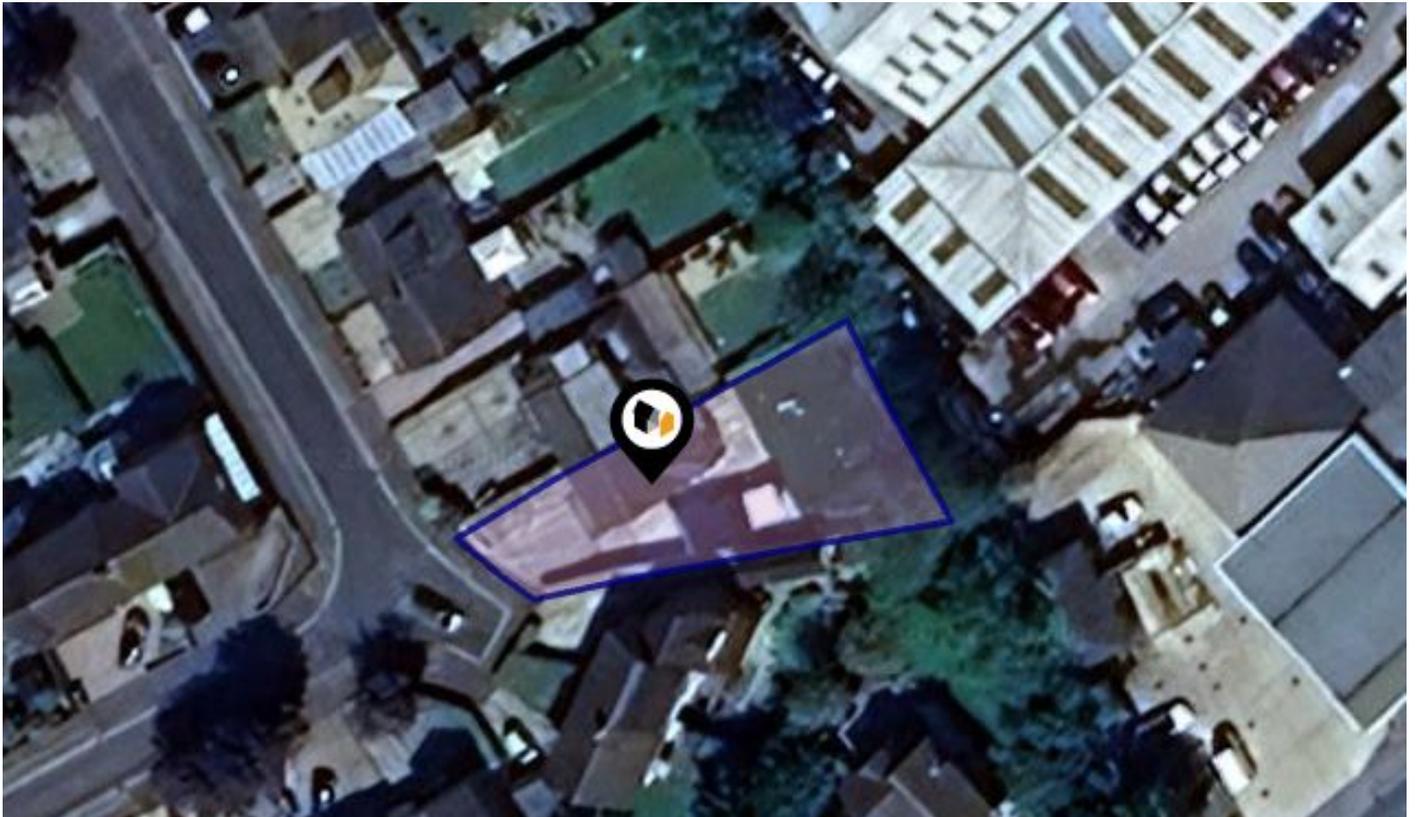




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 24th February 2026



FALLOWFIELDS, BICESTER, OX26

Avocado Property

07894820821

alistair@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Introduction

Our Comments



Seller's comments...

This has been a wonderful family home for us and a place filled with happy memories. The open plan kitchen and living area has truly been the heart of the house, a space where we've been able to cook, relax and spend quality time together. It's ideal for family life and for hosting friends, as everything feels connected and welcoming.

The garden is without doubt one of our favourite features. It's a lovely space to enjoy in the warmer months, perfect for our kids to play, have summer barbecues or simply sitting out with a coffee.

The area has a friendly, community feel, and it's been a brilliant place to raise a family. We hope the next owners will love living here as much as we have.

Agent's comments...

Situated in a quiet cul-de-sac and within easy reach of Longfields Primary School, this well-presented three-bedroom bungalow occupies a particularly generous plot that widens as it extends to the rear, creating an unusually large and private garden.

The property has been modernised throughout and offers contemporary, open-plan living. The heart of the home is the re-fitted kitchen which flows seamlessly into the main living area, creating a bright and sociable space ideal for everyday living and entertaining.

There are three well-proportioned bedrooms, along with a modern bathroom, all presented in good condition. The layout offers flexibility for families, downsizers or anyone seeking single-storey living with space to grow.

The previous owner had planning permission granted to extend the property, which has since expired, but this could potentially be re-submitted, offering excellent future potential for those looking to enhance and add value.

Externally, the standout feature is the expansive rear garden, providing plenty of room for outdoor living, play areas or further development (subject to the usual consents). The property also benefits from a garage, parking for several vehicles, an EV charging point and a Hive central heating system with individually controlled TRVs on the radiators.

A rare opportunity to acquire a modernised bungalow on a substantial plot in a popular and convenient location.

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	710 ft ² / 66 m ²		
Plot Area:	0.12 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,190		
Title Number:	ON8457		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Fallowfields, Bicester, OX26*

Reference - 12/01004/F
Decision: Application Permitted
Date: 12th October 2012
Description: Erection of a single storey side extension - demolition of existing detached garage
Reference - 12/01005/CLUP
Decision: Application Permitted
Date: 12th October 2012
Description: Installation of rear dormer
Reference - 21/00689/F
Decision: Application Permitted
Date: 02nd March 2021
Description: Conversion of single storey bungalow into a two storey semi-detached house, with a single storey rear extension, and conversion of existing garage into an ancillary building for recreational uses.

