

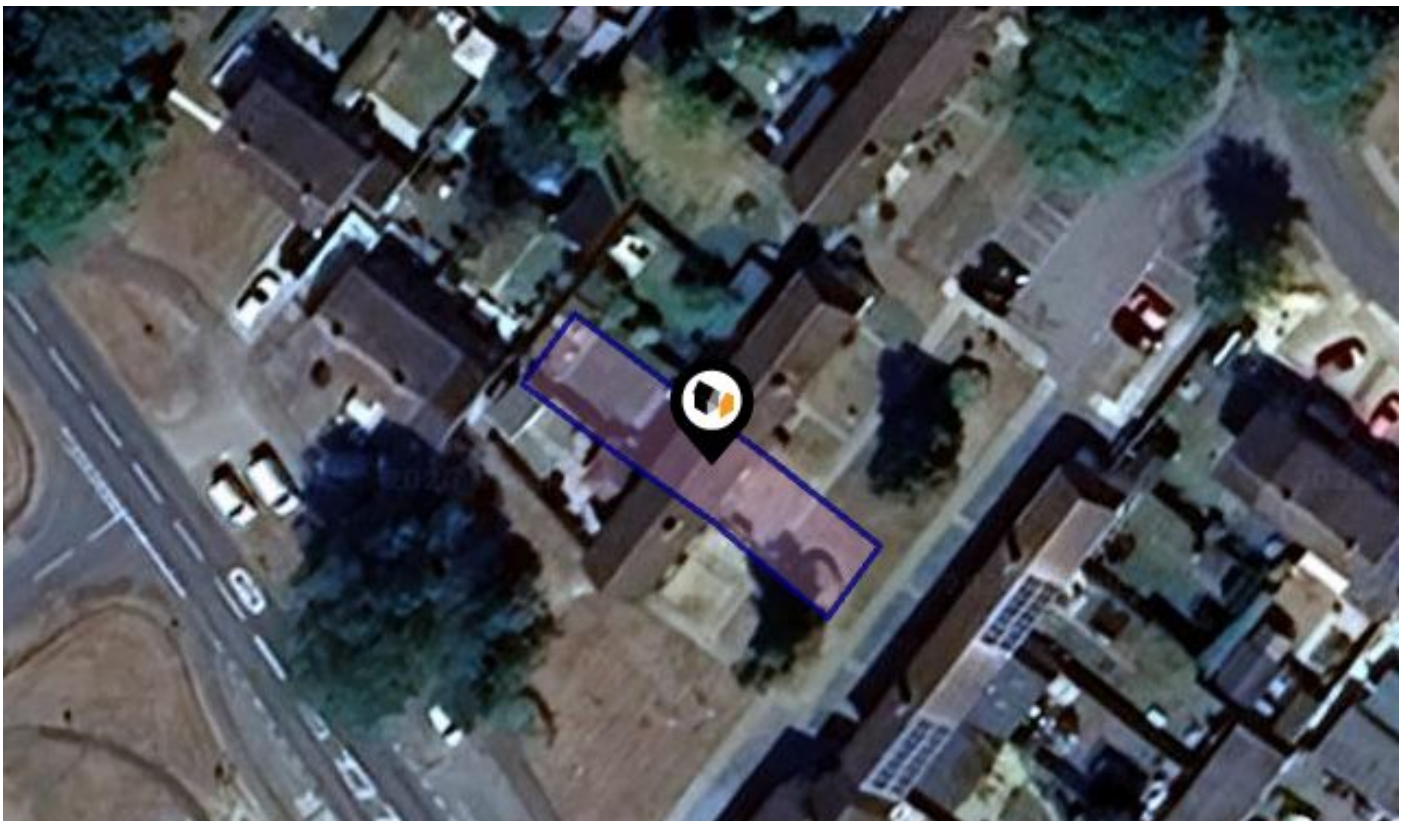


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 14th February 2026**



**ASH LANE, AMBROSDEN, BICESTER, OX25**

**Avocado Property**

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# Introduction

## Our Comments



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

After four wonderful years living in Ambrosden, surrounded by lovely neighbours on both sides, we're now ready for our next chapter. We have truly loved making this house our home and have thoughtfully modernised every part to create a stylish, comfortable and practical living space.

This beautiful home offers fantastic space throughout, including built-in wardrobes downstairs that maximise storage, as well as a fully boarded loft providing even more room for storage and everyday living. The house feels light, spacious and perfectly suited to modern family life.

The garden is a real highlight, enjoying sunshine throughout the summer and even into the winter months — perfect for relaxing or entertaining. Inside, the working log burner creates a cosy atmosphere and efficiently heats the whole house during the colder seasons.

Just a stone's throw away, you'll find open fields stretching for miles — ideal for dog walks and countryside adventures. There is also a bus stop less than 30 seconds from the front door, offering convenient public transport links directly into Bicester and Oxford.

This has been a truly special home for us, and we hope the next owners will love it just as much as we have

### **Agent's comments...**

Situated in a tucked away position within a quiet cul-de-sac, this well-presented two double bedroom home offers modern interiors, generous outdoor space and a convenient location close to local amenities and schooling.

The property is approached via a useful porch, providing a practical entrance space before leading into the main accommodation. The ground floor features a bright and spacious dual-aspect living room, creating a light and airy feel and offering a comfortable space for everyday living and entertaining. The kitchen has been modernised and provides a contemporary finish, with ample storage and workspace.

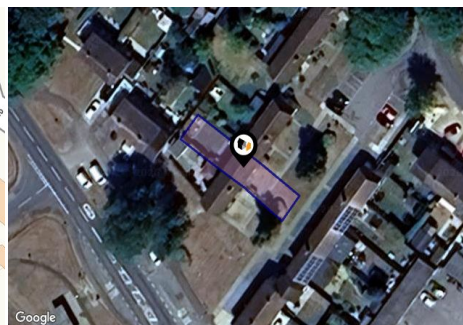
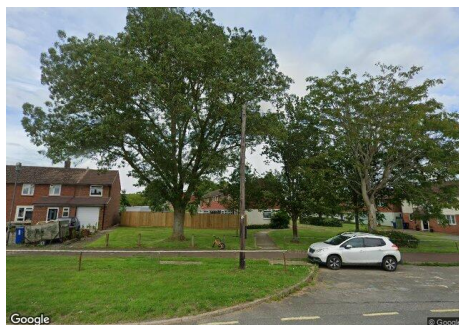
Upstairs, there are two well-proportioned double bedrooms, both offering good levels of natural light. The bathroom is presented in a modern style, complementing the overall updated interior. Throughout the home, the internal doors have been replaced with high-quality, modern alternatives, enhancing the overall finish and feel.

Externally, the generous rear garden provides a great outdoor space, with a decking area ideal for relaxing or socialising. The property also benefits from allocated parking.

The home is conveniently located close to Five Acres Primary School, rated Good by Ofsted, making it an attractive choice for a range of buyers including first-time purchasers, young families and investors.

PLEASE NOTE: There is a maintenance charge of approx £35pcm

# Property Overview



## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	785 ft <sup>2</sup> / 73 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,916		
Title Number:	ON204296		

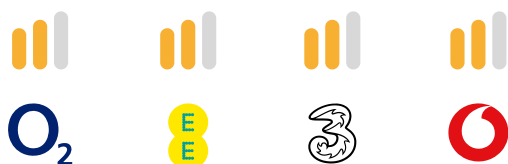
## Local Area

Local Authority:	Oxfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

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

4	80	1800
mb/s	mb/s	mb/s

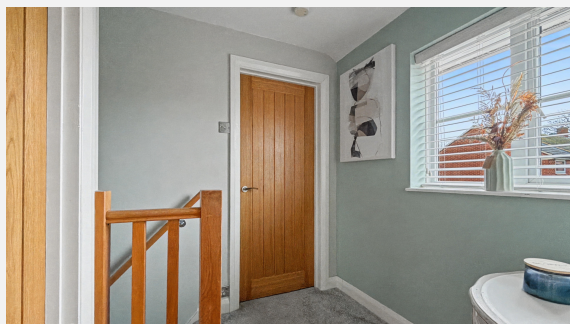
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





