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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 07<sup>th</sup> February 2026**



**OTMOOR VIEW, MERTON, BICESTER, OX25**

**Avocado Property**

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# Introduction

## Our Comments



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

If we could pick this house up and move it with us, we absolutely would (including our neighbours!!).

We've loved living here — from the amazing views at both the front and back, to the spacious family areas and bedrooms that have worked so well for us. Being able to step straight out of the back gate onto dog walks and into the park has been a real bonus and something we've used all the time.

It's perfectly placed for getting to Oxford, Aylesbury and Bicester, while still feeling like you're tucked away in the countryside. One of our favourite things is opening the curtains in the morning to watch the sun rise over the fields, often with deer running around — it never gets old.

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

This substantial four-bedroom home has been significantly extended to provide in excess of 1,600 sq ft of well-balanced accommodation, set within the village of Merton, Oxfordshire, with open field views to both the front and rear.

The ground floor centres around a 22ft kitchen/diner/family room, fitted with an island and bi-fold doors opening directly onto the rear garden, which extends to over 70ft in length. A separate lounge also benefits from a log burner and bi-fold doors to the garden, while an additional study/playroom offers flexible living space. Completing the ground floor is a shower room which also incorporates utility facilities.

Upstairs, the main bedroom measures approximately 16ft x 15ft and features built-in wardrobes and an en-suite shower room. Three further bedrooms are served by a family bathroom.

Outside, the property enjoys open views across fields to both aspects, along with parking for numerous vehicles. There is also a log cabin measuring approx 14ft x 10ft, perfect to transform into a home gym, bar or simply storage. The combination of generous internal space, village setting and countryside outlook makes this a practical family home in a sought-after Oxfordshire location.

# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,582 ft <sup>2</sup> / 147 m <sup>2</sup>
Plot Area:	0.14 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,190
Title Number:	ON168074

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

3	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Planning History This Address



Planning records for: *Otmoor View, Merton, Bicester, OX25*

Reference - 20/02165/F	
Decision:	Application Permitted
Date:	10th August 2020
Description:	Two storey side extension



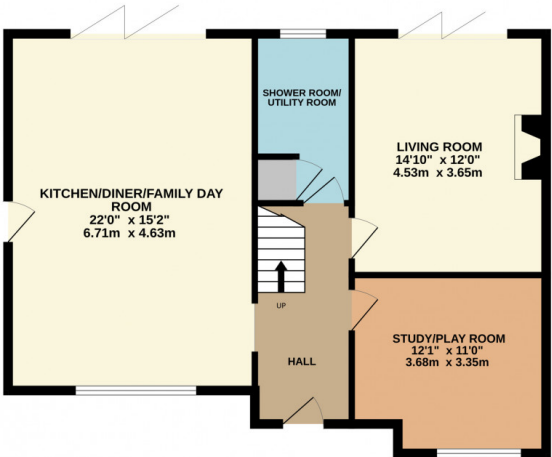




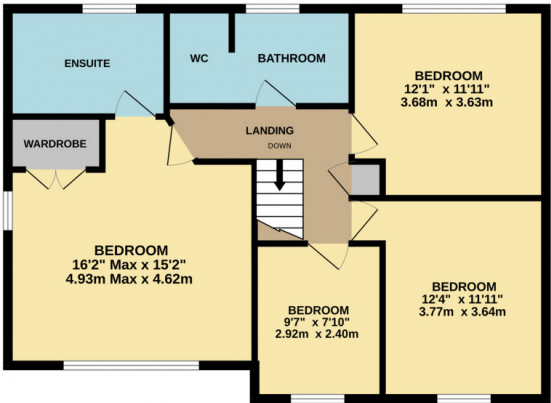


## OTMOOR VIEW, MERTON, BICESTER, OX25

GROUND FLOOR

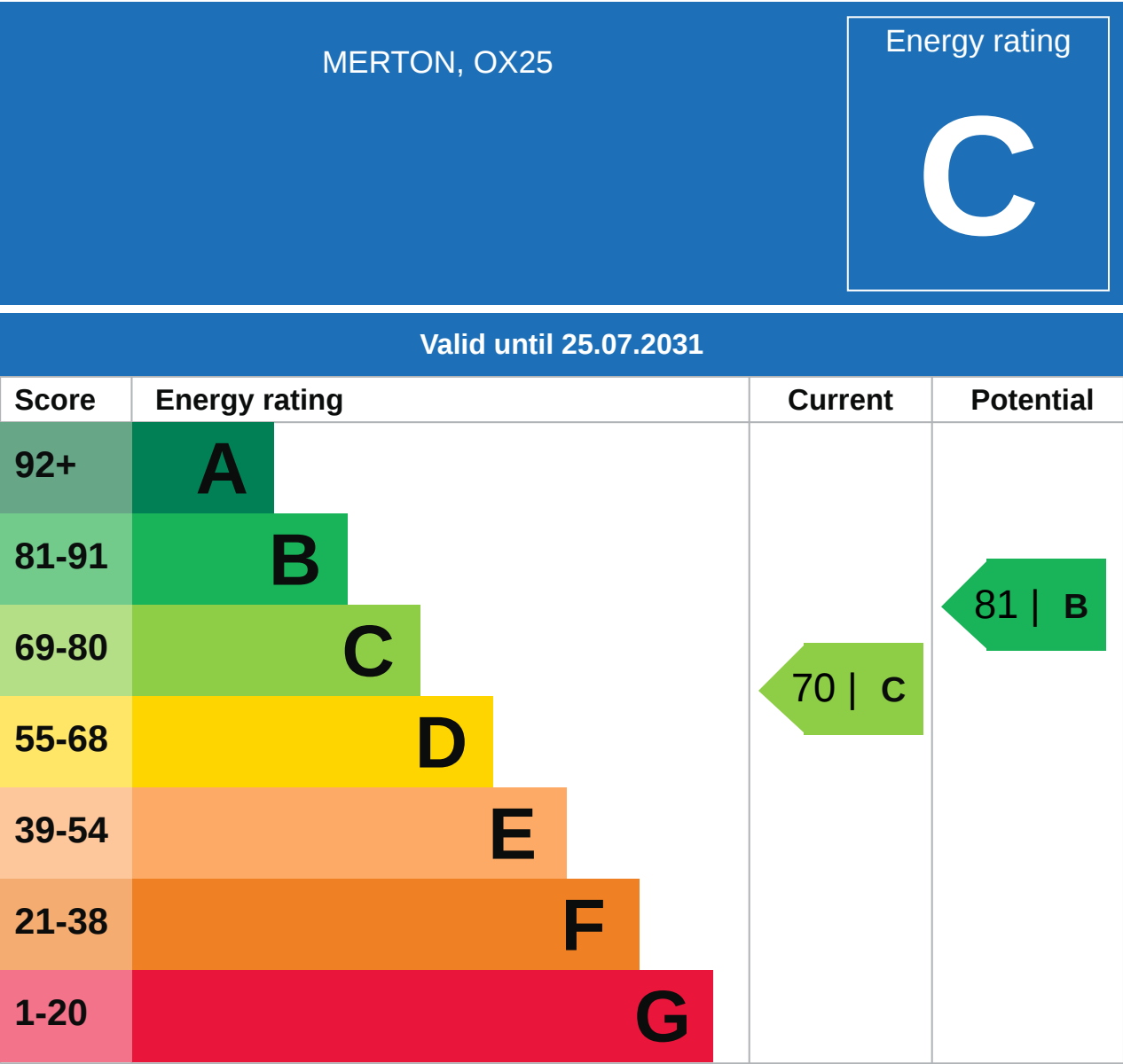


1ST FLOOR



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 ©2025

# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

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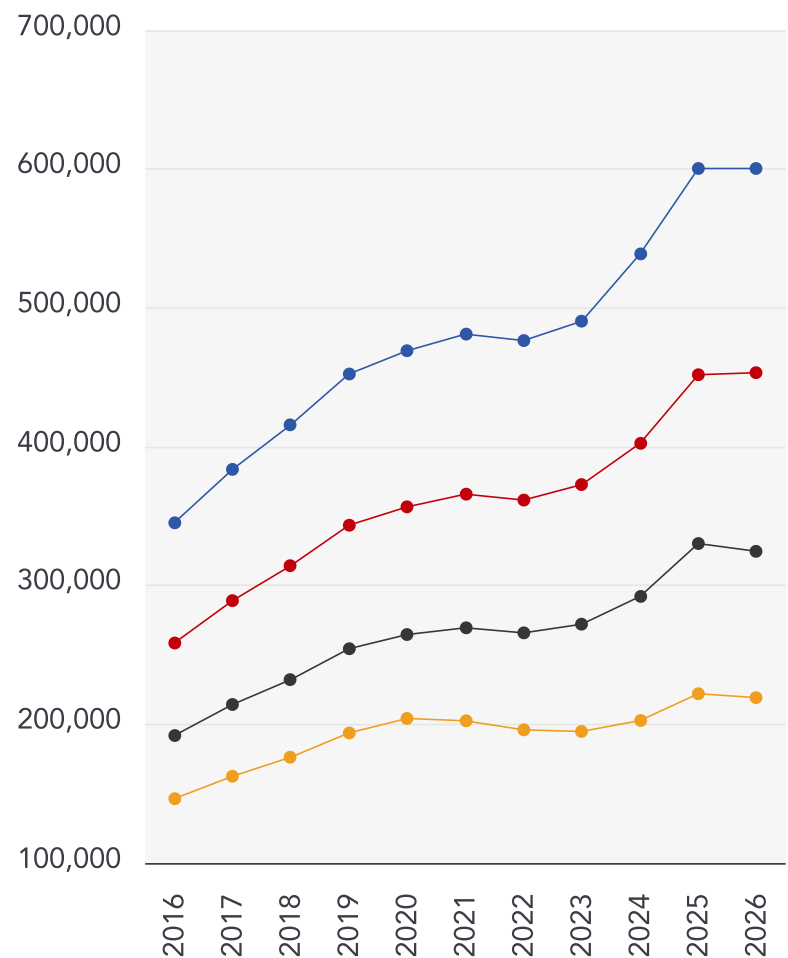
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	147 m <sup>2</sup>

# Market

## House Price Statistics



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



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

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.

