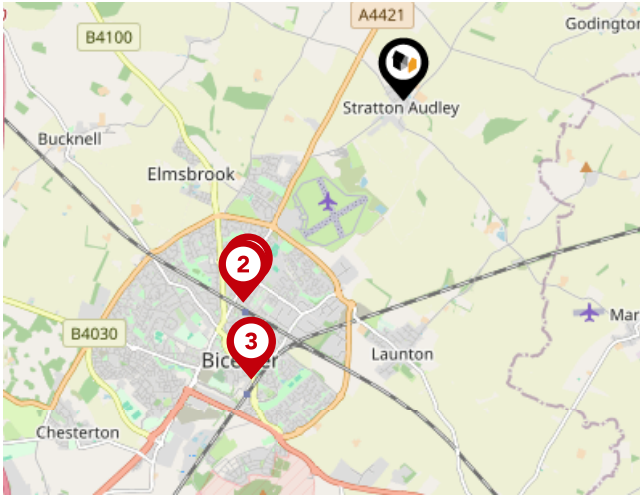


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

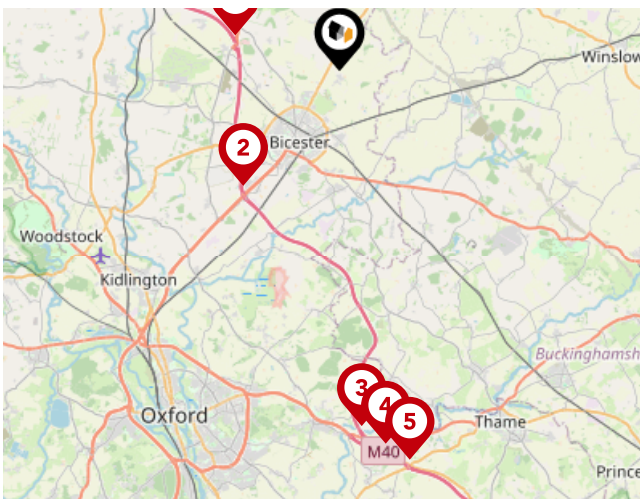
Area

Transport (National)



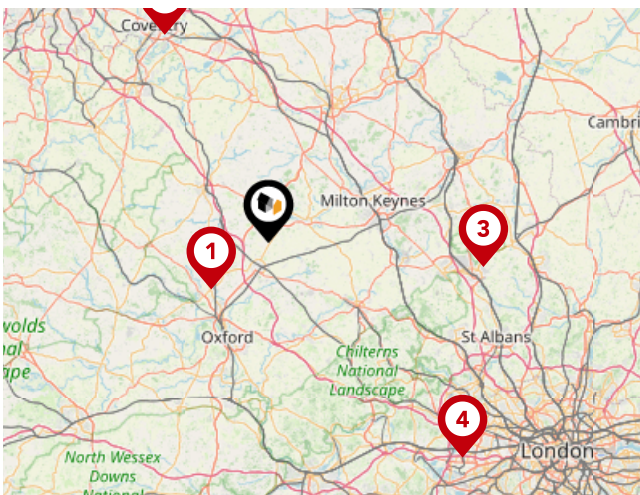
National Rail Stations

Pin	Name	Distance
1	Bicester North Rail Station	2.29 miles
2	Bicester North Rail Station	2.35 miles
3	Bicester Village Rail Station	2.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J10	4.03 miles
2	M40 J9	5.49 miles
3	M40 J8A	13.04 miles
4	M40 J8	13.78 miles
5	M40 J7	14.47 miles

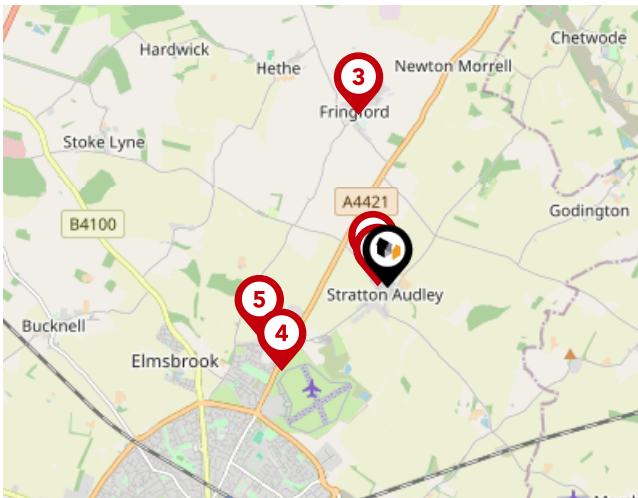


Airports/Helipads

Pin	Name	Distance
1	Kidlington	10.74 miles
2	Baginton	33.91 miles
3	Luton Airport	31.71 miles
4	Heathrow Airport	42.43 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	West Cottages	0.09 miles
2	Glen Close	0.19 miles
3	Wise Crescent	1.61 miles
4	Bicester Airfield Park and Ride	1.23 miles
5	Fairhaven Road	1.26 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 then 2 weeks. If you want a personal professional service, Alistair is definitely the guy to call, would highly recommended - 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



/avocadoproperty



/avocado_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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