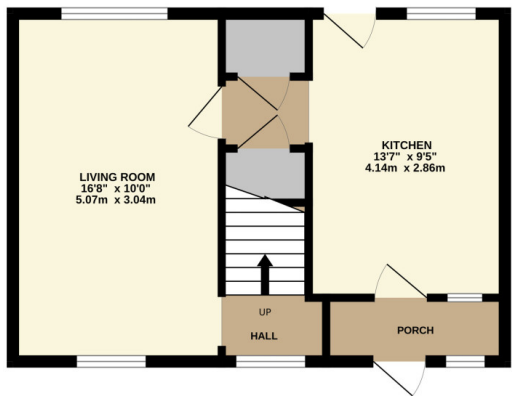




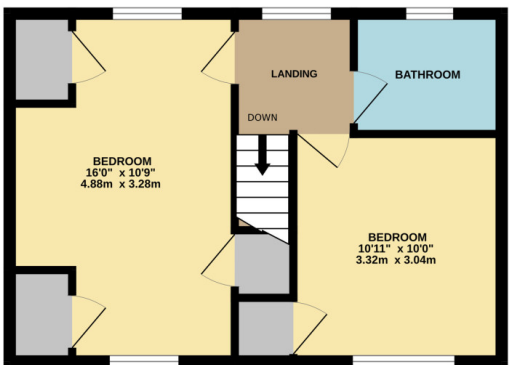


## ASH LANE, AMBROSDEN, BICESTER, OX25

GROUND FLOOR



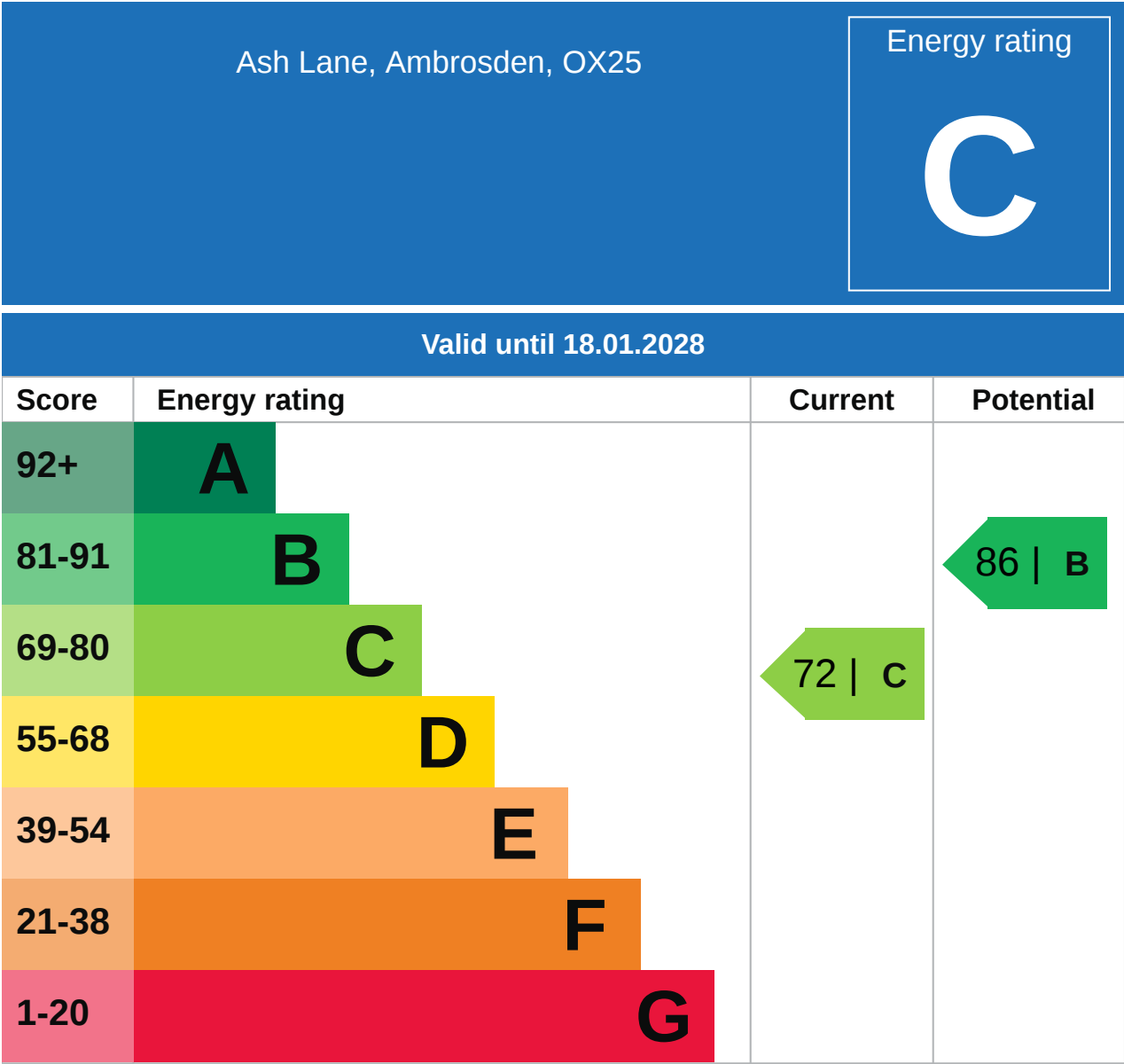
1ST FLOOR



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.  
Made with Metropix ©2026



# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<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>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 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 75% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	73 m <sup>2</sup>