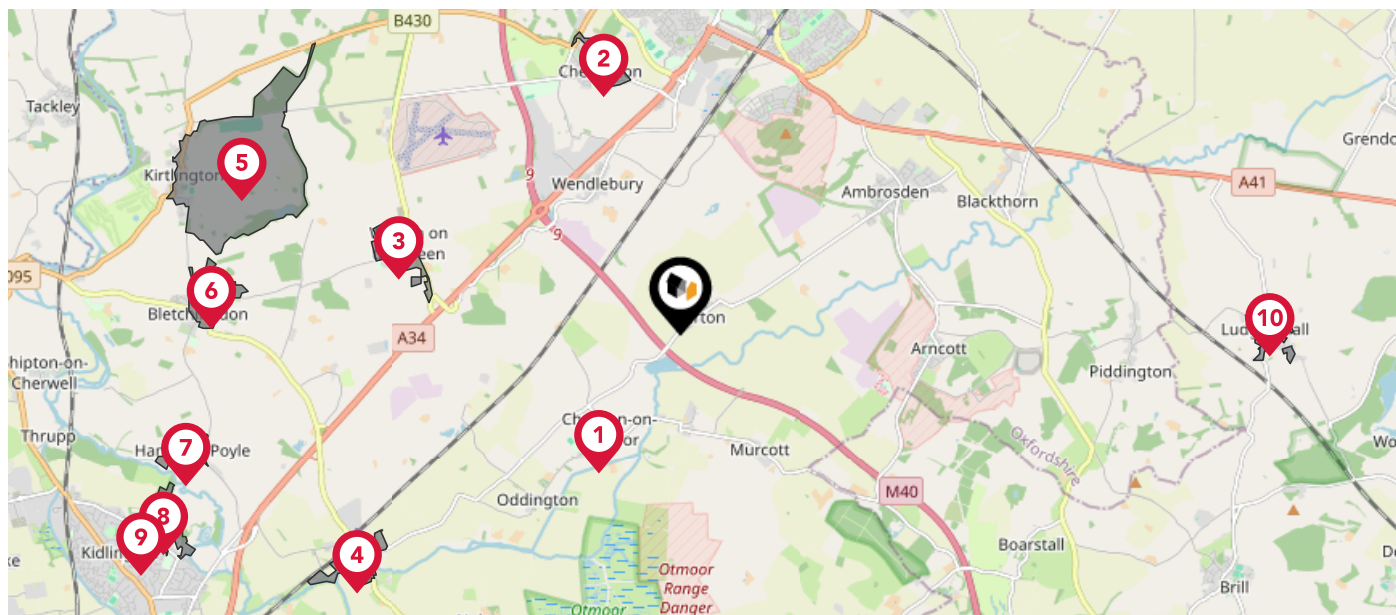
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

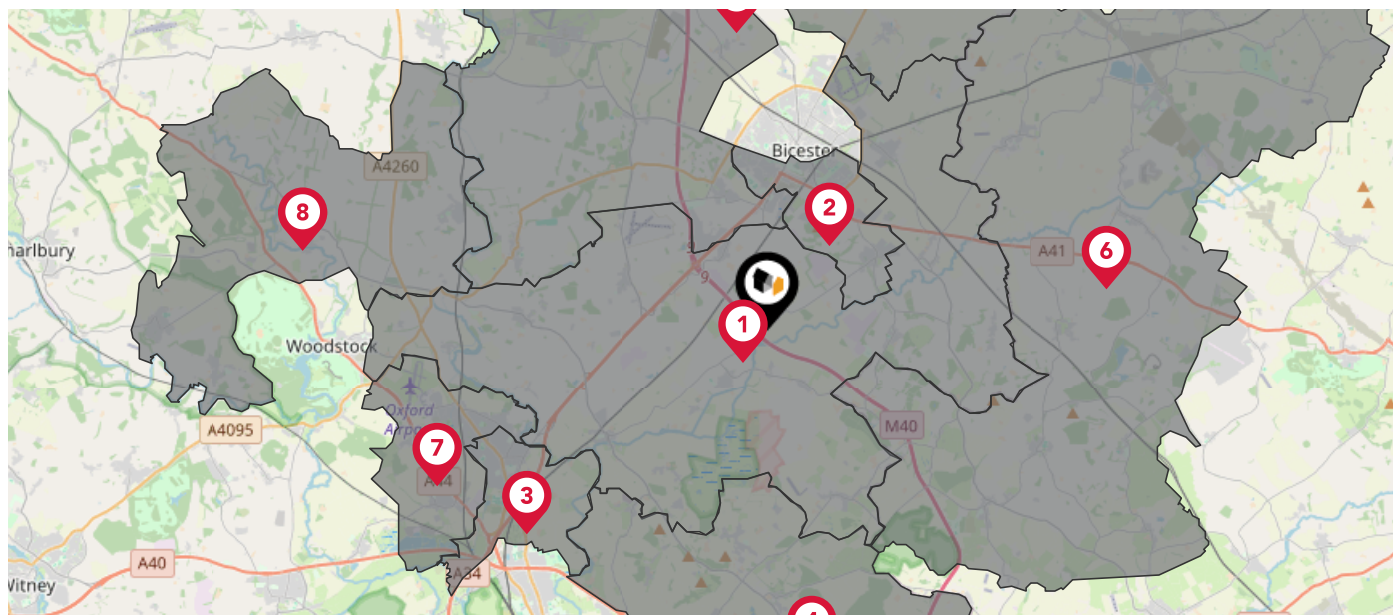
-  1 Charlton-on-Otmoor
-  2 Chesterton
-  3 Weston on the Green
-  4 Islip
-  5 Kirtlington
-  6 Bletchington
-  7 Hampton Poyle
-  8 Kidlington Church Street
-  9 Kidlington High Street
-  10 Ludgershall