Gallery Photos

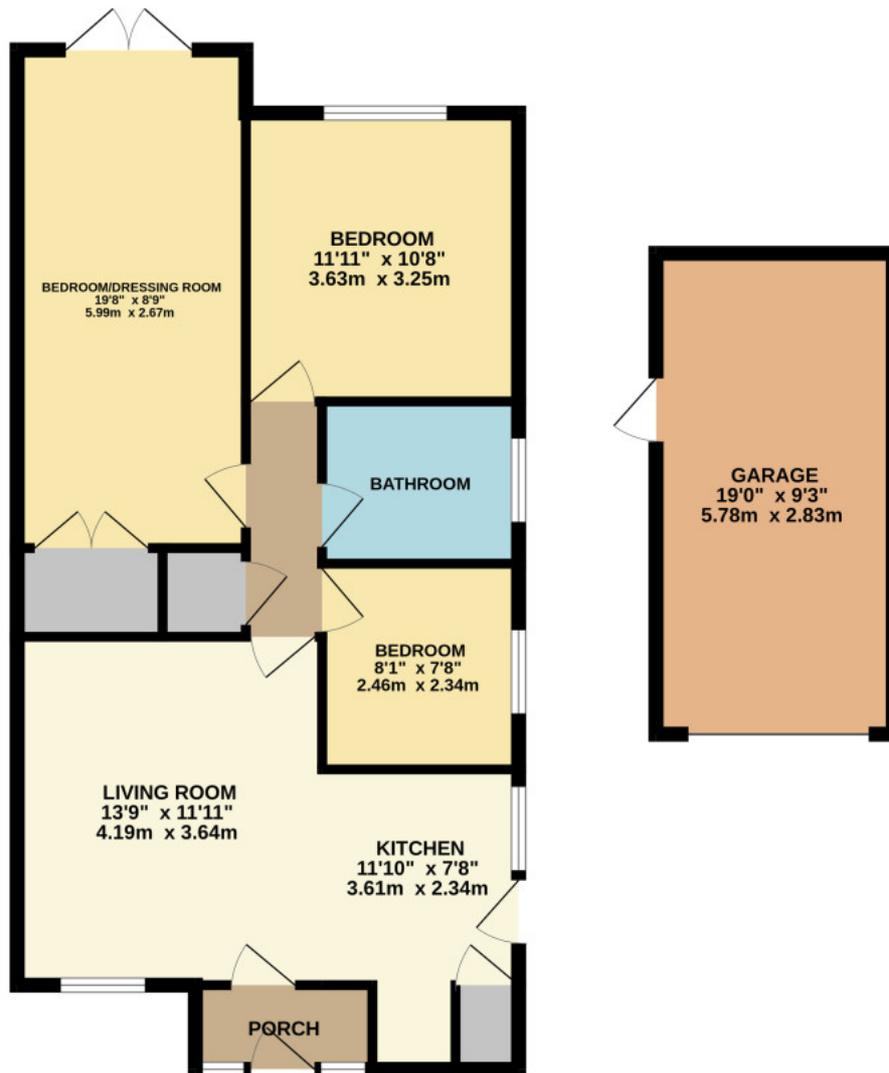


Gallery Photos



FALLOWFIELDS, BICESTER, OX26

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.
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Property EPC - Certificate



BICESTER, OX26

Energy rating

C

Valid until 06.03.2032

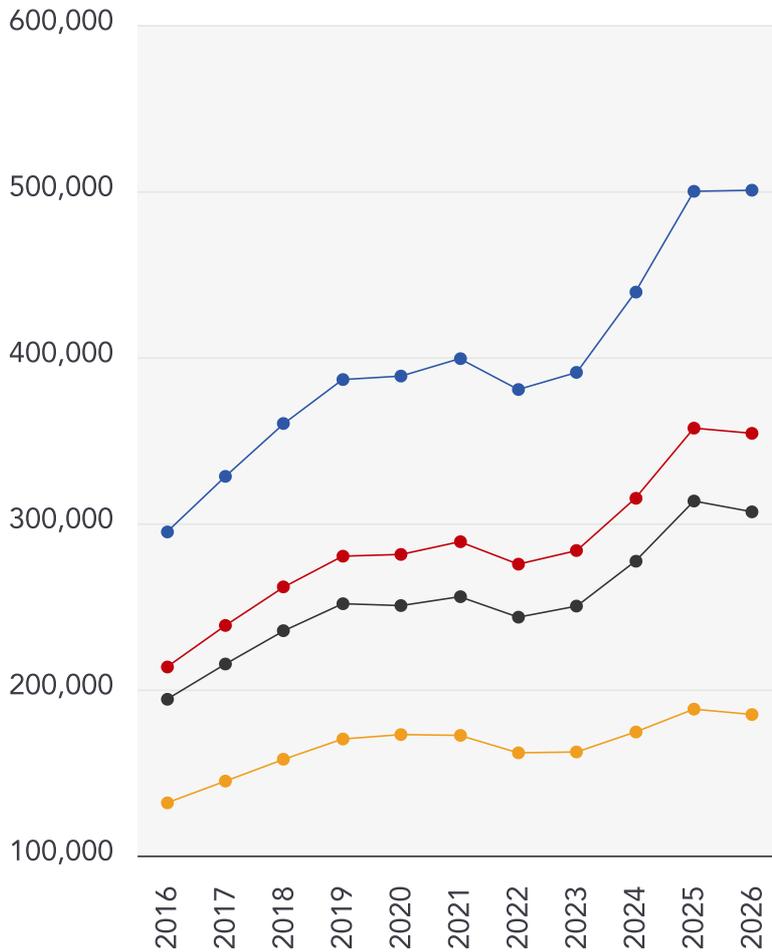
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

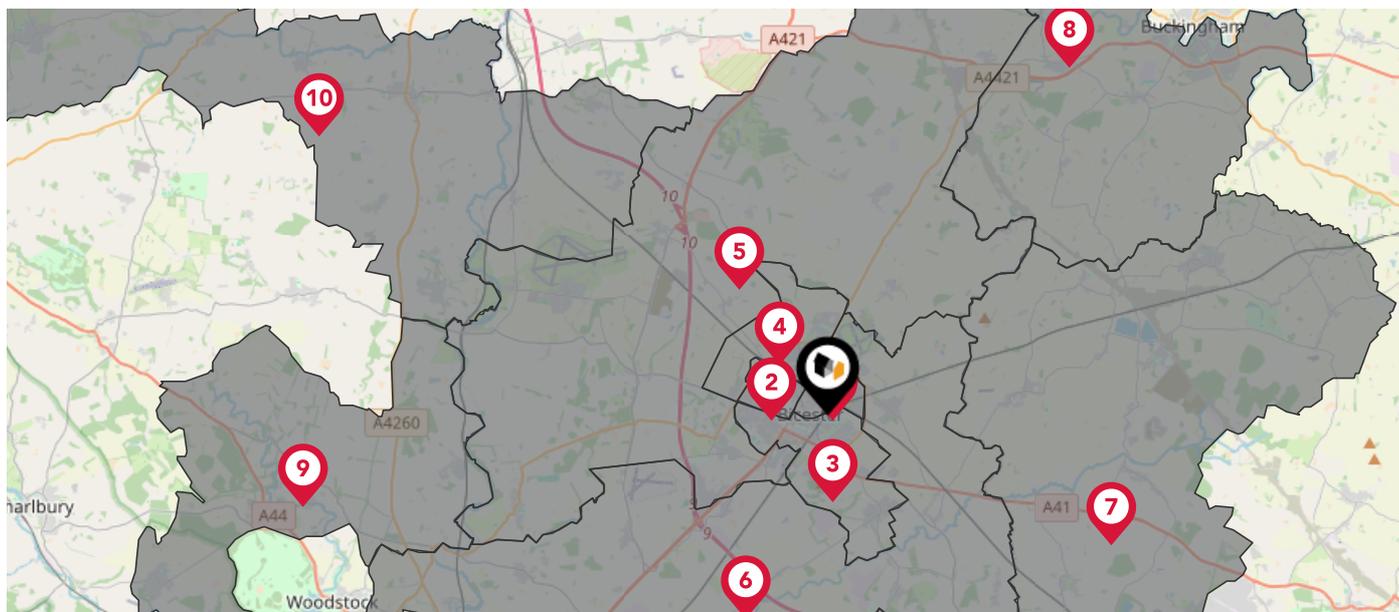
- 1 Bicester
- 2 RAF Bicester
- 3 Chesterton
- 4 Stratton Audley
- 5 Marsh Gibbon
- 6 Weston on the Green
- 7 Kirtlington
- 8 RAF Upper Heyford
- 9 Grendon Underwood
- 10 Bletchington