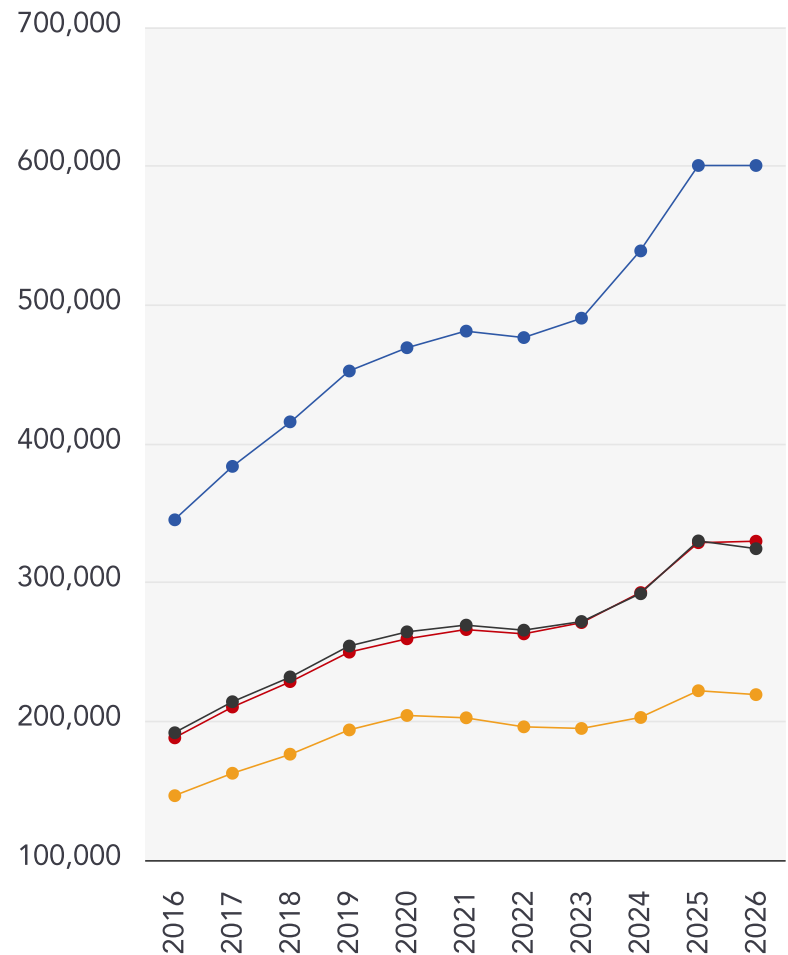


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in OX25



Detached

**+73.97%**

Terraced

**+69.17%**

Semi-Detached

**+75.35%**

Flat

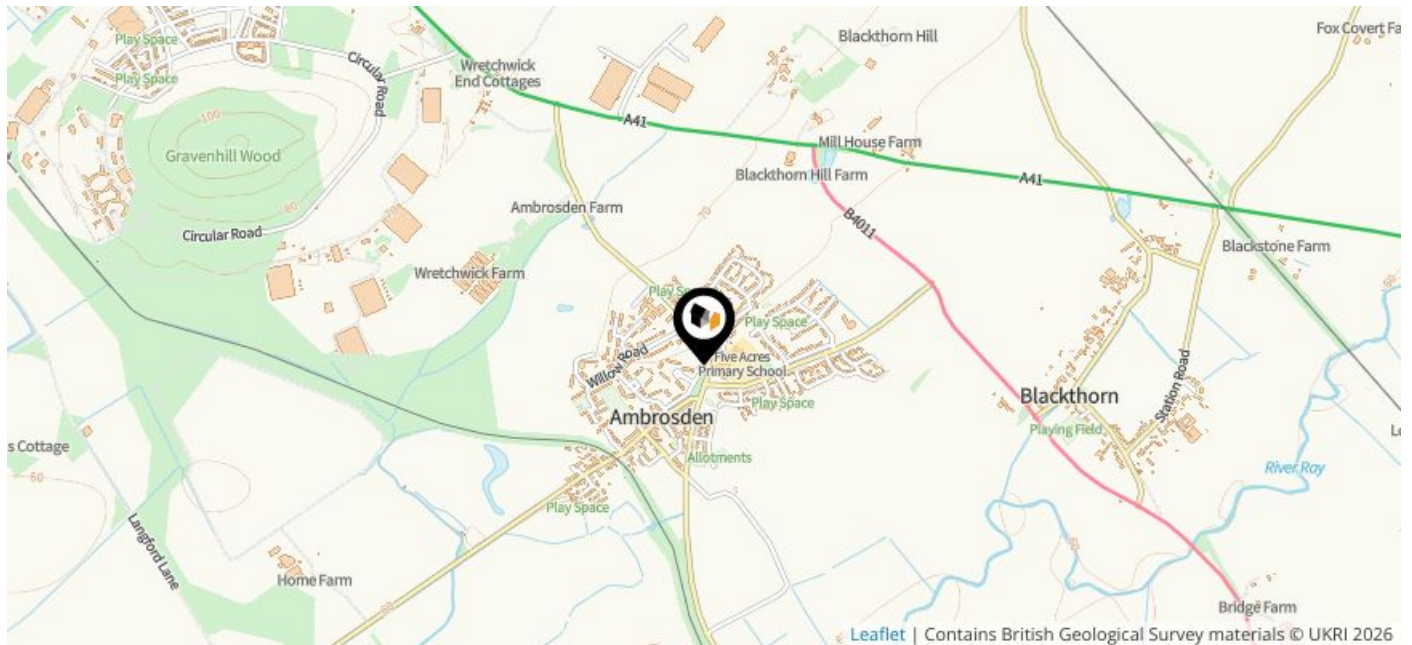
**+49.74%**

# 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.

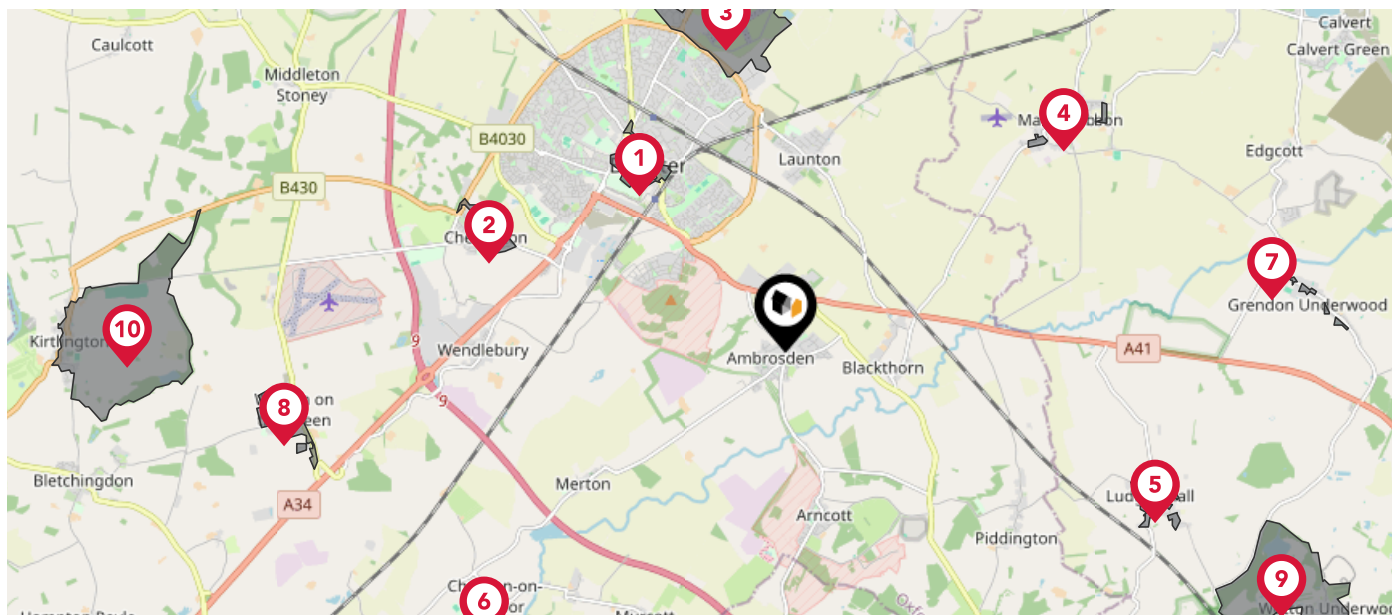


# Maps

## 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

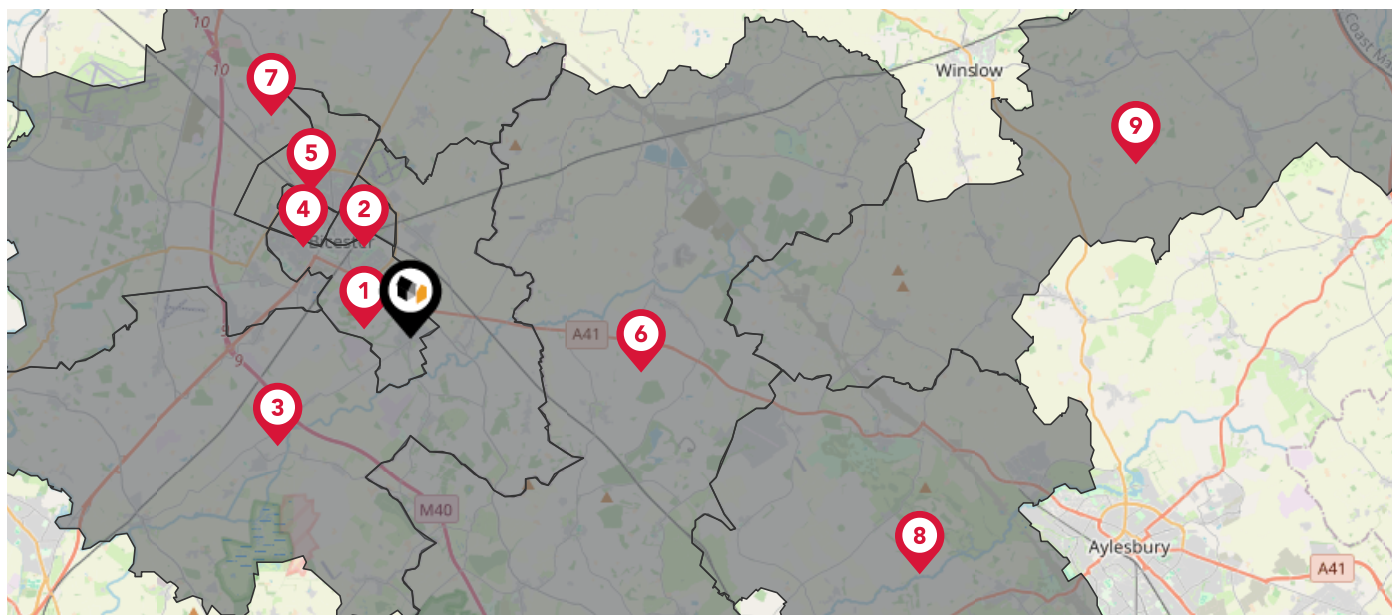
- 1 Bicester
- 2 Chesterton
- 3 RAF Bicester
- 4 Marsh Gibbon
- 5 Ludgershall
- 6 Charlton-on-Otmoor
- 7 Grendon Underwood
- 8 Weston on the Green
- 9 Wotton Underwood
- 10 Kirtlington

# 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

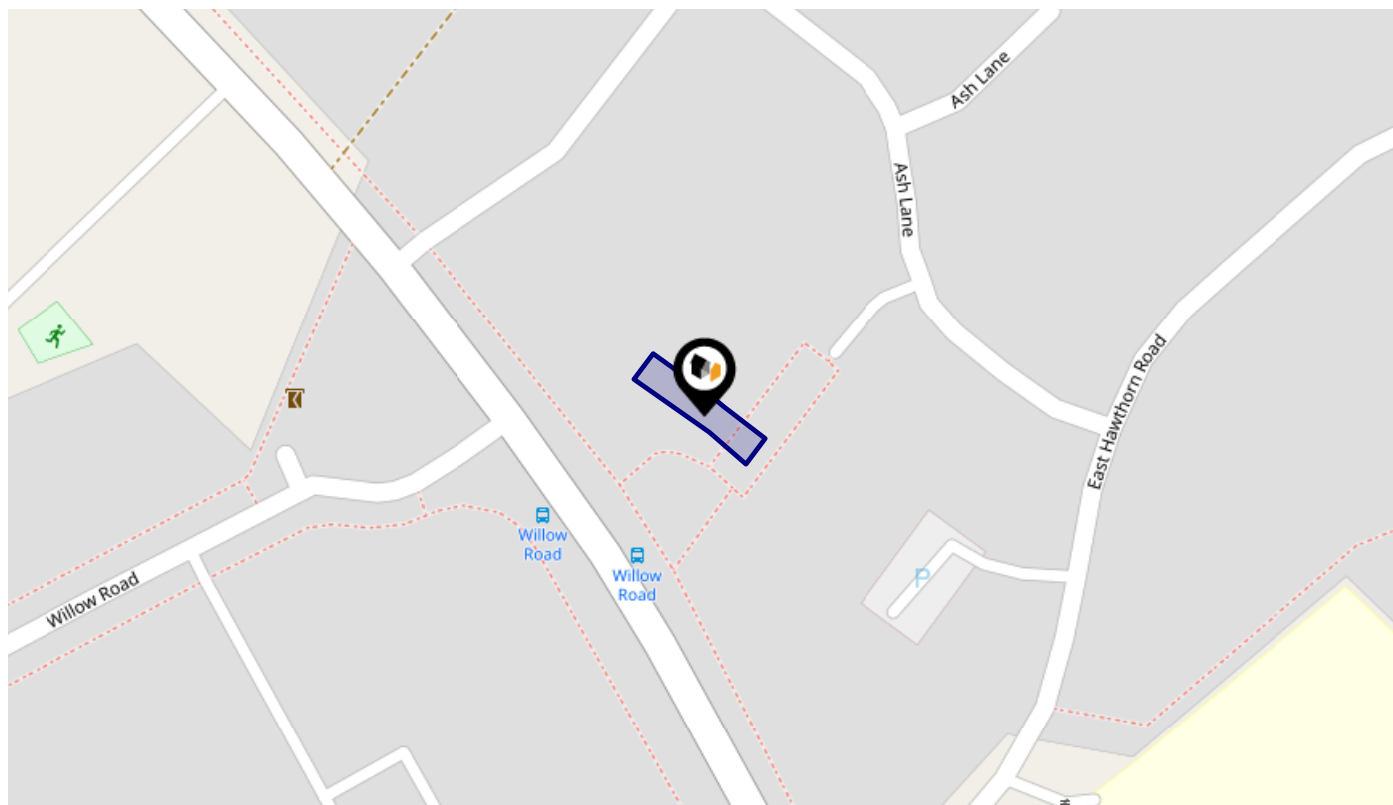
-  1 Bicester South & Ambrosden Ward
-  2 Bicester East Ward
-  3 Launton & Otmoor Ward
-  4 Bicester West Ward
-  5 Bicester North & Caversfield Ward
-  6 Grendon Underwood Ward
-  7 Fringford & Heyfords Ward
-  8 Stone and Waddesdon Ward
-  9 Great Brickhill Ward