# 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



Launton & Otmoor Ward



Bicester South & Ambrosden Ward



Kidlington East Ward



Forest Hill & Holton Ward



Fringford & Heyfords Ward



Grendon Underwood Ward



Kidlington West Ward



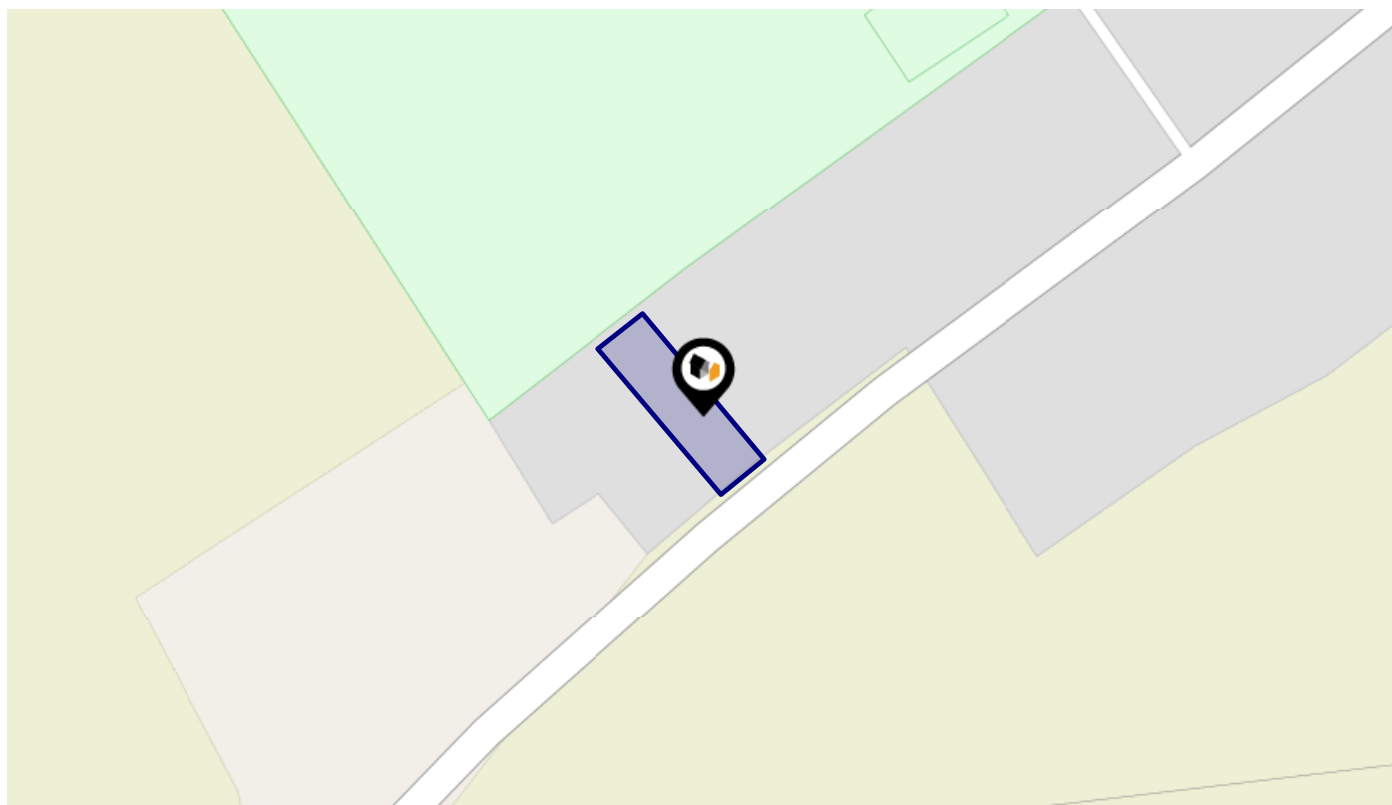
Stonesfield and Tackley Ward

# 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:

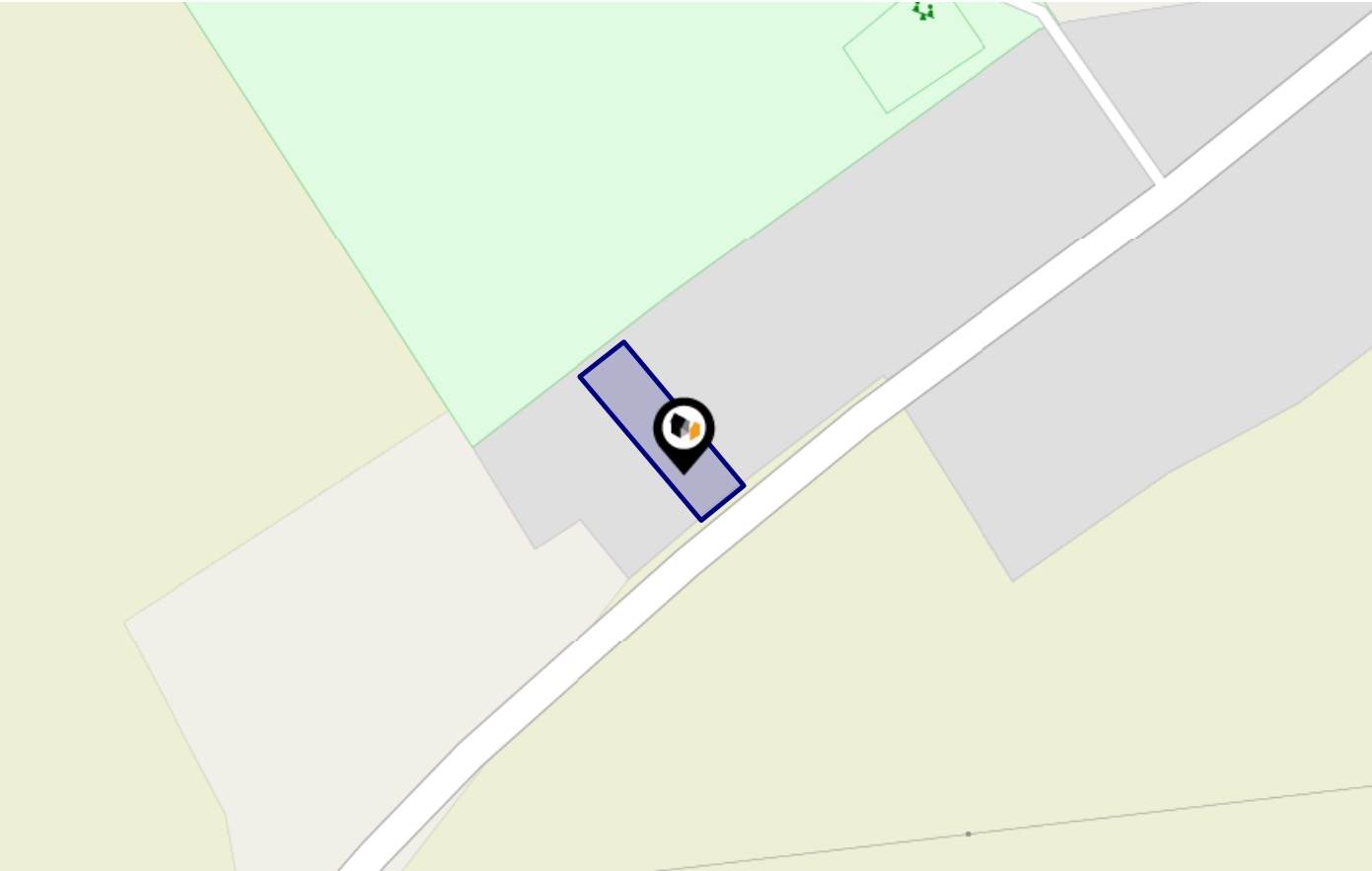
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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.

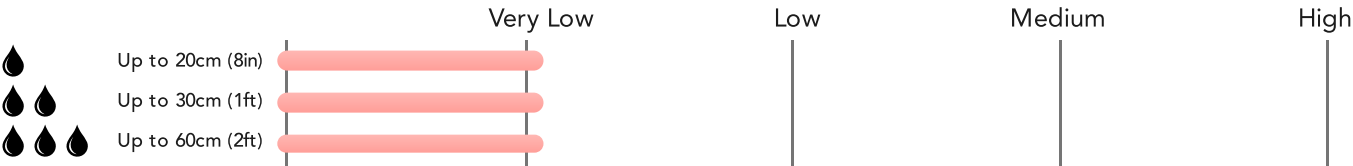


**Risk Rating: Very low**

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:

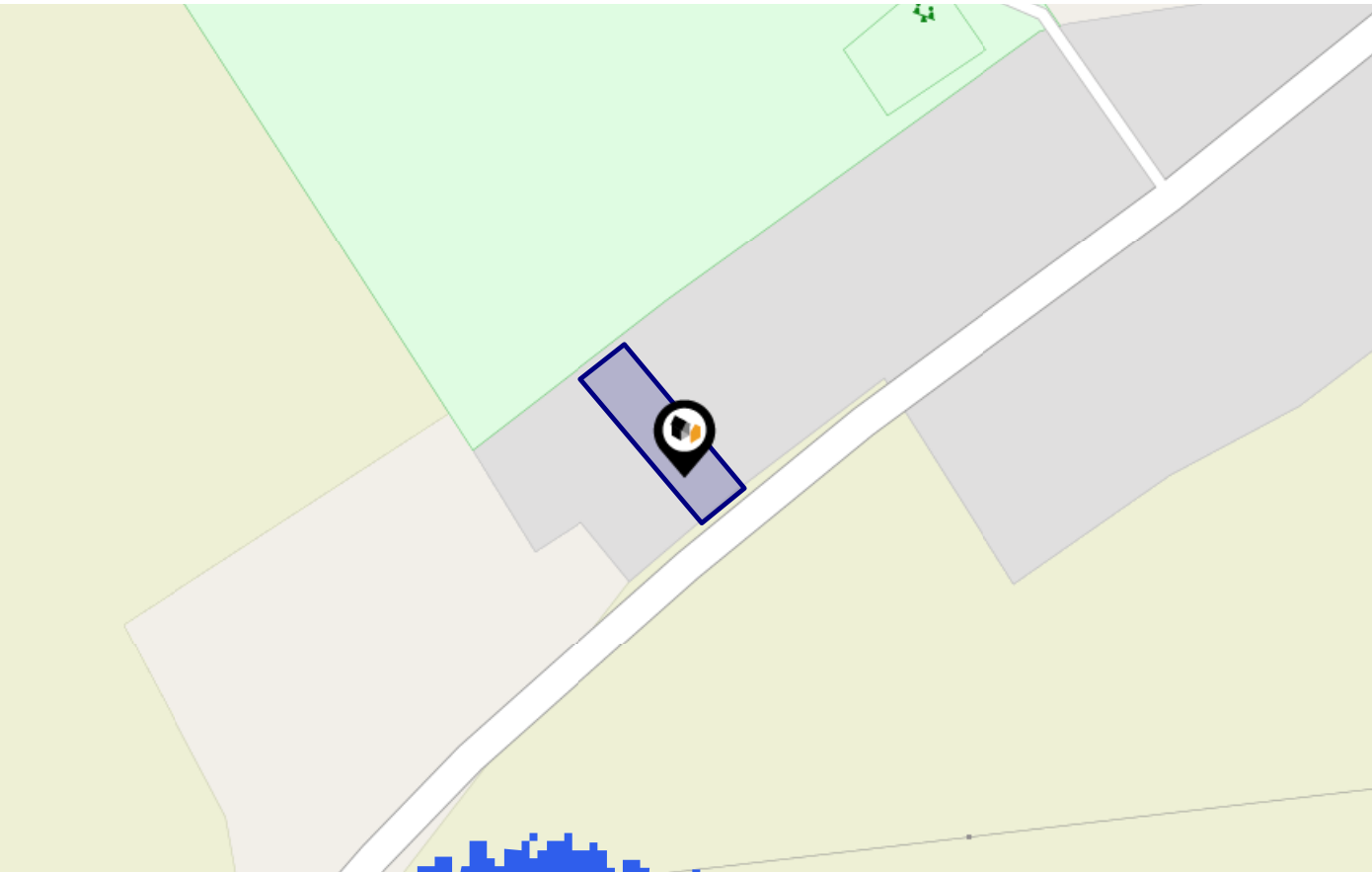


# Flood Risk

## 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.

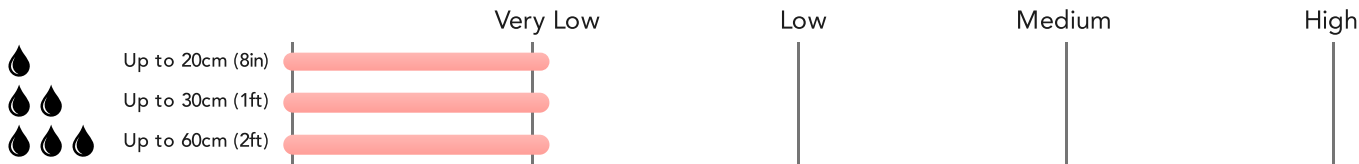


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

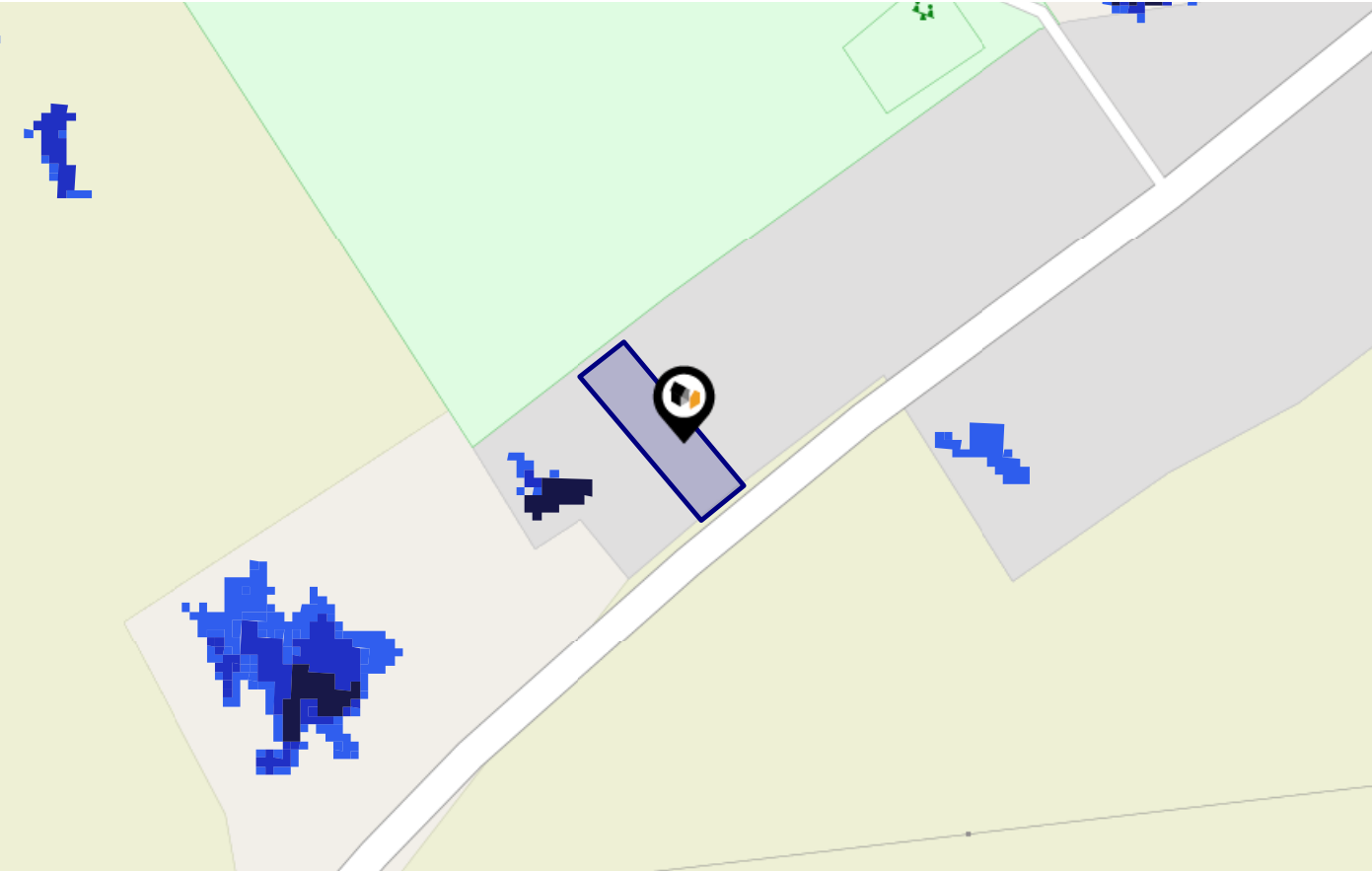


# Flood Risk

## 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.

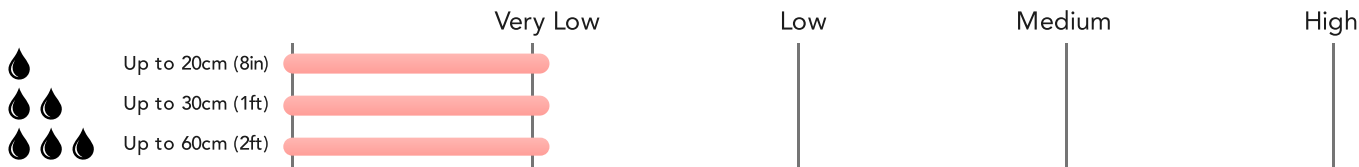


Risk Rating: Very low

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.
- 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:

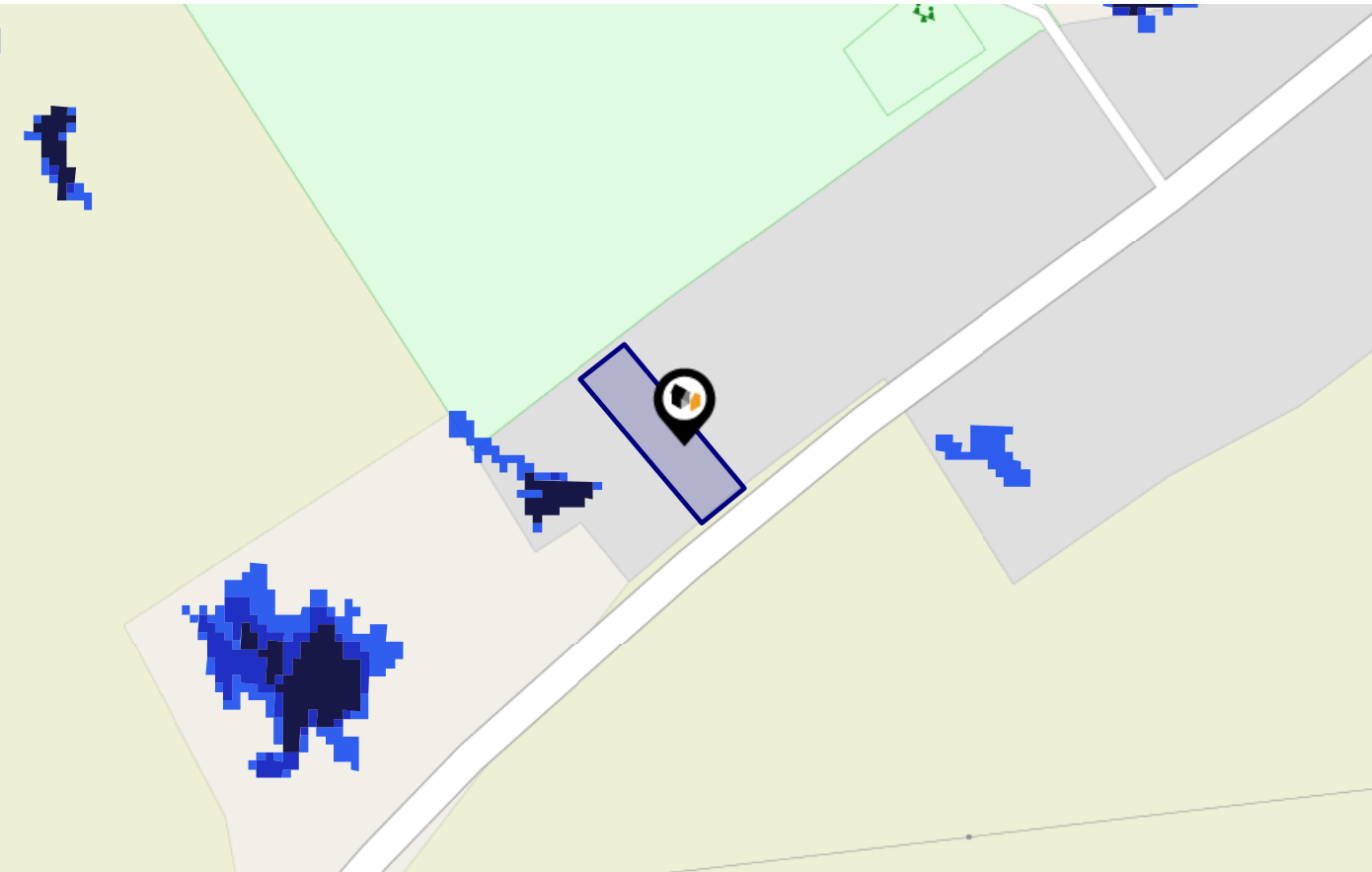


# Flood Risk

## 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: 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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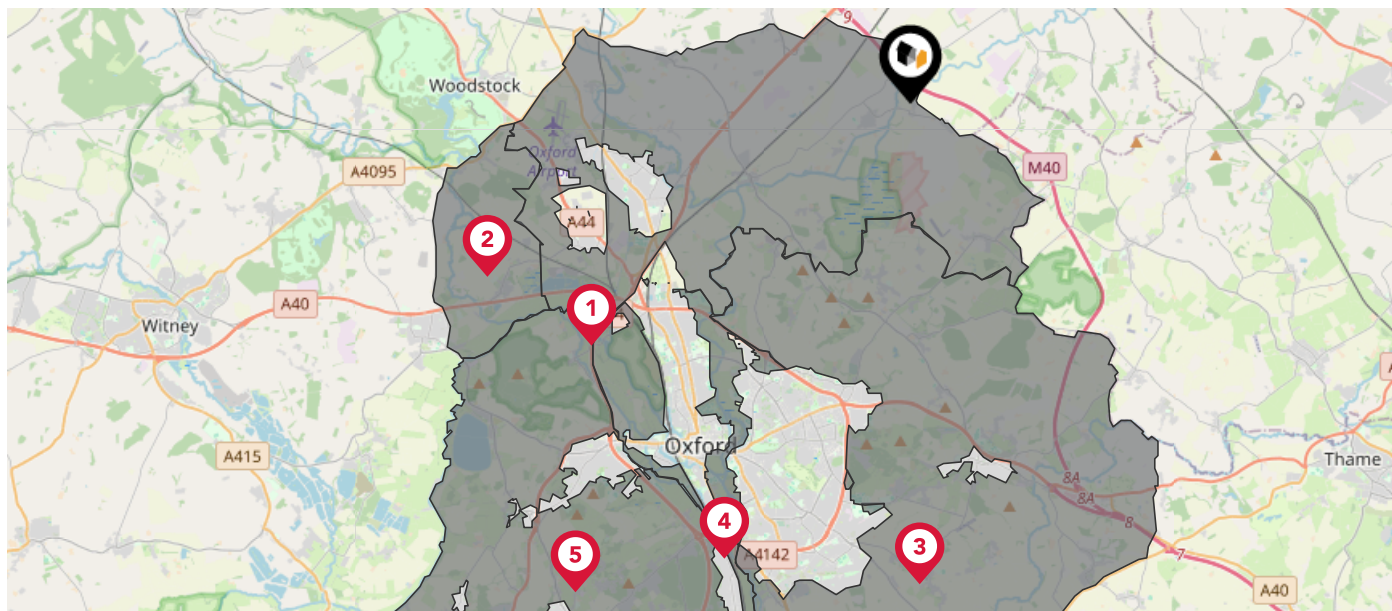