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

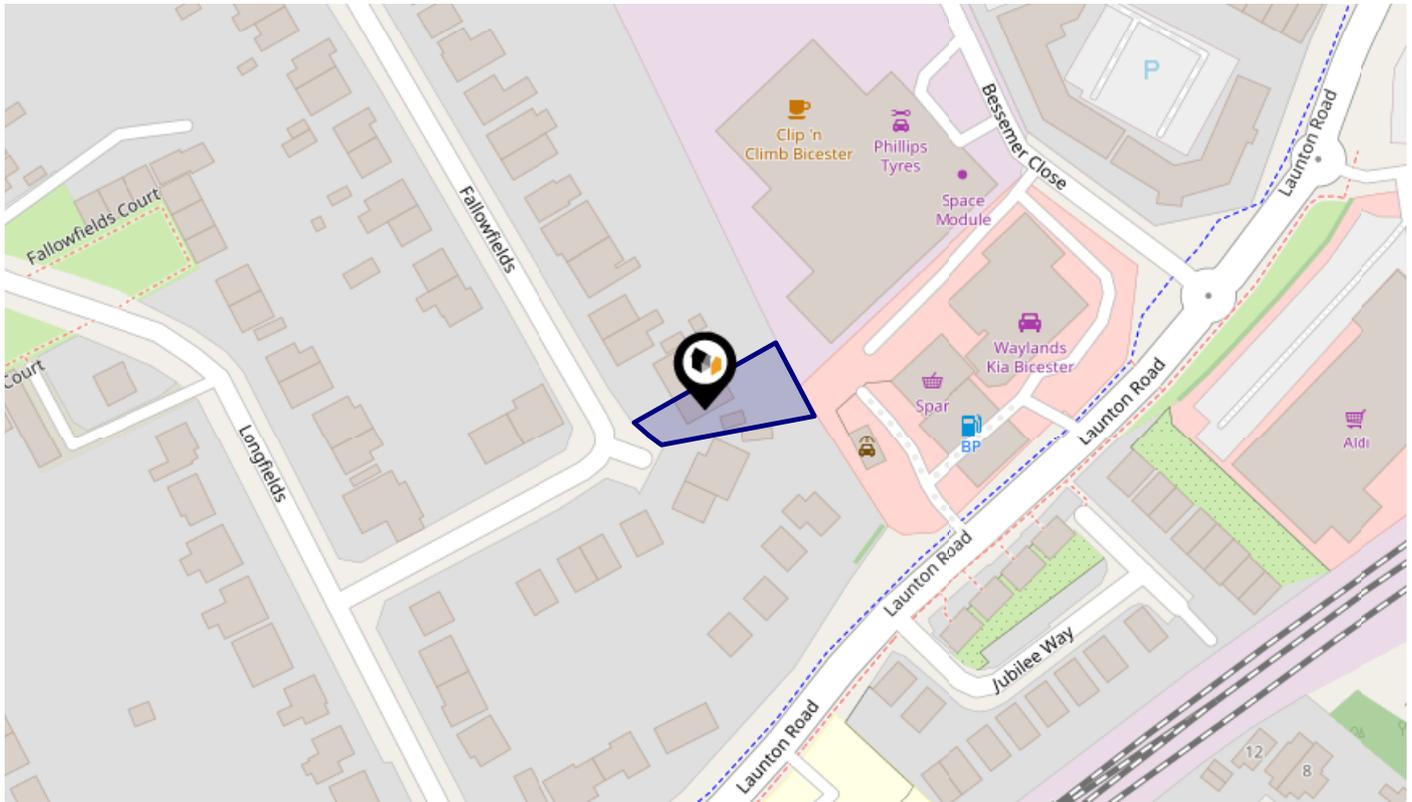
- 1 Bicester East Ward
- 2 Bicester West Ward
- 3 Bicester South & Ambrosden Ward
- 4 Bicester North & Caversfield Ward
- 5 Fringford & Heyfords Ward
- 6 Launton & Otmoor Ward
- 7 Grendon Underwood Ward
- 8 Buckingham West Ward
- 9 Stonesfield and Tackley Ward
- 10 Deddington Ward

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:

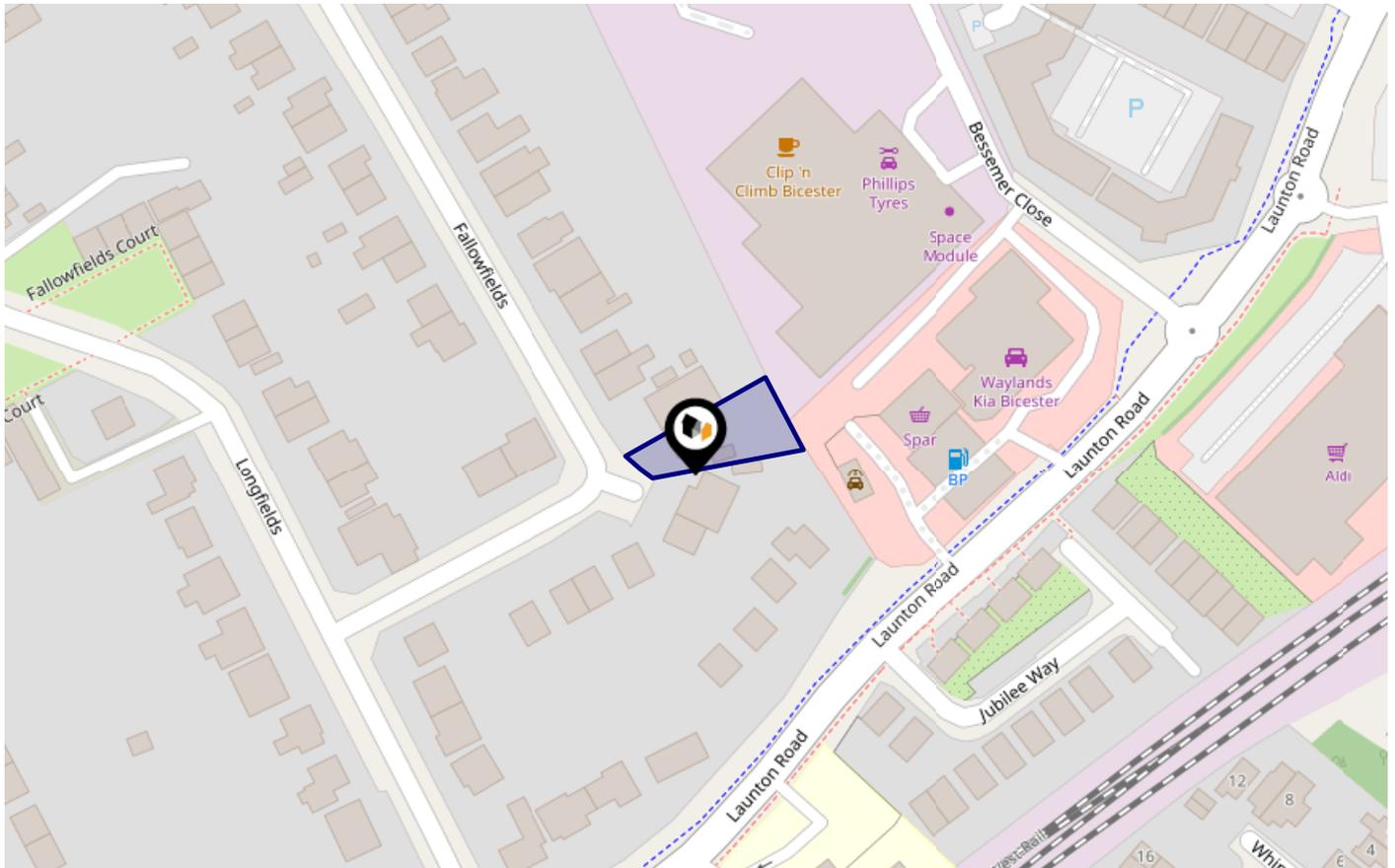
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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:

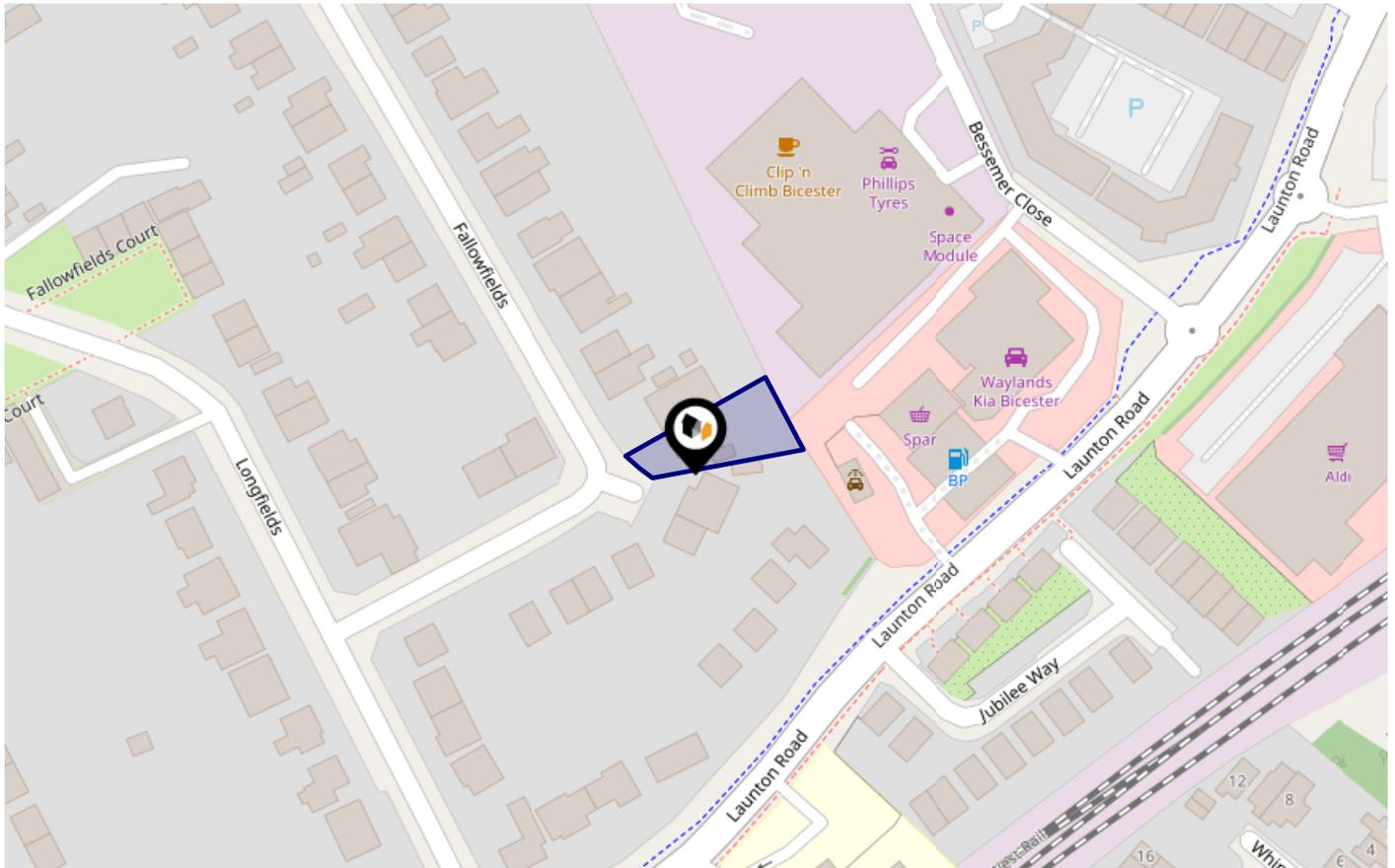


Flood Risk

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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

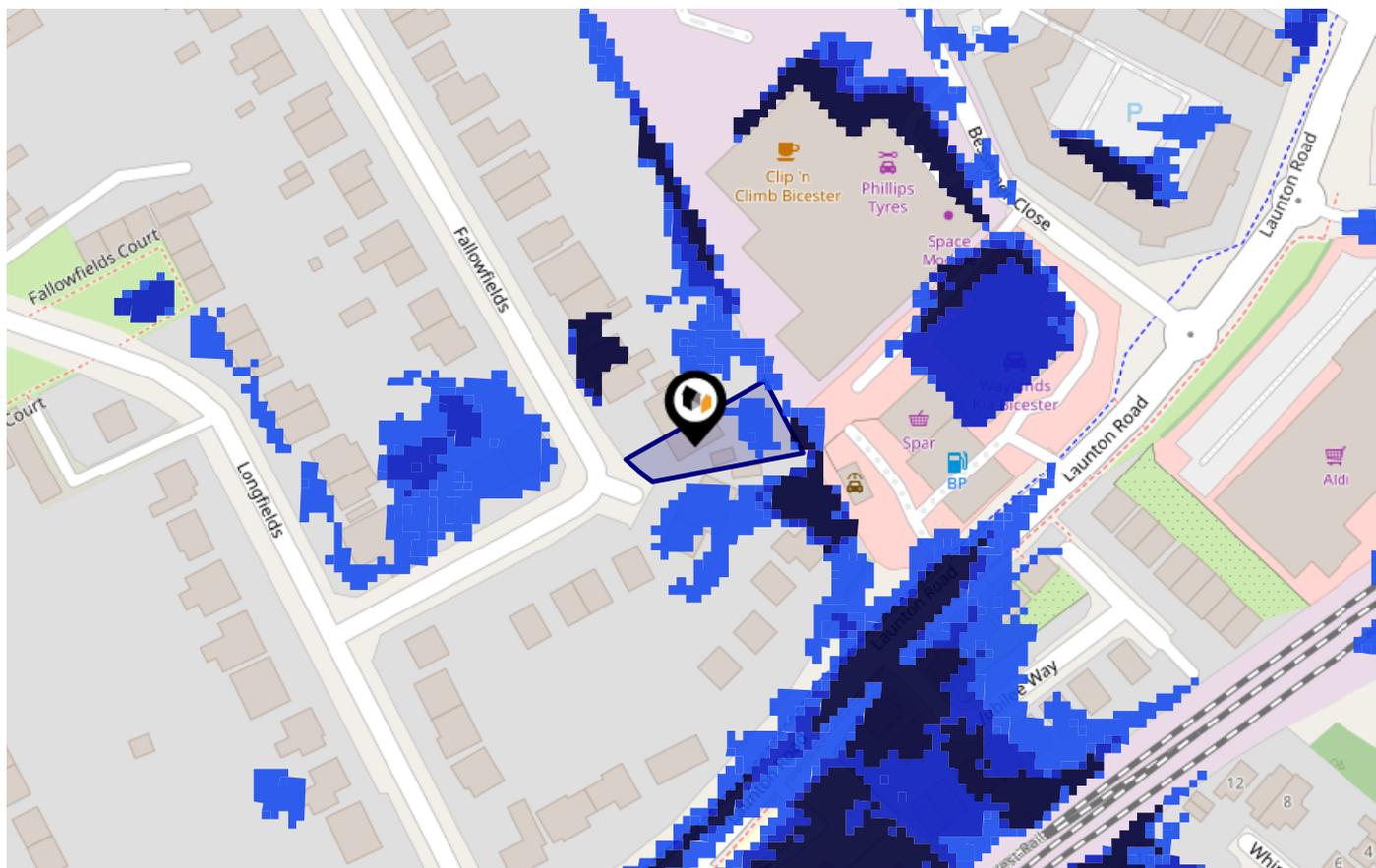


Flood Risk

Surface Water - 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.