# 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:

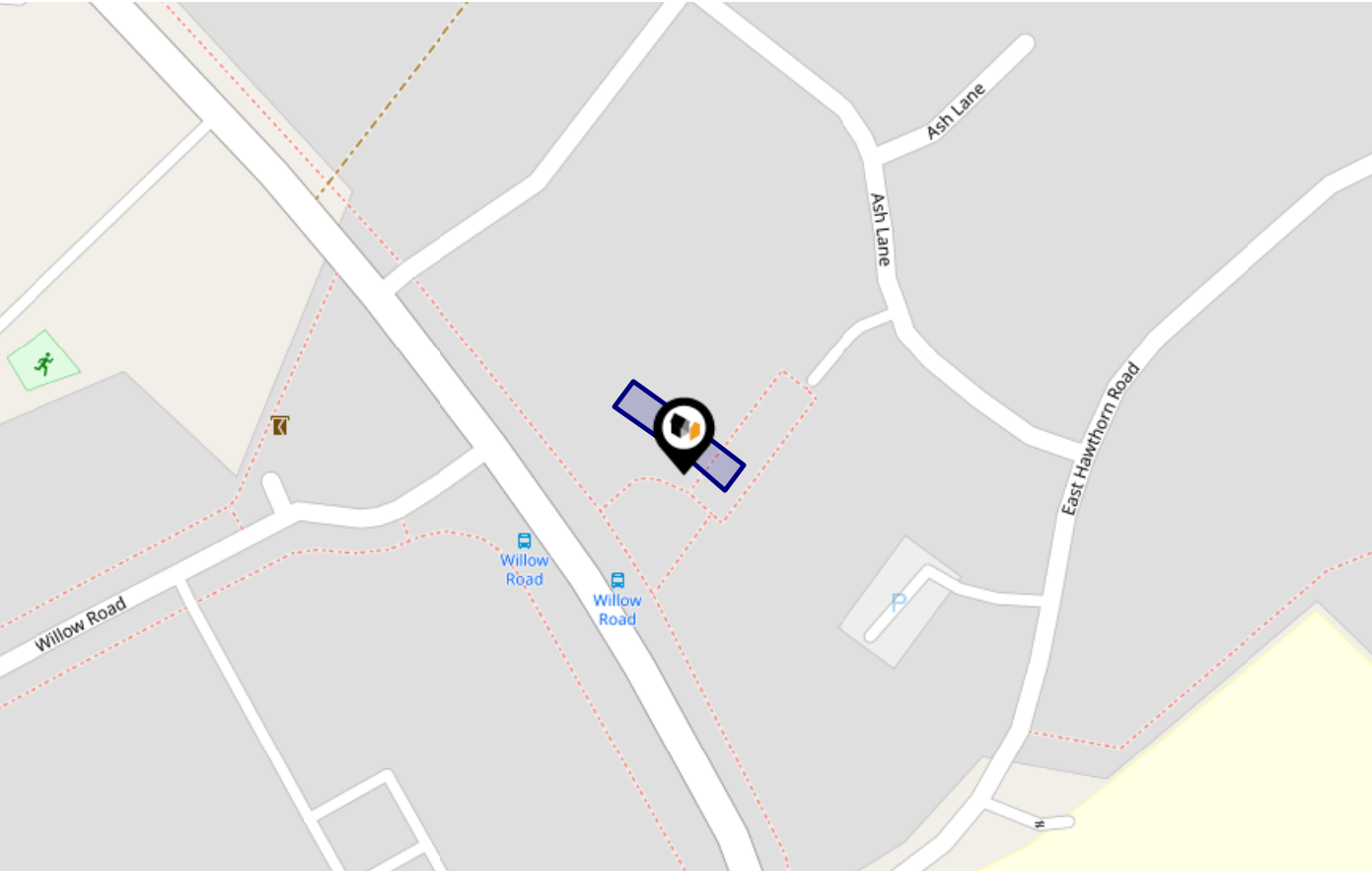
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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.

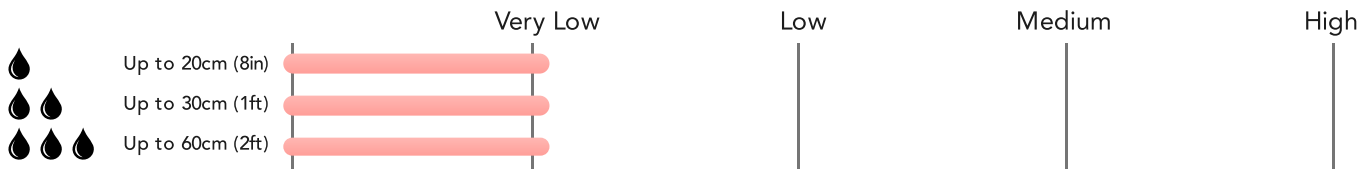


Risk Rating: Very low

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:



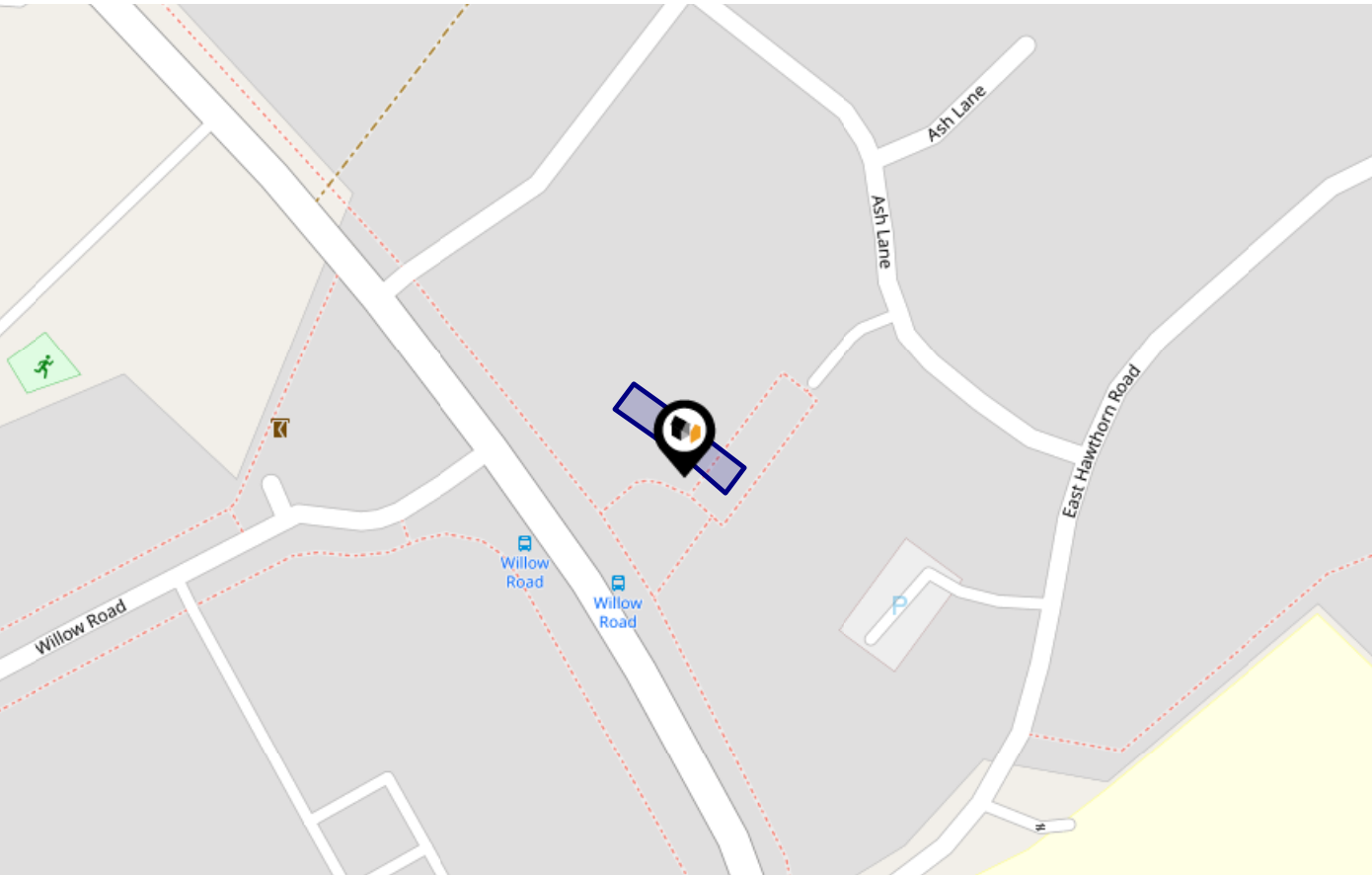


# Flood Risk

## 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.

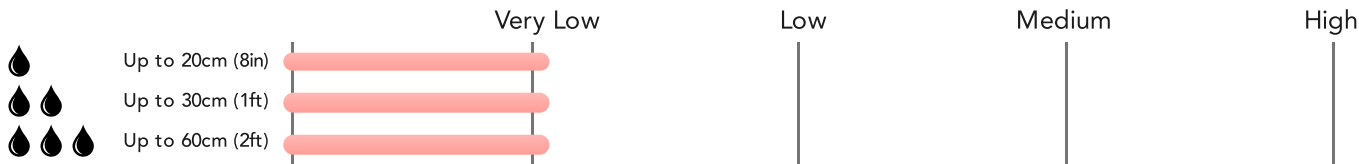


Risk Rating: Very low

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.