# Maps

## 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



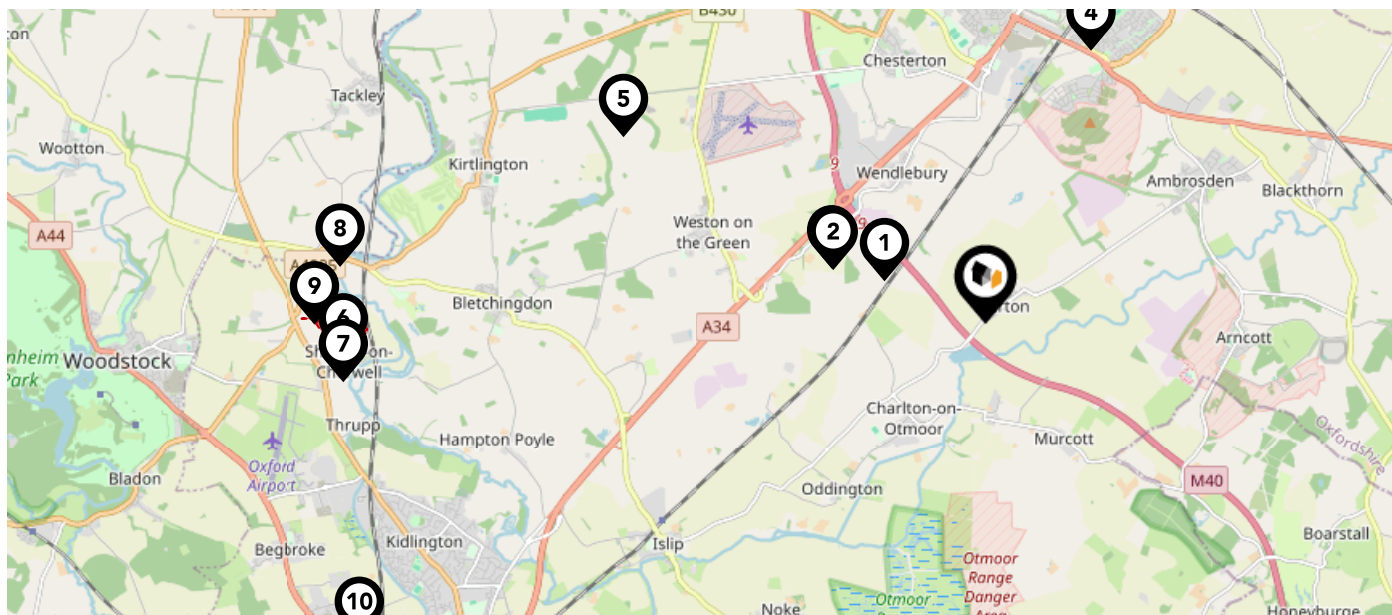
Oxford Green Belt - Vale of White Horse

# 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

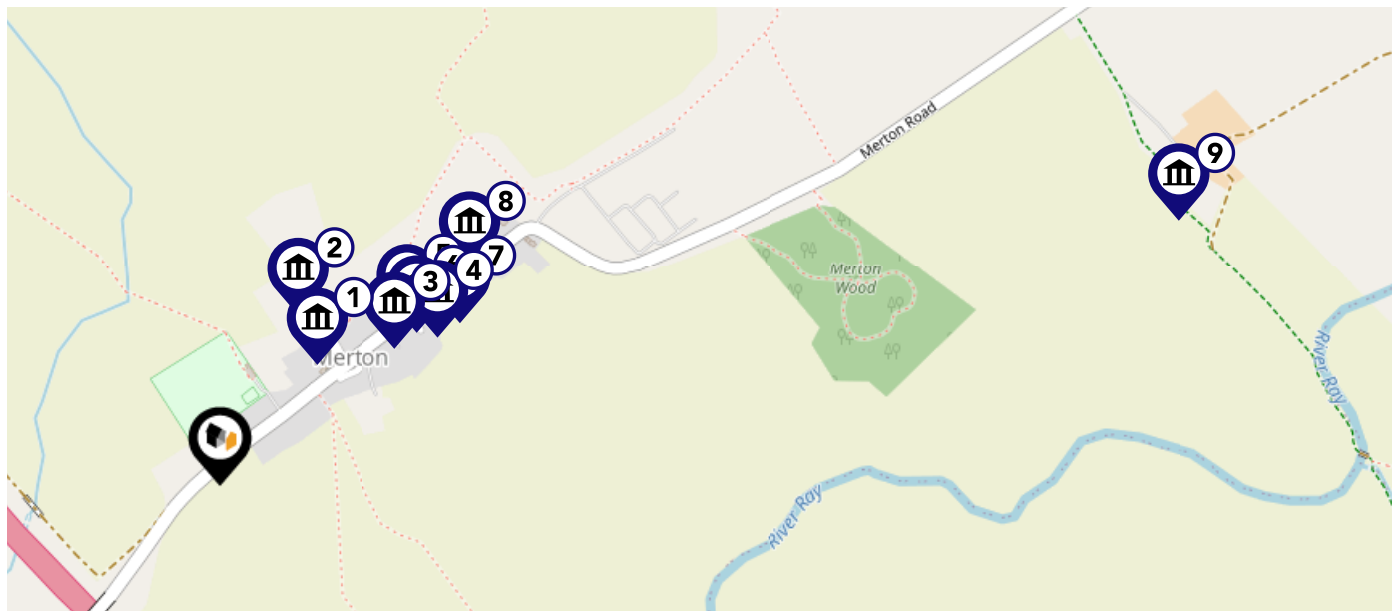
	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill
	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill
	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill
	London Road-Bicester, Oxfordshire	Historic Landfill
	Park Farm-Lazarus Bottoms, Kirtlington	Historic Landfill
	EA/EPR/GB3431AD/V002	Active Landfill
	Shipton-On-Cherwell Railway Cutting-Shipton-On-Cherwell, Oxfordshire	Historic Landfill
	Whitehall Quarry-Enslow, Oxfordshire	Historic Landfill
	Cement Works-Shipton-On-Cherwell, Oxfordshire	Historic Landfill
	Sandy Lane East-Yarnton, Oxfordshire	Historic Landfill










# Maps

## Listed Buildings

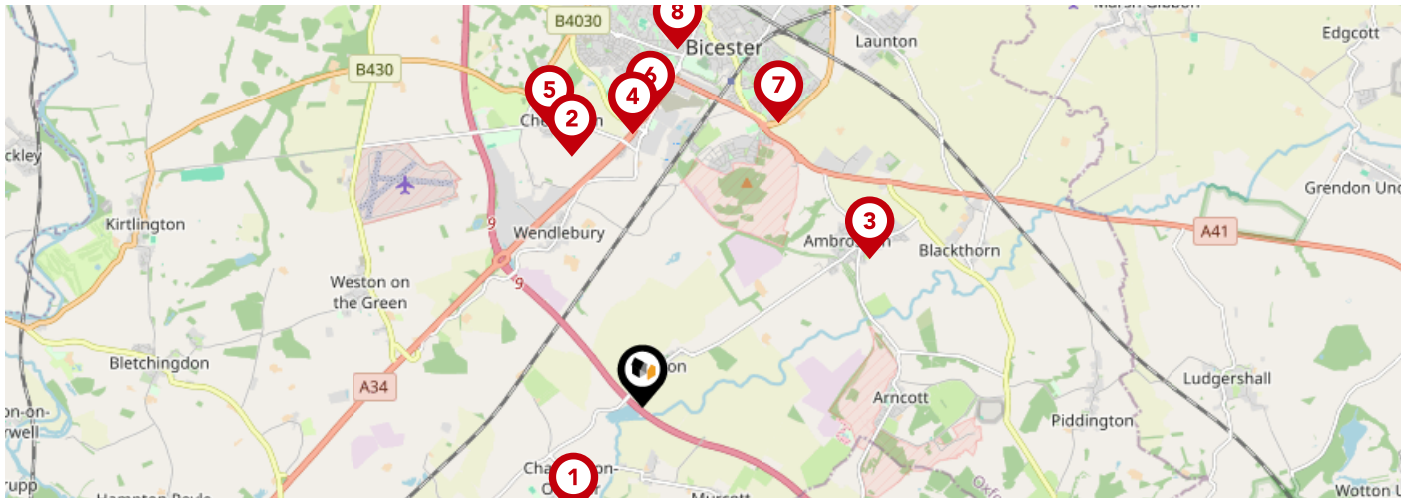


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



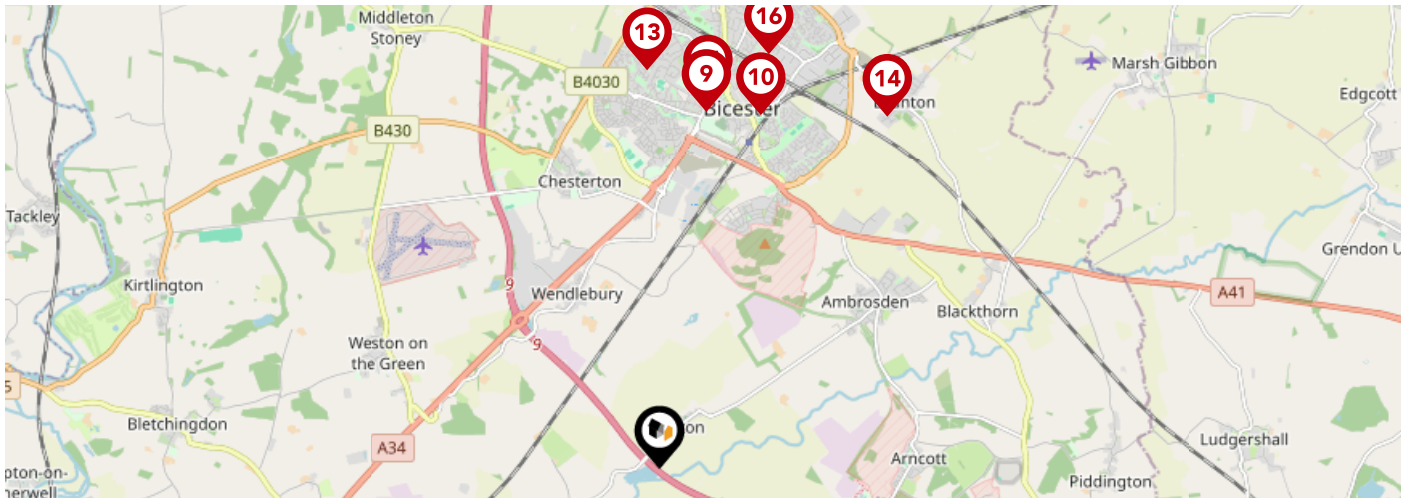
Listed Buildings in the local district	Grade	Distance
 1369751 - Merton Croft	Grade II	0.2 miles
 1046549 - West End Farmhouse	Grade II	0.2 miles
 1369749 - Numbers 1, 2, 3 And 4 The Tithe Barn	Grade II	0.3 miles
 1046548 - Little Chippers	Grade II	0.3 miles
 1369750 - Church Of St Swithin	Grade I	0.3 miles
 1046547 - Church Of St Swithun, Churchyard Cross Approximately 25 Metres To South East	Grade II	0.3 miles
 1286177 - Homestead Farmhouse And Attached Stable	Grade II	0.3 miles
 1193403 - The Manor House Nursing Home	Grade II	0.4 miles
 1046546 - Astley Bridge Farmhouse	Grade II	1.1 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Charlton-on-Otmoor Church of England Primary School</b> Ofsted Rating: Good   Pupils: 88   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Bruern Abbey School</b> Ofsted Rating: Not Rated   Pupils: 201   Distance:2.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Five Acres Primary School</b> Ofsted Rating: Good   Pupils: 352   Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Whitelands Academy</b> Ofsted Rating: Good   Pupils: 467   Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chesterton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Edburg's Church of England (VA) School</b> Ofsted Rating: Good   Pupils: 489   Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Langford Village Community Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:2.89	<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:3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