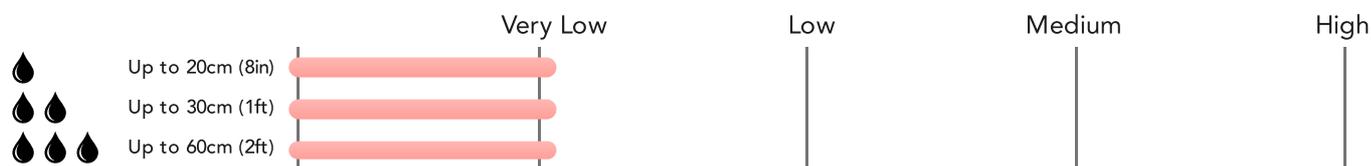


Risk Rating: Very low

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:

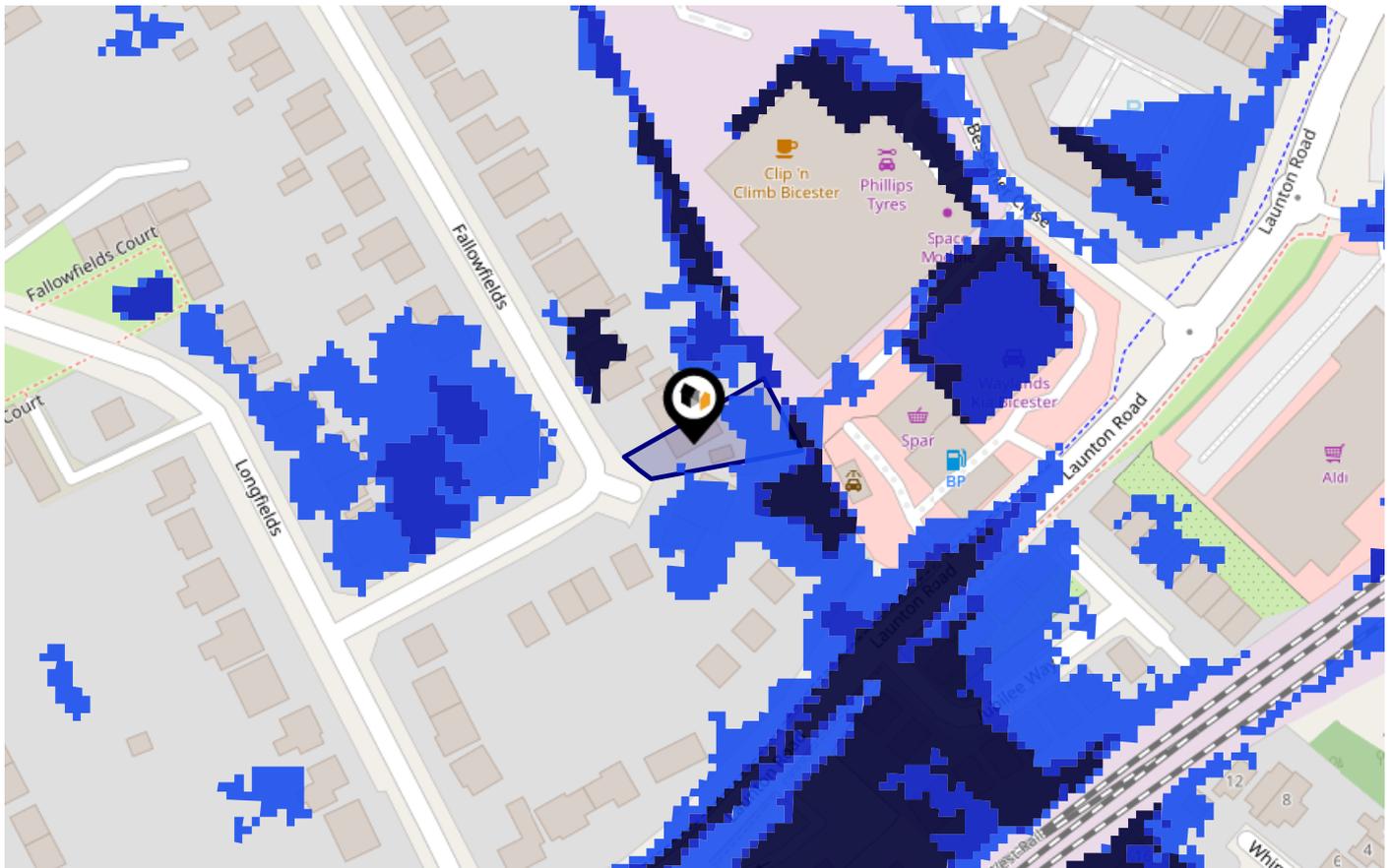


Flood Risk

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.

- 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:

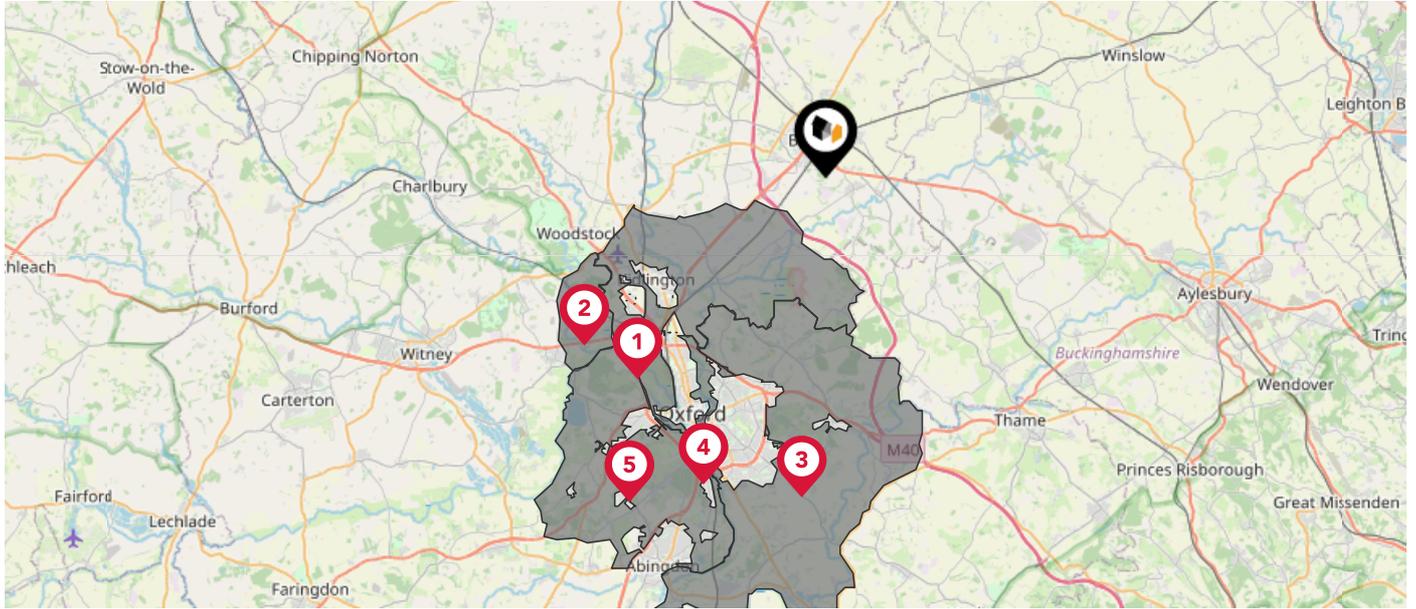


Maps

Green Belt



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



Nearby Green Belt Land

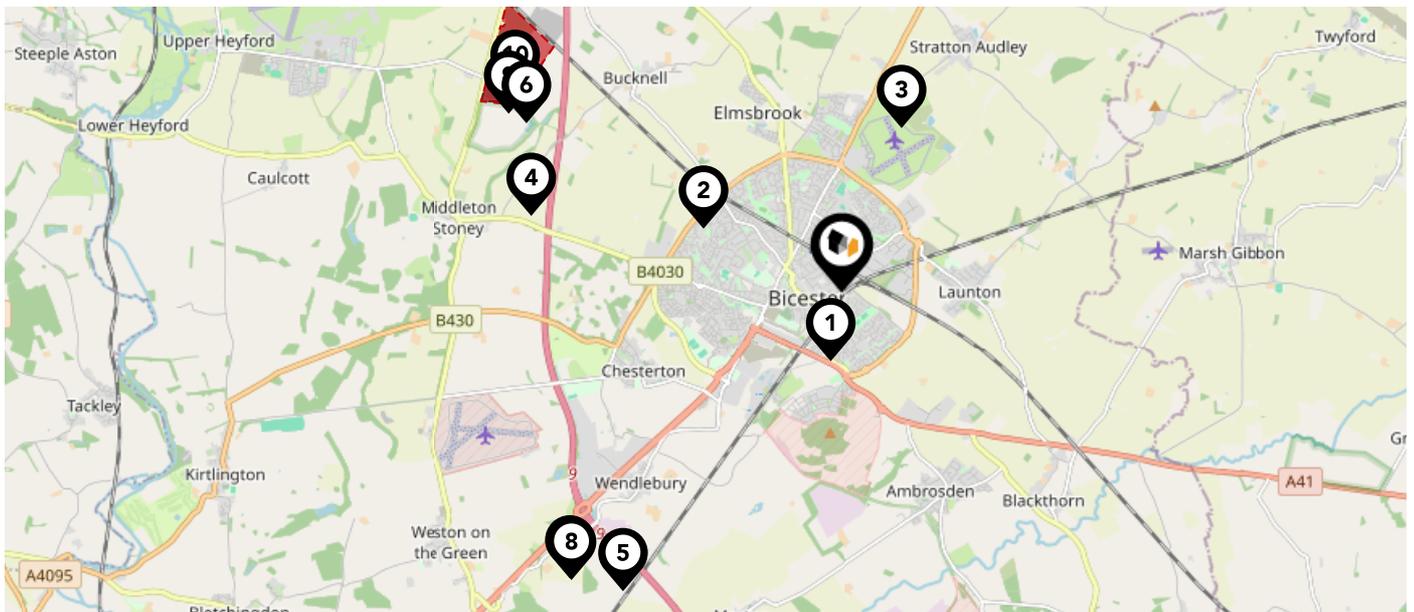
-  Oxford Green Belt - Cherwell
-  Oxford Green Belt - West Oxfordshire
-  Oxford Green Belt - South Oxfordshire
-  Oxford Green Belt - Oxford
-  Oxford Green Belt - Vale of White Horse

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

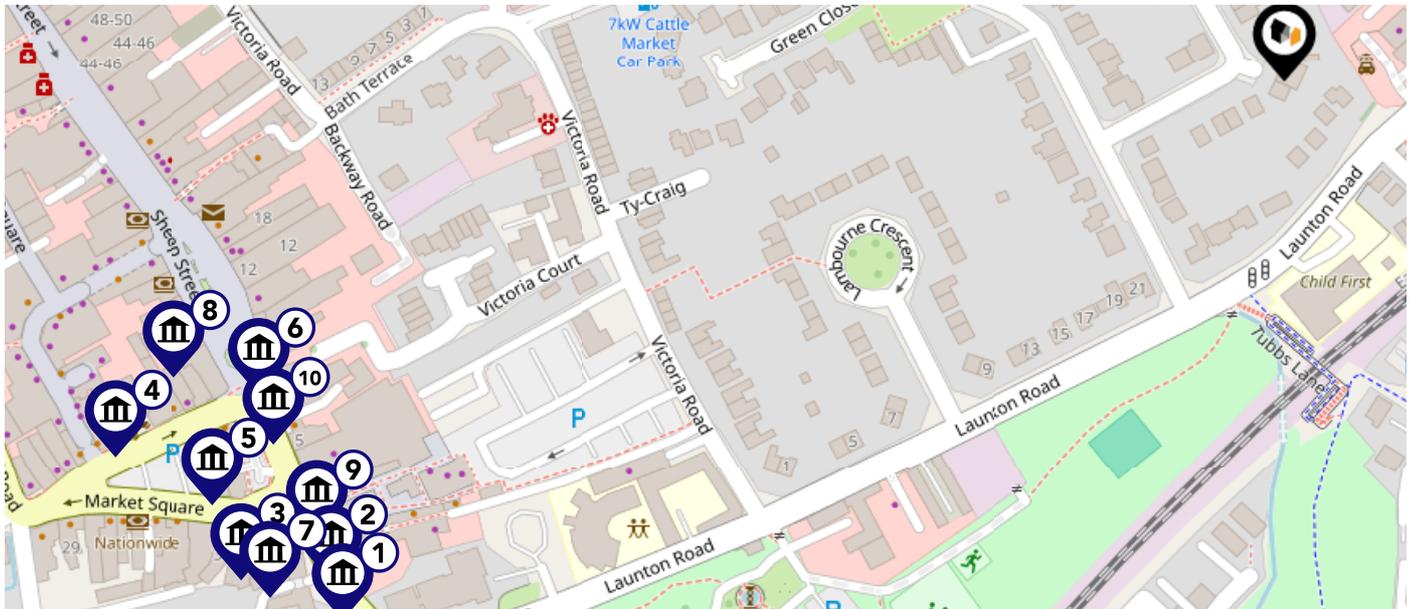
1	London Road-Bicester, Oxfordshire	Historic Landfill
2	Gowell Farm-Bicester, Oxfordshire	Historic Landfill
3	Disused Tip at Elm Farm Quarry-Stratton Audley, Oxfordshire	Historic Landfill
4	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill
5	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill
6	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill
7	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill
8	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill
9	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill
10	No name provided by source	Active 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
 1369767 - Bicester Hall	Grade II	0.3 miles
 1300936 - 1 And 3, London Road	Grade II	0.3 miles
 1200431 - 38, Market Square	Grade II	0.3 miles
 1369788 - 15 And 16, Market Square	Grade II	0.3 miles
 1046457 - 46, 48 And 51, Market Square	Grade II	0.3 miles
 1046474 - White Hart Inn	Grade II	0.3 miles
 1200421 - Kings Arms Hotel	Grade II	0.3 miles
 1200571 - The Old Court House	Grade II	0.3 miles
 1046465 - 2, Market Square	Grade II	0.3 miles
 1200227 - 7 And 8, Market Square	Grade II	0.3 miles