- 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:

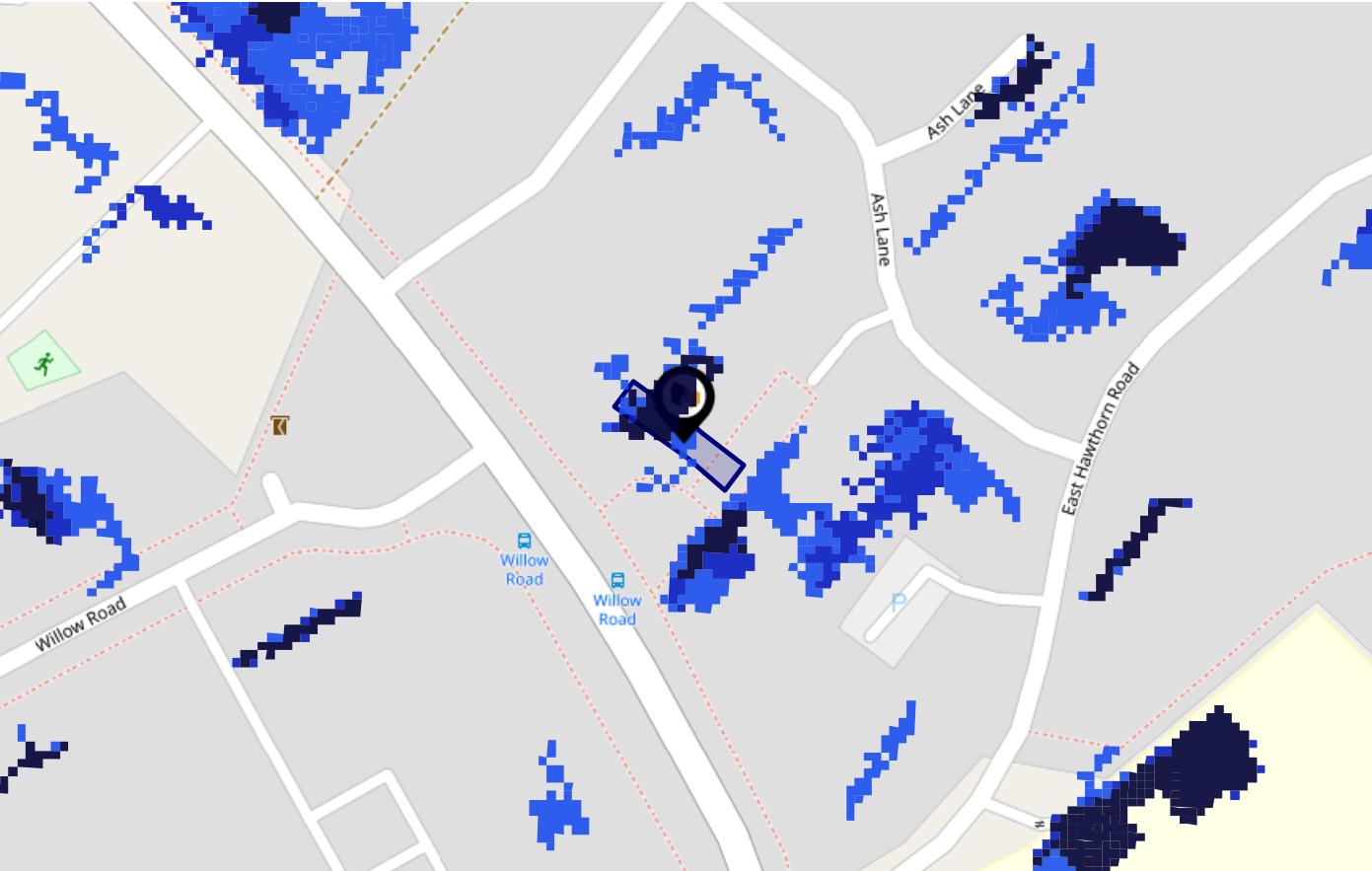


# Flood Risk

## 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.

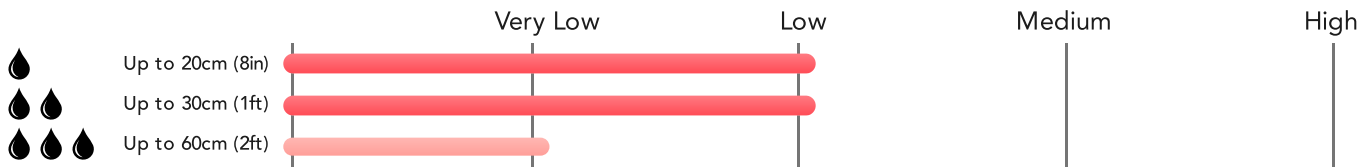


Risk Rating: Low

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:

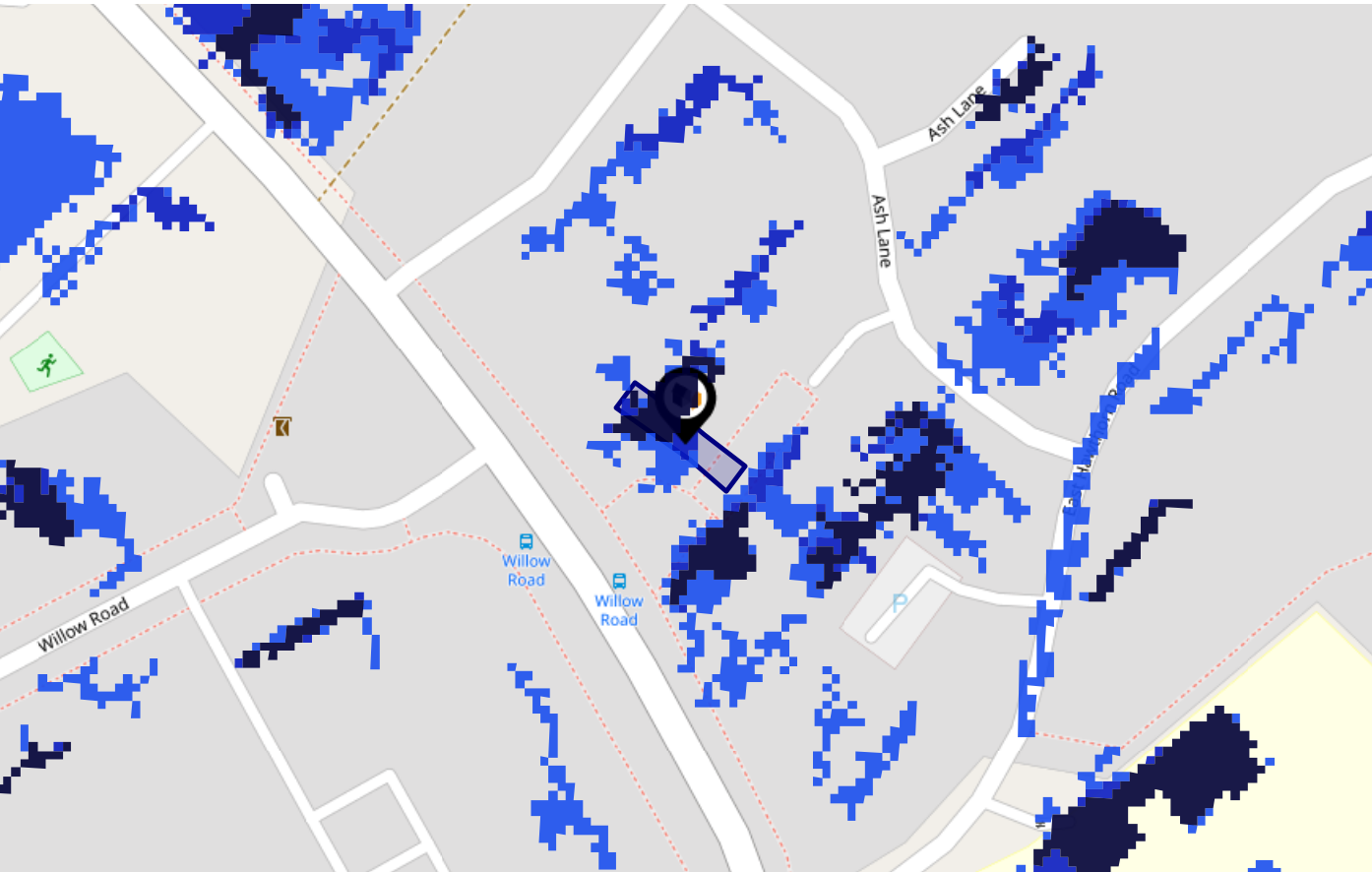


# Flood Risk

## 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: Medium

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:

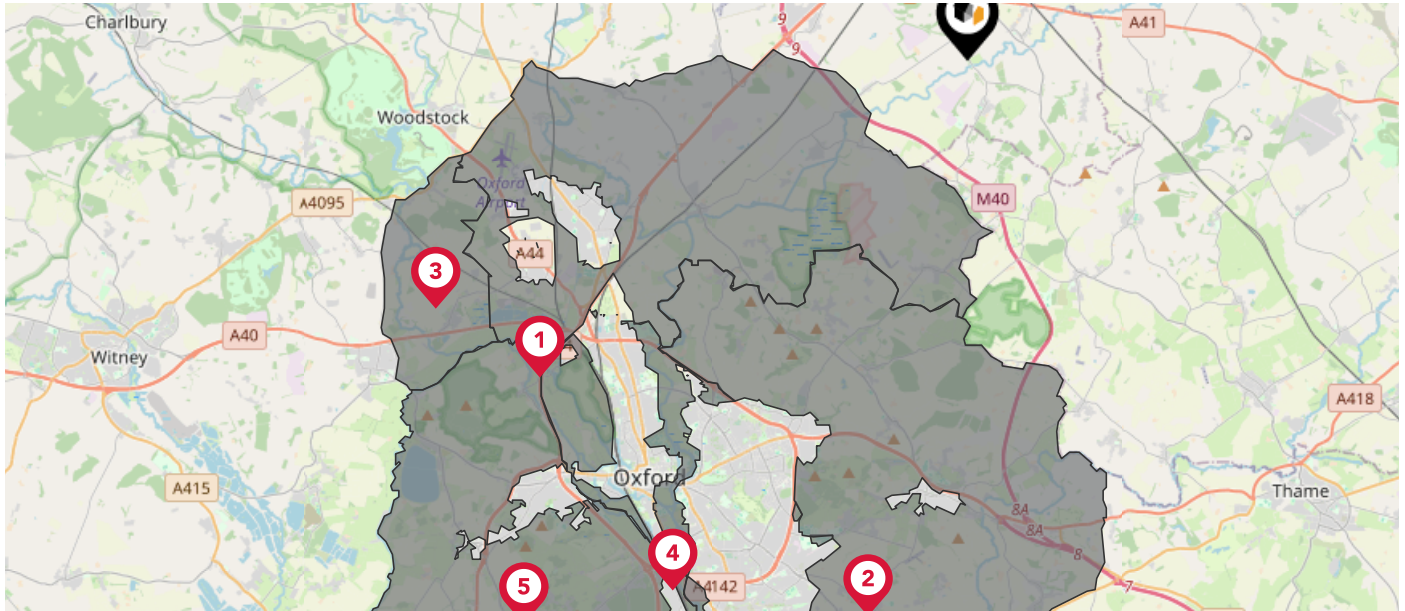


# Maps

## 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 - South Oxfordshire



Oxford Green Belt - West Oxfordshire



Oxford Green Belt - Oxford



Oxford Green Belt - Vale of White Horse

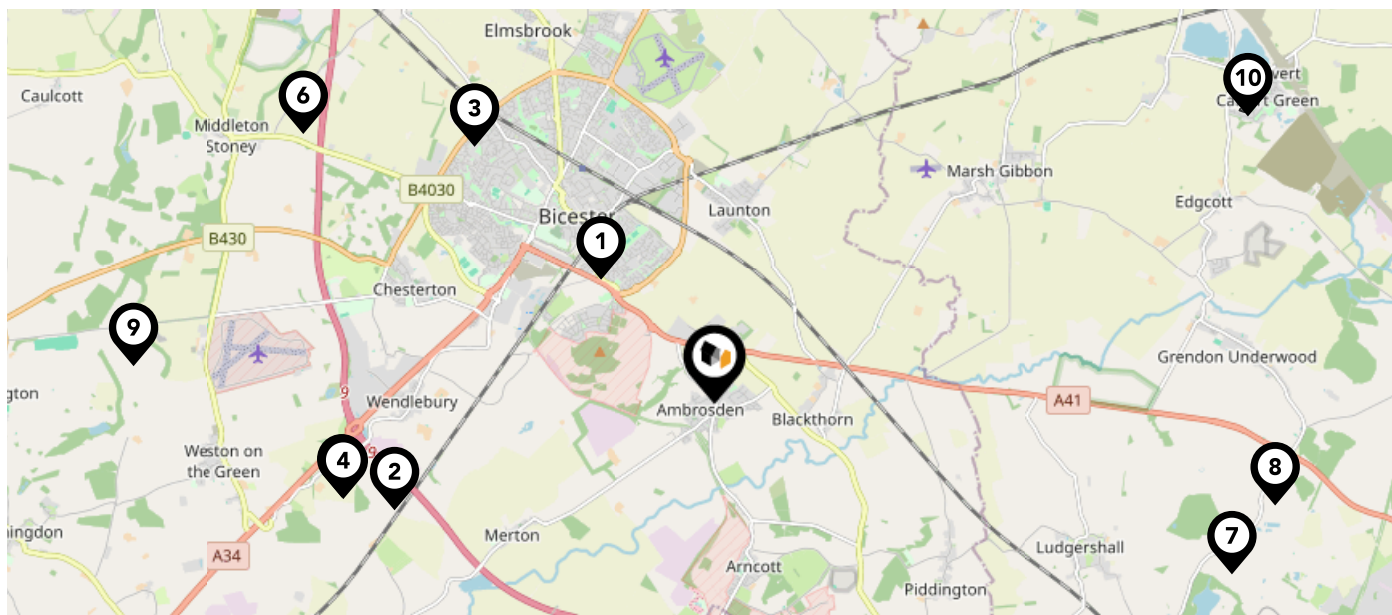


# Maps

## 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

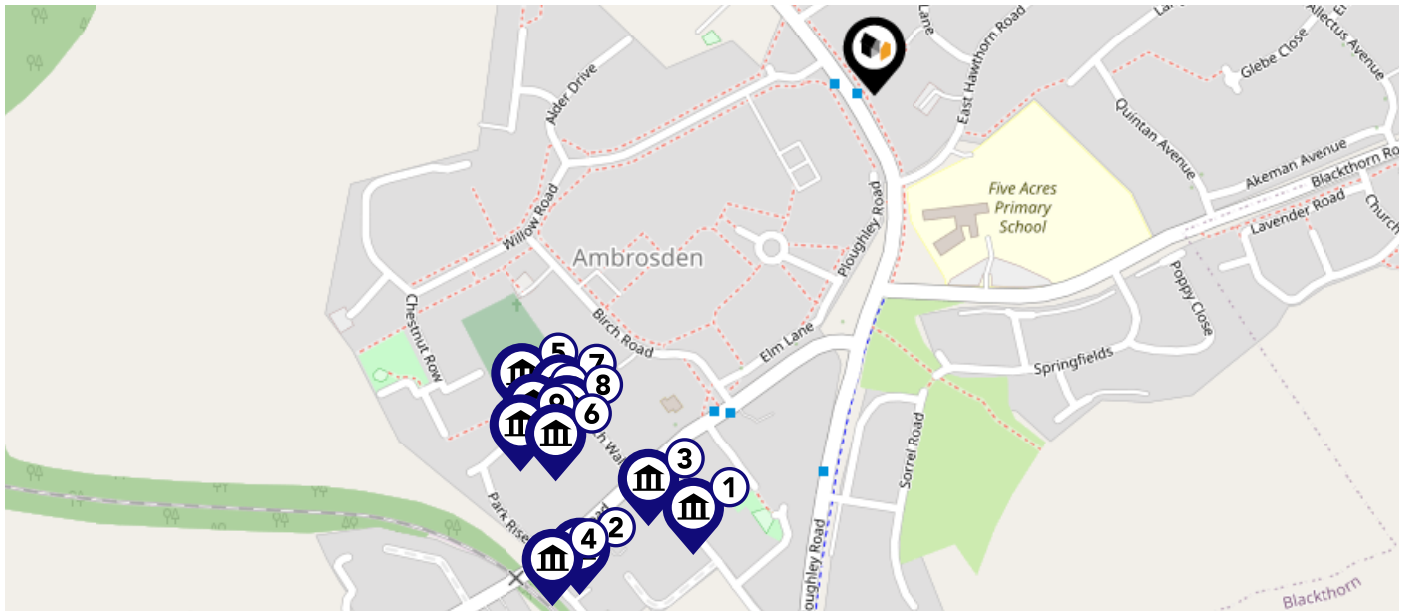
1	London Road-Bicester, Oxfordshire	Historic Landfill	
2	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	
3	Gowell Farm-Bicester, Oxfordshire	Historic Landfill	
4	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill	
5	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	
6	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill	
7	Kingswood Lane-Wotton Underwood, Buckinghamshire	Historic Landfill	
8	Kingswood-Kingswood Lane, Kingswood, Buckinghamshire	Historic Landfill	
9	Park Farm-Lazarus Bottoms, Kirtlington	Historic Landfill	
10	Calvert Pit No.1-Calvert	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
 1046528 - 12, Old Arncott Road	Grade II	0.3 miles
 1200138 - Park Farmhouse	Grade II	0.3 miles
 1200142 - 9, Old Arncott Road	Grade II	0.3 miles
 1046527 - 19, Merton Road	Grade II	0.3 miles
 1200126 - King Memorial Approximately 10 Metres North Of Church Of St Mary	Grade II	0.3 miles
 1200129 - Dryden House Kennet House	Grade II	0.3 miles
 1046524 - Gatepiers, Gates And Attached Walled Garden To East Of Church Of St Mary	Grade II	0.3 miles
 1369740 - Churchyard Cross Approximately 8 Metres South East Of Chancel Of Church Of St Mary	Grade II	0.3 miles
 1046526 - Headstone Approximately 10 Metres South Of Tower Of Church Of St Mary	Grade II	0.3 miles
 1046525 - Church Of St Mary The Virgin	Grade II	0.3 miles









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Five Acres Primary School</b> Ofsted Rating: Good   Pupils: 352   Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Langford Village Community Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Launton Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 150   Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Longfields Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 388   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Edburg's Church of England (VA) School</b> Ofsted Rating: Good   Pupils: 489   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Whitelands Academy</b> Ofsted Rating: Good   Pupils: 467   Distance:2.39	<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:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Bicester School</b> Ofsted Rating: Good   Pupils: 1239   Distance:2.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