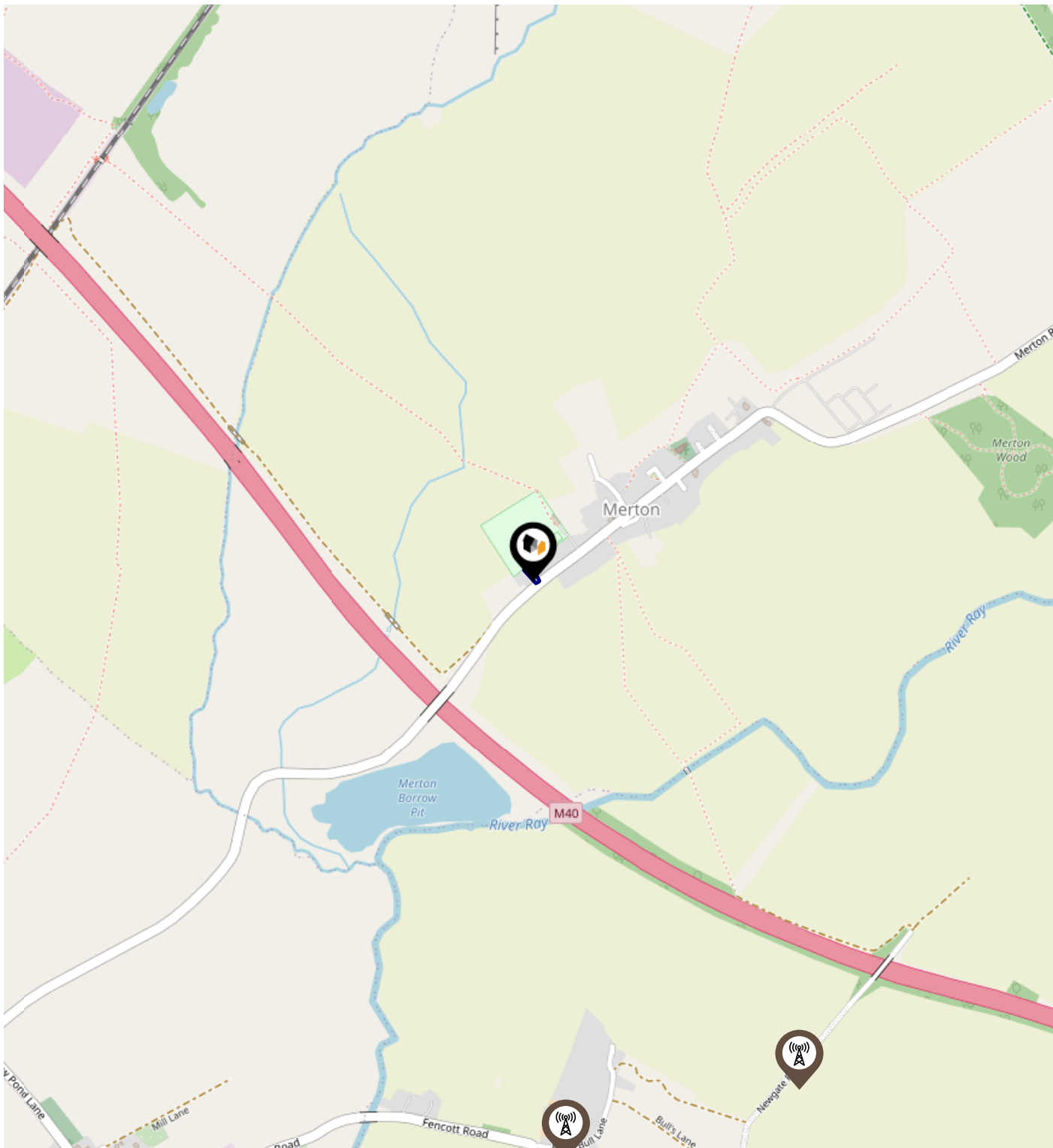
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Mary's Catholic Primary School, Bicester</b> Ofsted Rating: Good   Pupils: 229   Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Longfields Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 388   Distance:3.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Brookside Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Dr South's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 93   Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>King's Meadow Primary School</b> Ofsted Rating: Good   Pupils: 445   Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Launton Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 150   Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Beckley Church of England Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>The Cooper School</b> Ofsted Rating: Requires improvement   Pupils: 1272   Distance:3.92	<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

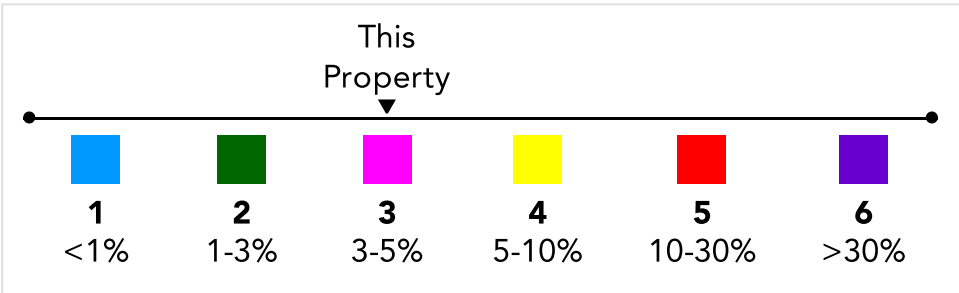
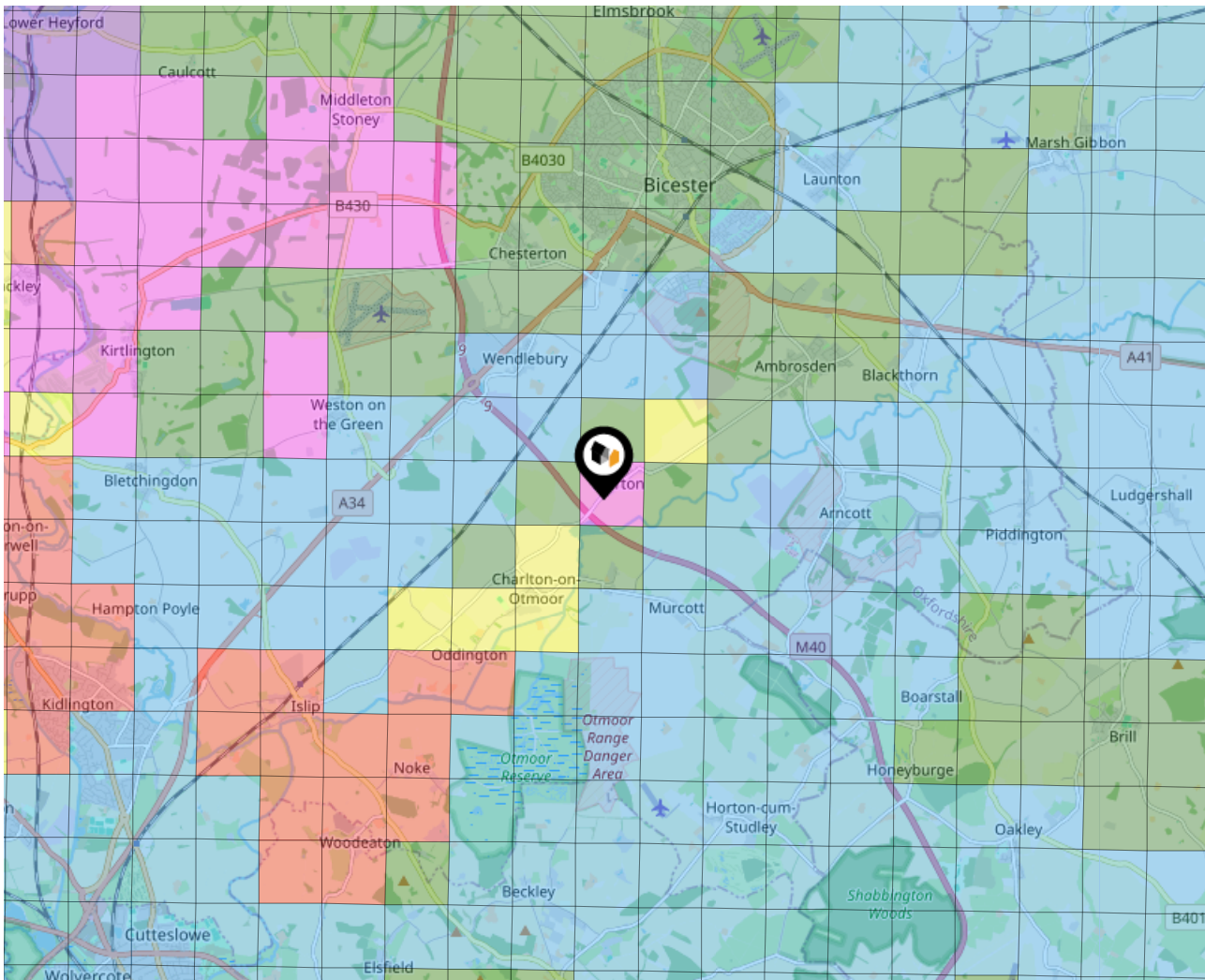
# Environment