Area Schools



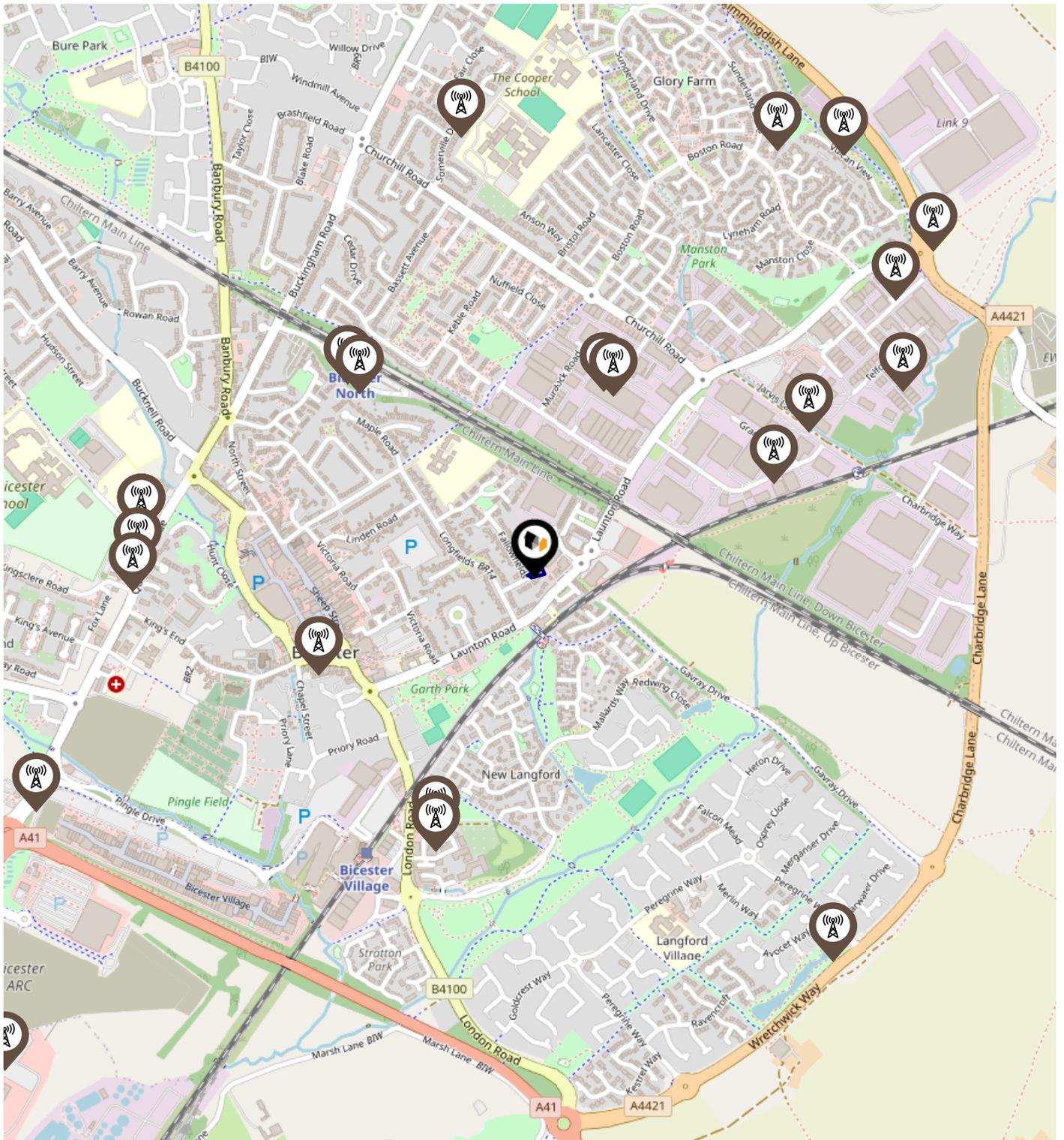
		Nursery	Primary	Secondary	College	Private
1	Longfields Primary and Nursery School Ofsted Rating: Good Pupils: 388 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Langford Village Community Primary School Ofsted Rating: Good Pupils: 421 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mary's Catholic Primary School, Bicester Ofsted Rating: Good Pupils: 229 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Cooper School Ofsted Rating: Requires improvement Pupils: 1272 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Brookside Primary School Ofsted Rating: Good Pupils: 320 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Bicester School Ofsted Rating: Good Pupils: 1239 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Glory Farm Primary School Ofsted Rating: Good Pupils: 344 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bardwell School Ofsted Rating: Good Pupils: 113 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Bure Park Primary School Ofsted Rating: Good Pupils: 415 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southwold Primary School Ofsted Rating: Good Pupils: 350 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Launton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 150 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edburg's Church of England (VA) School Ofsted Rating: Good Pupils: 489 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Meadow Primary School Ofsted Rating: Good Pupils: 445 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitelands Academy Ofsted Rating: Good Pupils: 467 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gagle Brook Primary School Ofsted Rating: Good Pupils: 164 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bruern Abbey School Ofsted Rating: Not Rated Pupils: 201 Distance:1.91	<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

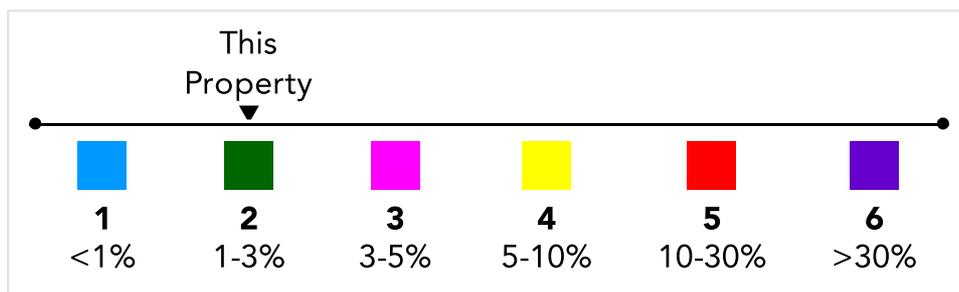
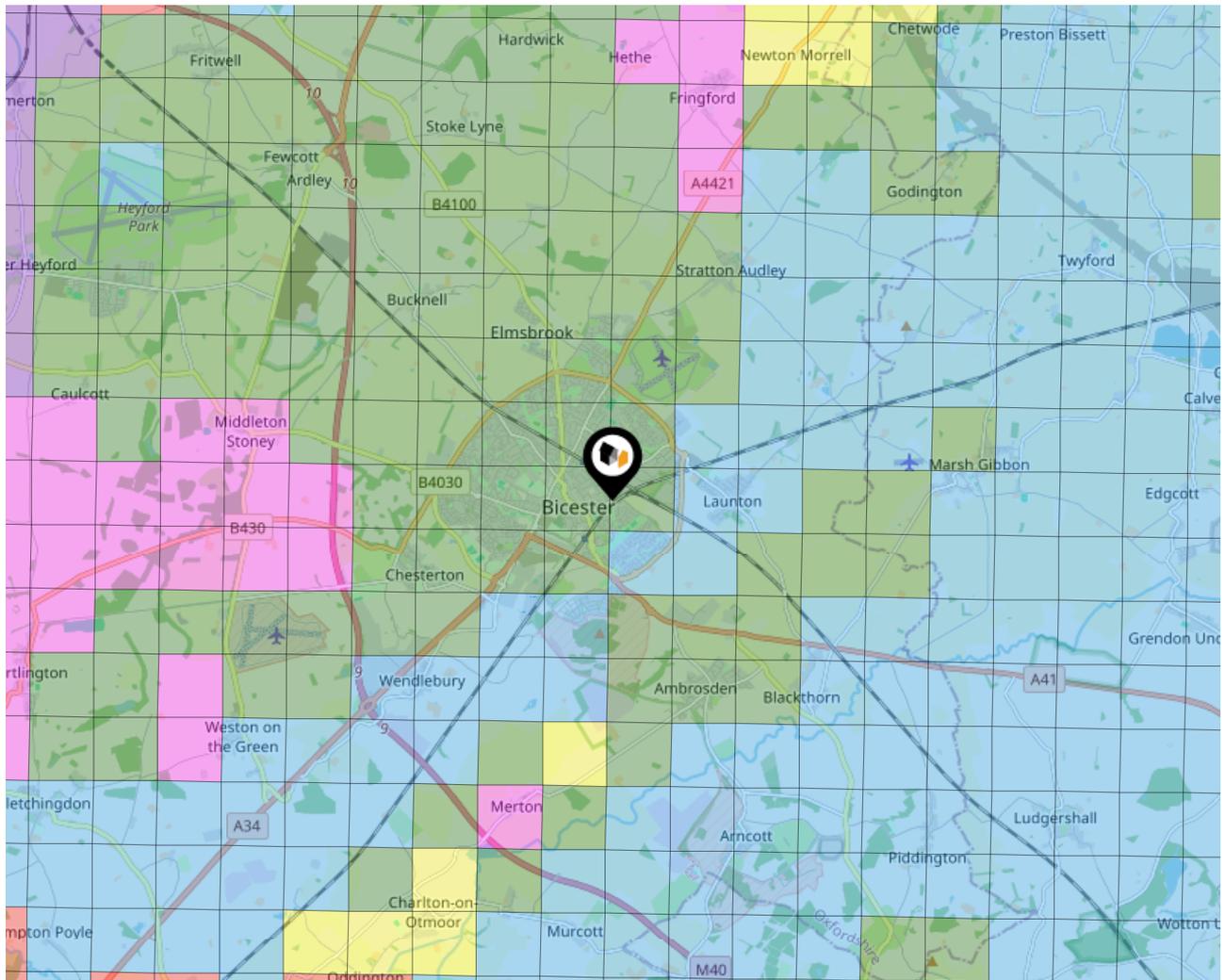
Environment