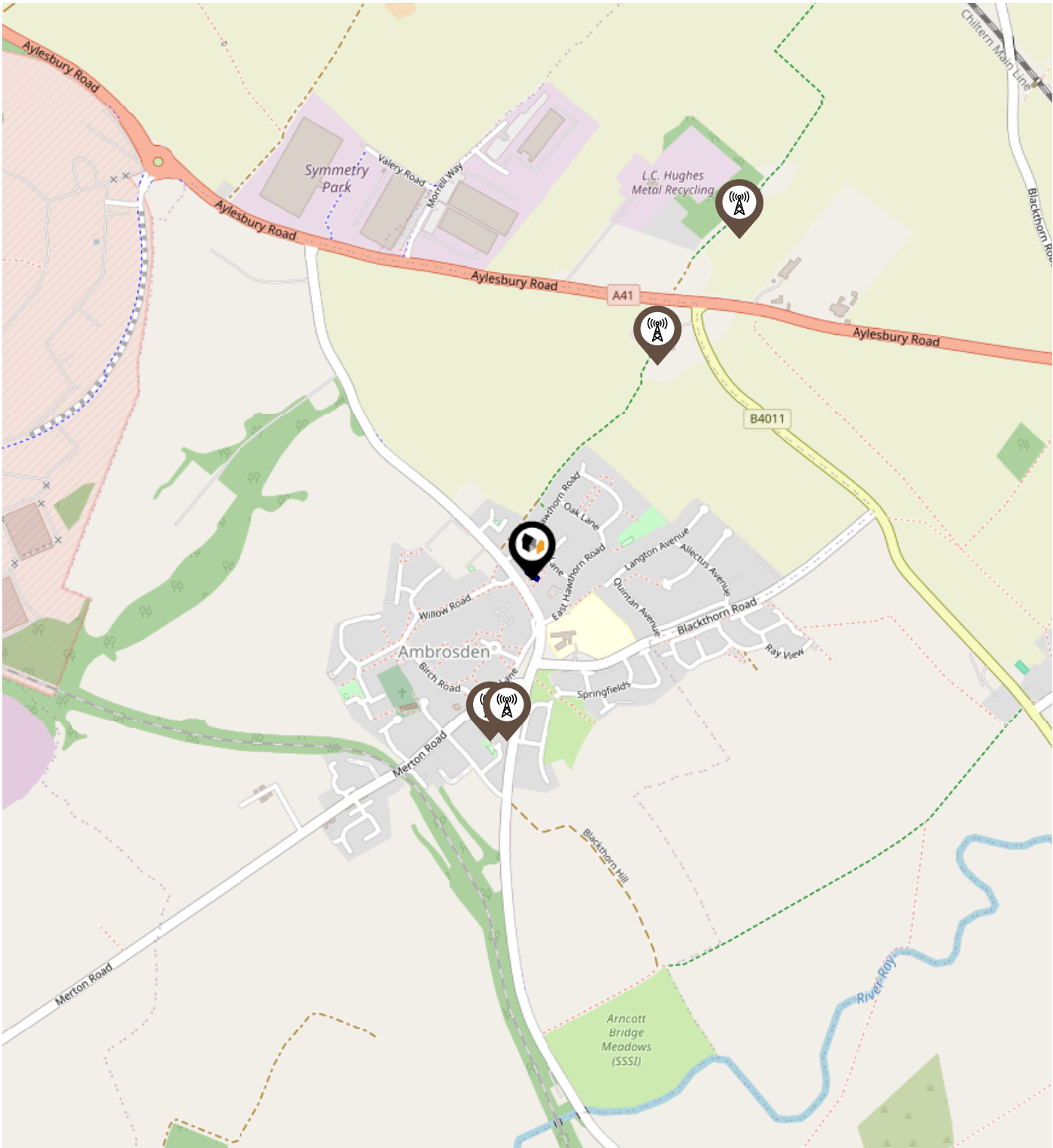


		Nursery	Primary	Secondary	College	Private
	<b>Brookside Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Cooper School</b> Ofsted Rating: Requires improvement   Pupils: 1272   Distance:2.63	<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:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bardwell School</b> Ofsted Rating: Good   Pupils: 113   Distance:2.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bruern Abbey School</b> Ofsted Rating: Not Rated   Pupils: 201   Distance:2.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bure Park Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Southwold Primary School</b> Ofsted Rating: Good   Pupils: 350   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chesterton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:3.1	<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

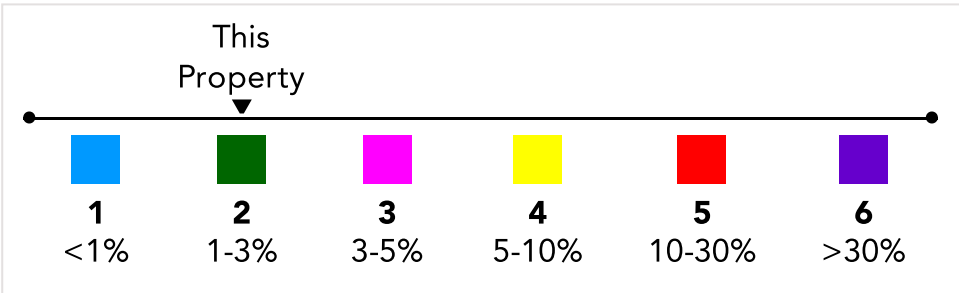
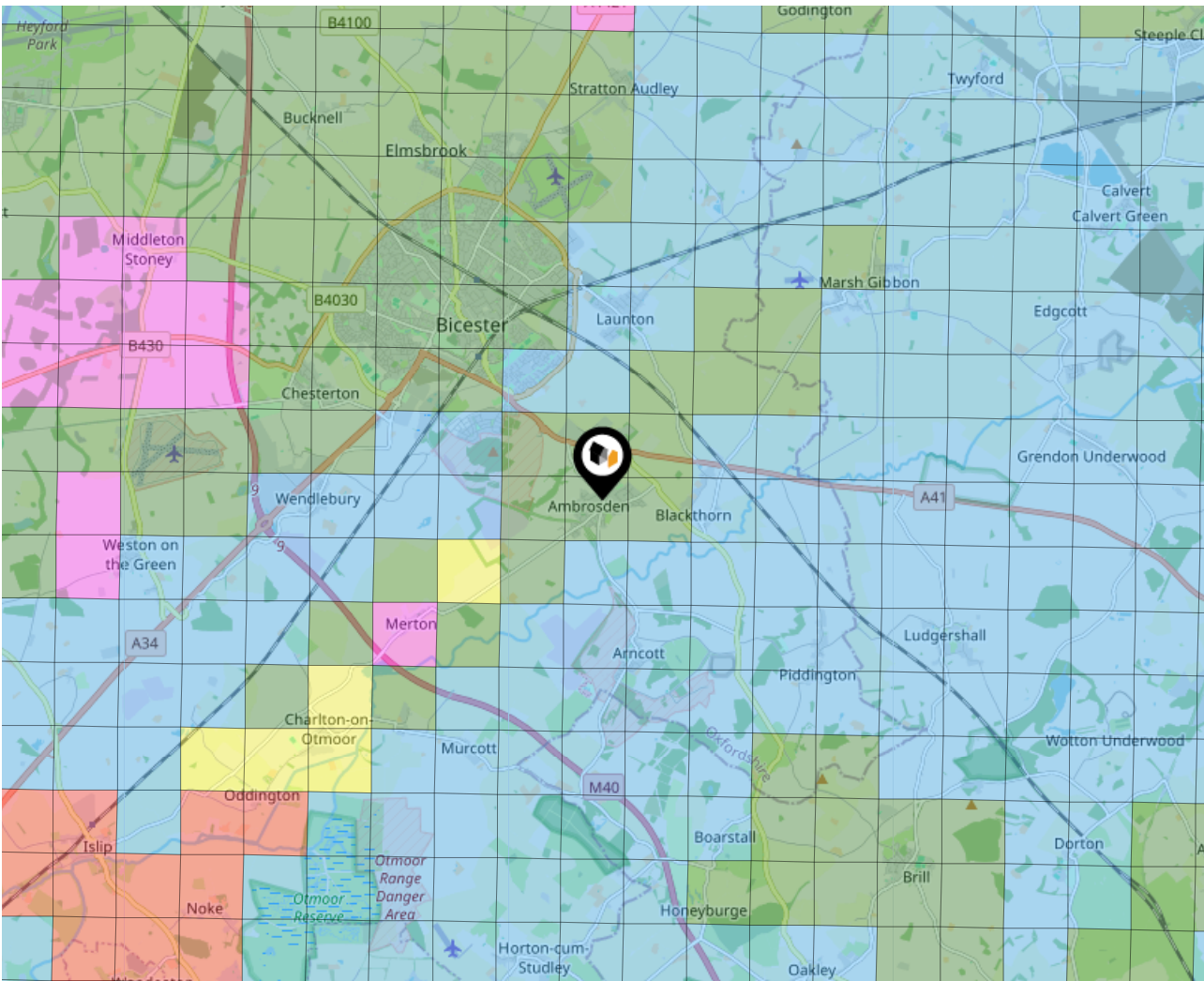
# Environment