## Radon Gas



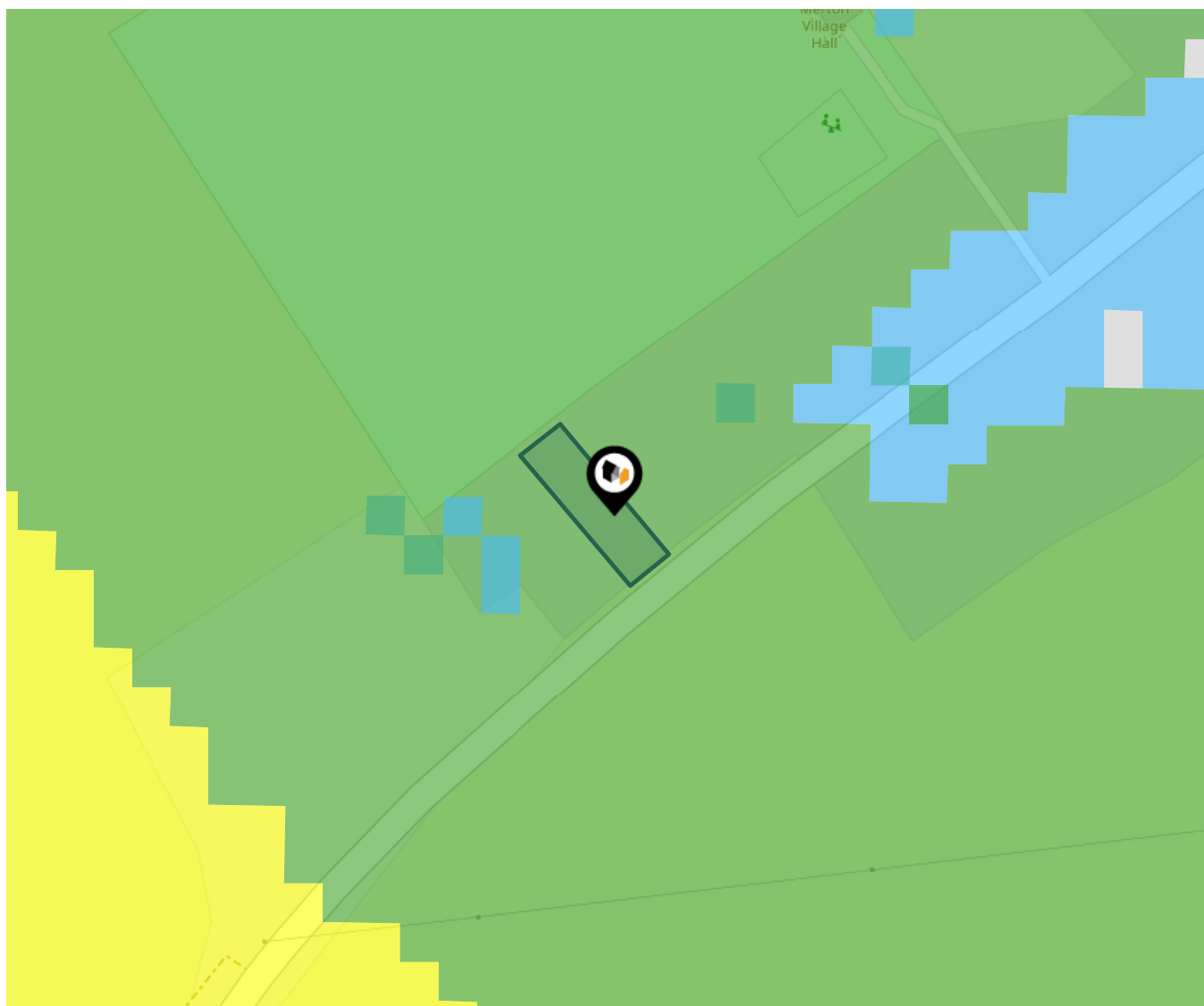
### What is Radon?

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.

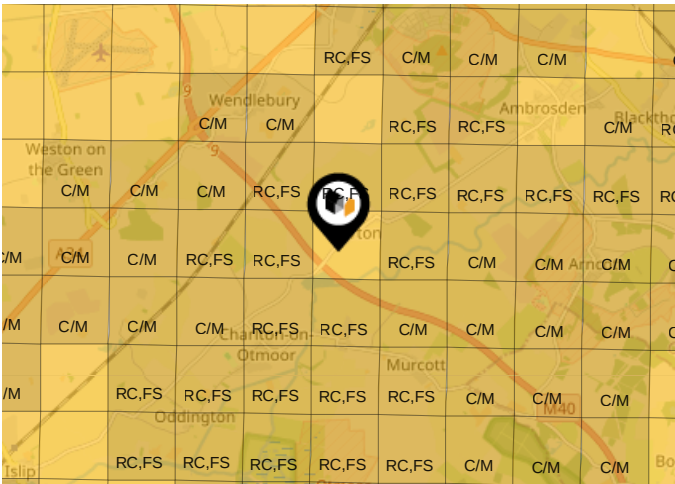
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

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

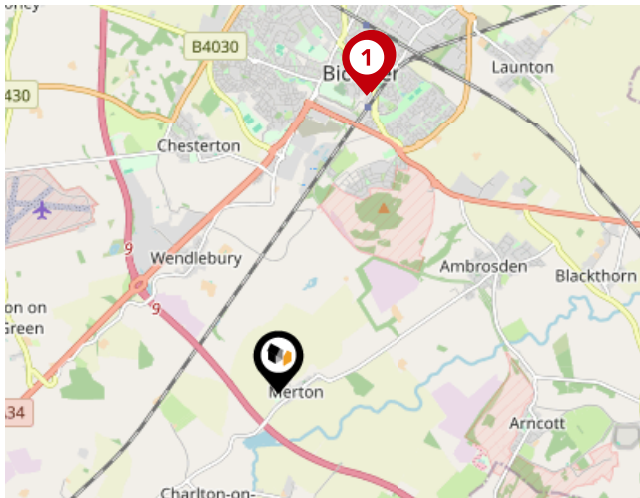


### Primary Classifications (Most Common Clay Types)

<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

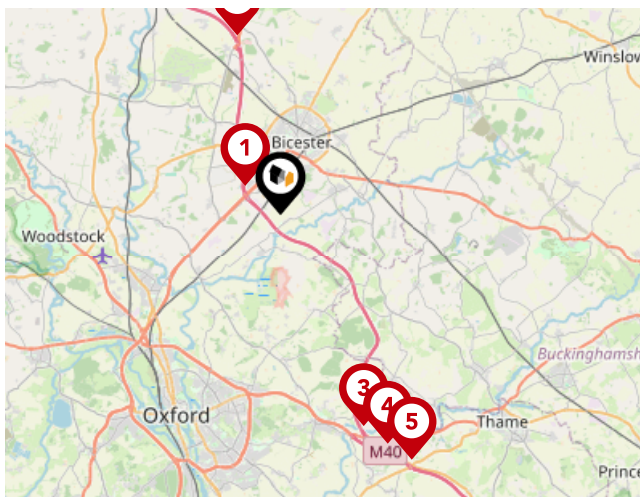
# Area

## Transport (National)



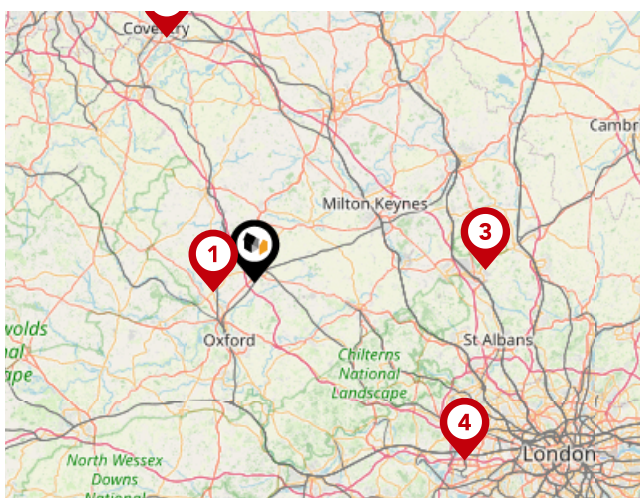
### National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	2.85 miles
2	Bicester Village Rail Station	2.88 miles
3	Islip Rail Station	3.54 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	1.71 miles
2	M40 J10	6.79 miles
3	M40 J8A	8.28 miles
4	M40 J8	9.25 miles
5	M40 J7	10.15 miles

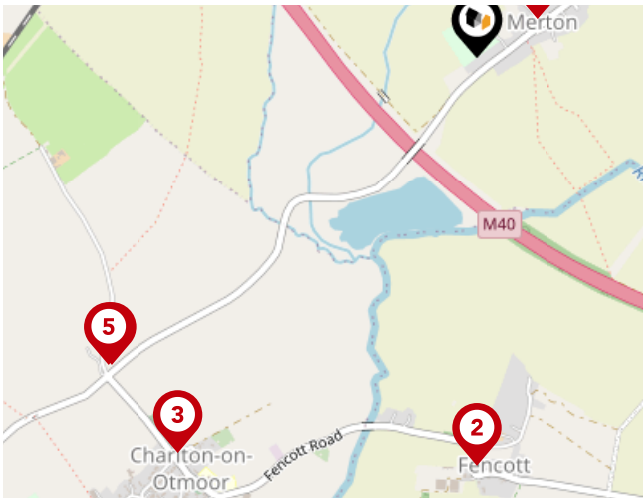


### Airports/Helipads

Pin	Name	Distance
1	Kidlington	6.31 miles
2	Baginton	37.91 miles
3	Luton Airport	33.84 miles
4	Heathrow Airport	40.35 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Plough Inn	0.16 miles
2	Bus Shelter	0.94 miles
3	Church View	1.14 miles
4	Charlton Turn	1.09 miles
5	Charlton Turn	1.1 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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