Radon Gas

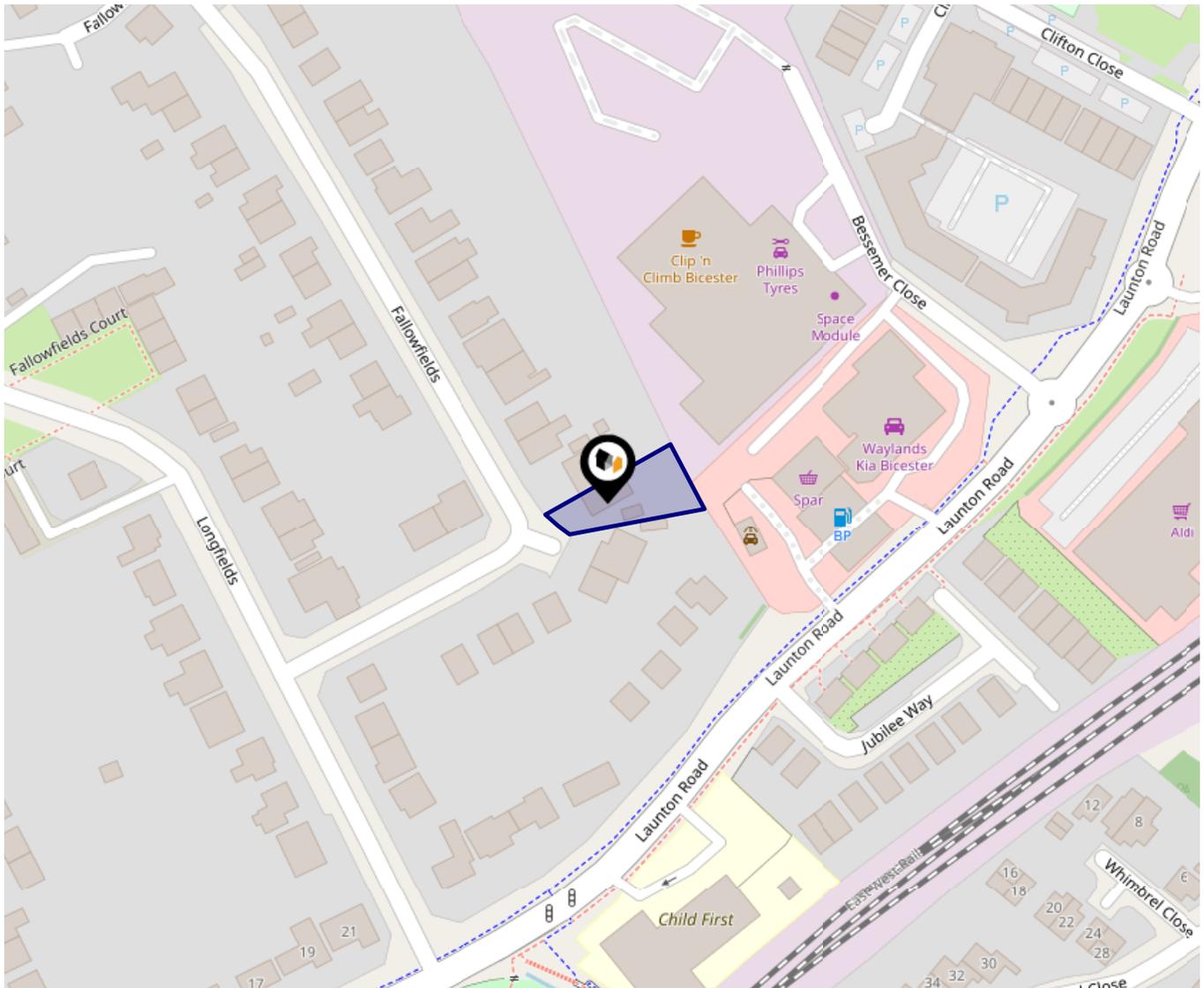


What is Radon?

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/m³).



Local Area Road Noise



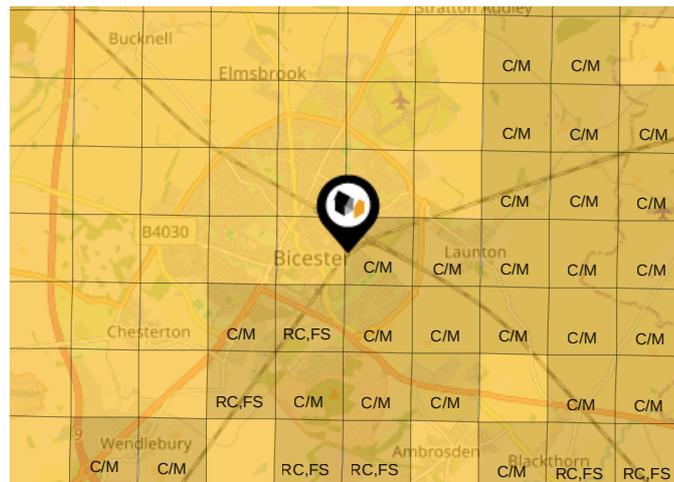
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

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

Carbon Content:	NONE	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



Primary Classifications (Most Common Clay Types)

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

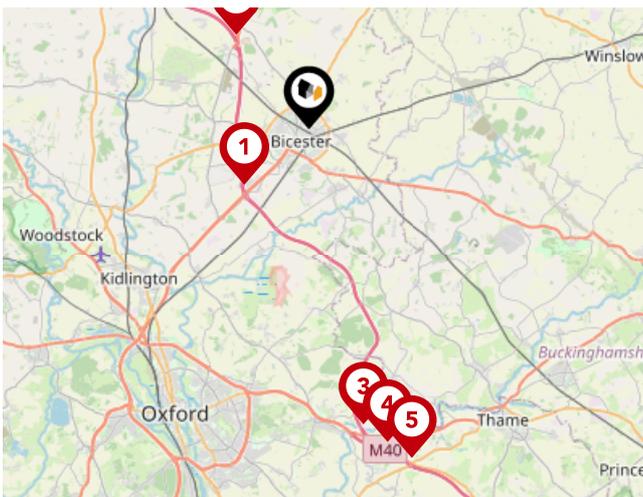
Area

Transport (National)



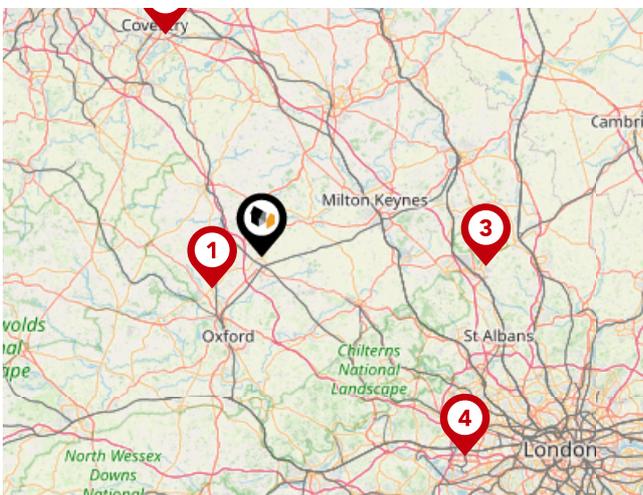
National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	0.45 miles
2	Bicester North Rail Station	0.44 miles
3	Bicester North Rail Station	0.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	3.12 miles
2	M40 J10	4.35 miles
3	M40 J8A	11.03 miles
4	M40 J8	11.87 miles
5	M40 J7	12.65 miles



Airports/Helipads

Pin	Name	Distance
1	Kidlington	8.53 miles
2	Baginton	35.38 miles
3	Luton Airport	32.74 miles
4	Heathrow Airport	41.68 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clifton Close	0.13 miles
2	Granville Way	0.25 miles
3	Bristol Road	0.45 miles
4	Bicester Village Station	0.45 miles
5	Bicester Village Station	0.46 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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Avocado Property

07894820821

alistair@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