## Radon Gas



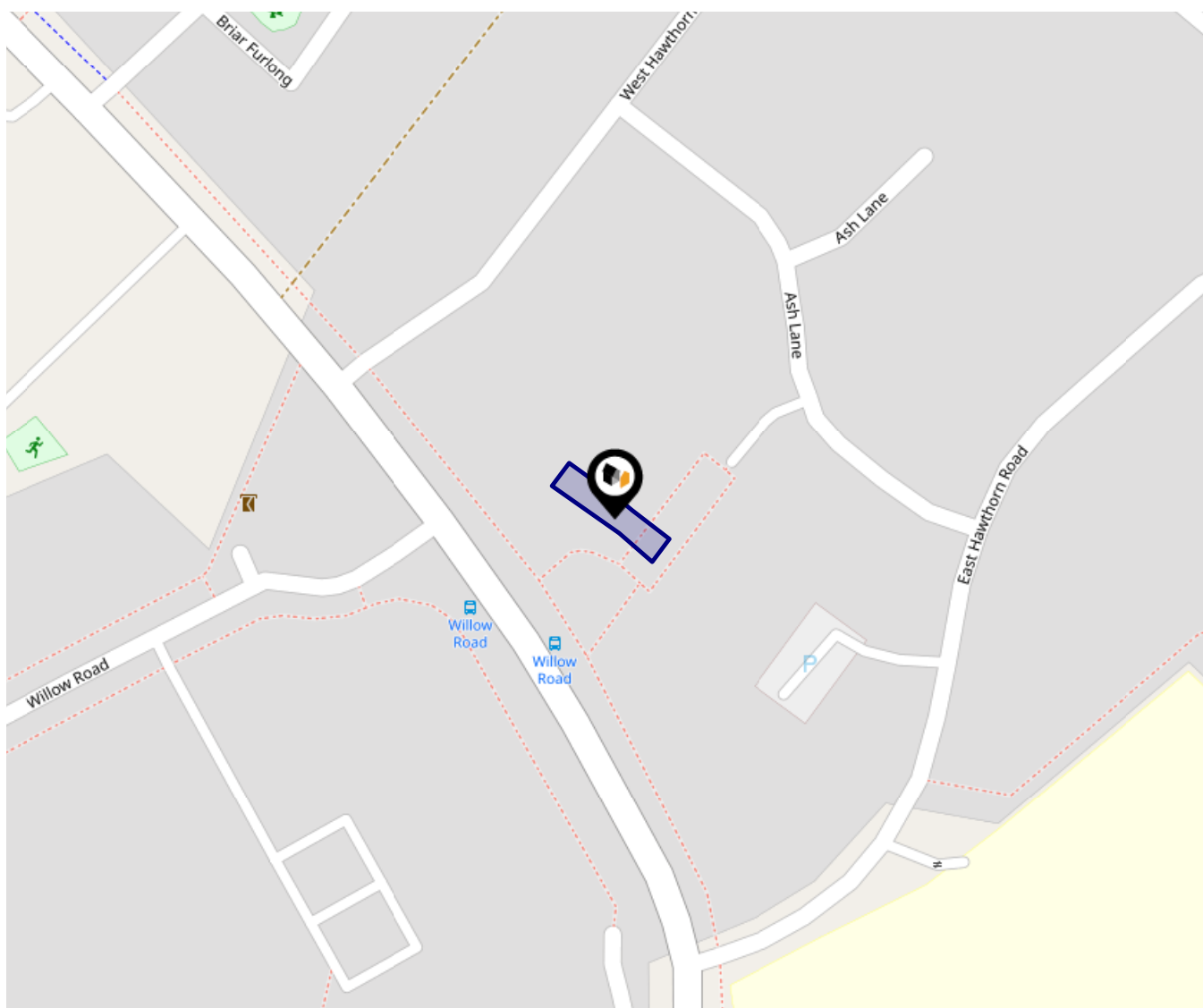
### What is Radon?

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



# Local Area

## Road Noise



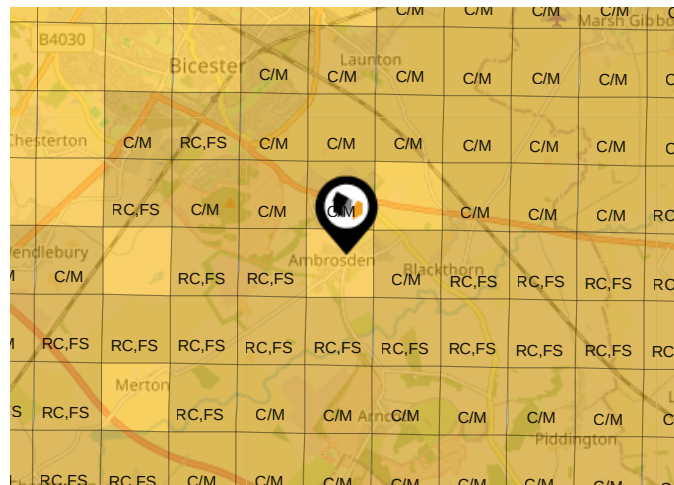
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		



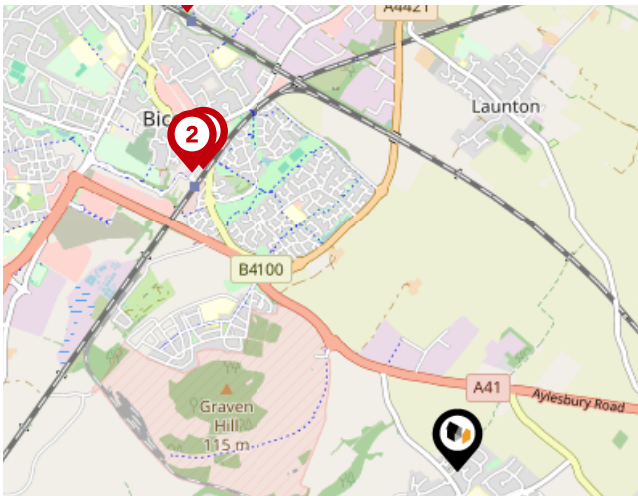
### Primary Classifications (Most Common Clay Types)

<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



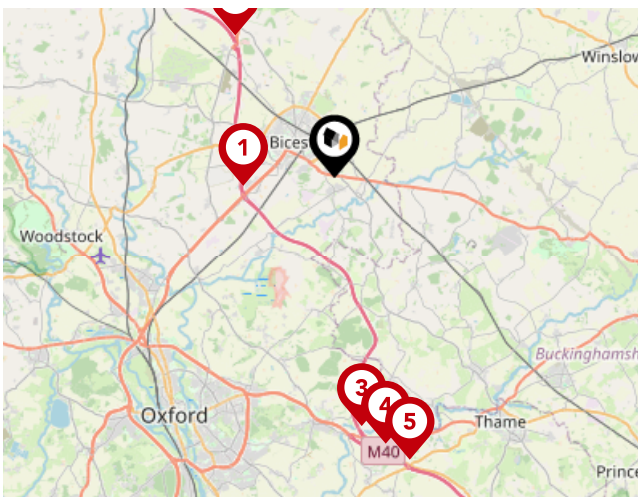
# Area

## Transport (National)



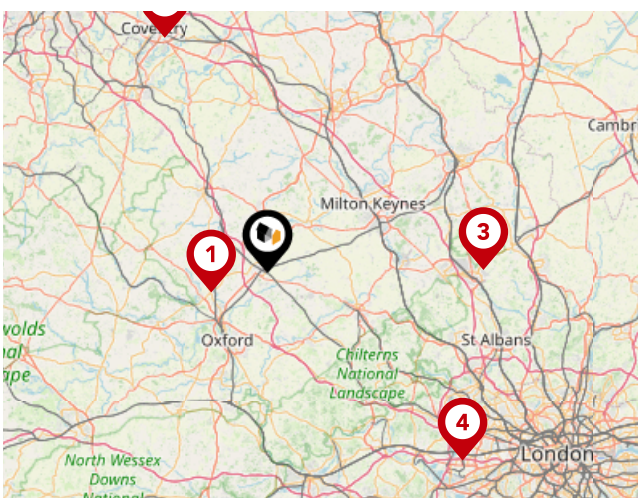
### National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	1.81 miles
2	Bicester Village Rail Station	1.83 miles
3	Bicester North Rail Station	2.44 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	3.33 miles
2	M40 J10	6.35 miles
3	M40 J8A	9.13 miles
4	M40 J8	9.92 miles
5	M40 J7	10.67 miles

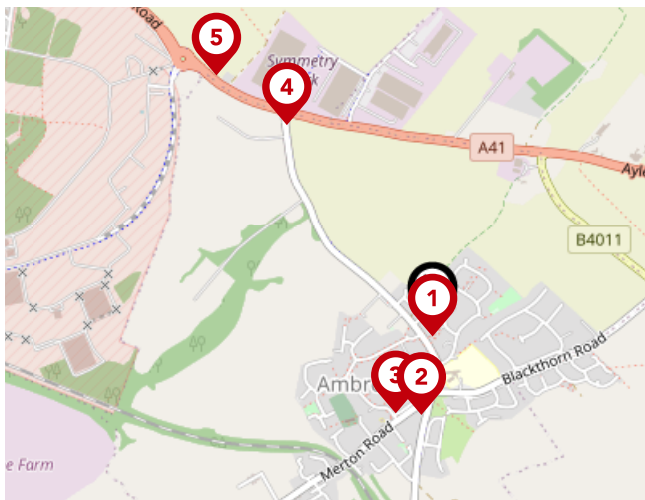


### Airports/Helipads

Pin	Name	Distance
1	Kidlington	8.63 miles
2	Baginton	37.39 miles
3	Luton Airport	31.77 miles
4	Heathrow Airport	39.77 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Willow Road	0.03 miles
2	Ploughley Road Garage	0.21 miles
3	Birch Road	0.22 miles
4	Symmetry Park	0.56 miles
5	Symmetry Park	0.75 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 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



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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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