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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19th February 2026



ROBERTS DRIVE, AMBROSDEN, BICESTER, OX25

Avocado Property

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Introduction

Our Comments



Seller's comments...

We really enjoy living here because it's so convenient while still feeling peaceful. There's a bus stop right outside our flat with direct routes to the JR and Headington, as well as into Bicester town via Bicester Village Station, which makes getting around really easy. At the same time, there are beautiful walks nearby with lots of greenery, so it never feels too busy. We also have a lovely wine bar and a cosy coffee shop just a two minute walk away — it's the perfect balance of practical and relaxing.

Agent's comments...

A modern and well-presented two double bedroom raised ground floor apartment, built in 2022 and offering contemporary living with stylish design and practical features throughout.

The accommodation centres around a bright and spacious open-plan living area, combining the living room, dining space and kitchen. This versatile layout is ideal for both everyday living and entertaining. The kitchen is fitted with a range of integrated appliances and modern units, creating a sleek and functional space.

One of the standout features of the home is the private balcony, which provides a pleasant seating area, perfect for relaxing or enjoying a morning coffee.

There are two generous double bedrooms. The main bedroom benefits from its own en-suite shower room, while the second bedroom is served by a separate modern bathroom, which is also convenient for guests.

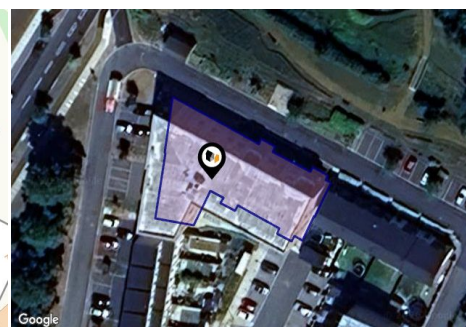
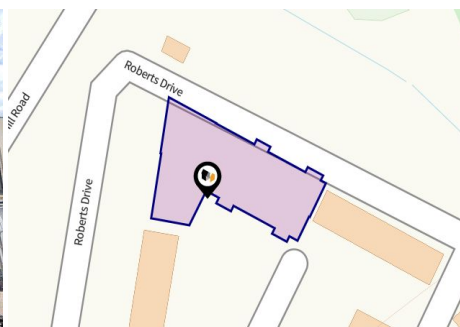
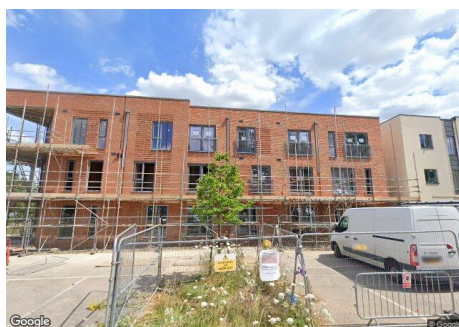
Further benefits include allocated parking, a secure and well-maintained building, and a high standard of finish throughout.

Externally, the development showcases a distinctive and contemporary industrial-inspired design, combining earthy terracotta red brick with striking black metal balcony detailing, giving the building real character and curb appeal.

This is an ideal purchase for first-time buyers, downsizers or investors seeking a modern, low-maintenance home in a popular and well-connected location.

PLEASE NOTE: Service charge is approx £1800 per annum. Leasehold, with 150 years from approx 1 January 2022

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	775 ft ² / 72 m ²
Plot Area:	0.2 acres
Council Tax :	Band B
Annual Estimate:	£1,916
Title Number:	ON381219

Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7	56	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



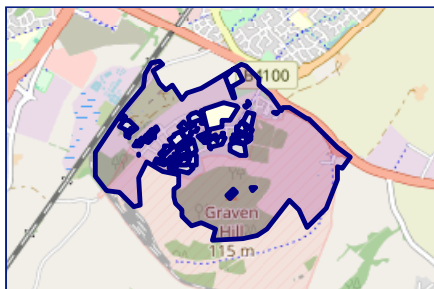
Satellite/Fibre TV Availability:



Property Multiple Title Plans

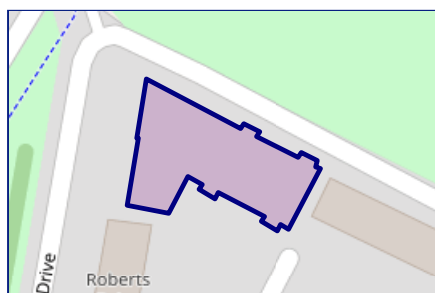


Freehold Title Plan



ON314543

Leasehold Title Plan



ON381219

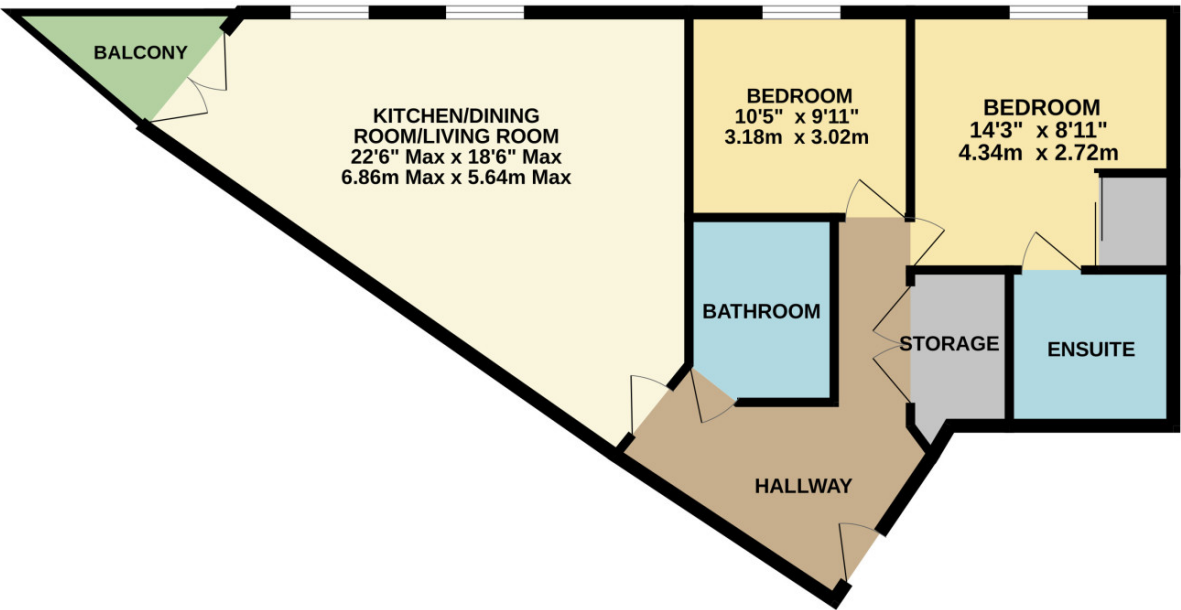
Start Date: 14/12/2022
End Date: 01/01/2172
Lease Term: 150 years from 1 January 2022
Term Remaining: 145 years





ROBERTS DRIVE, AMBROSDEN, BICESTER, OX25

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



Ambrosden, OX25

Energy rating

C

Valid until 15.11.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

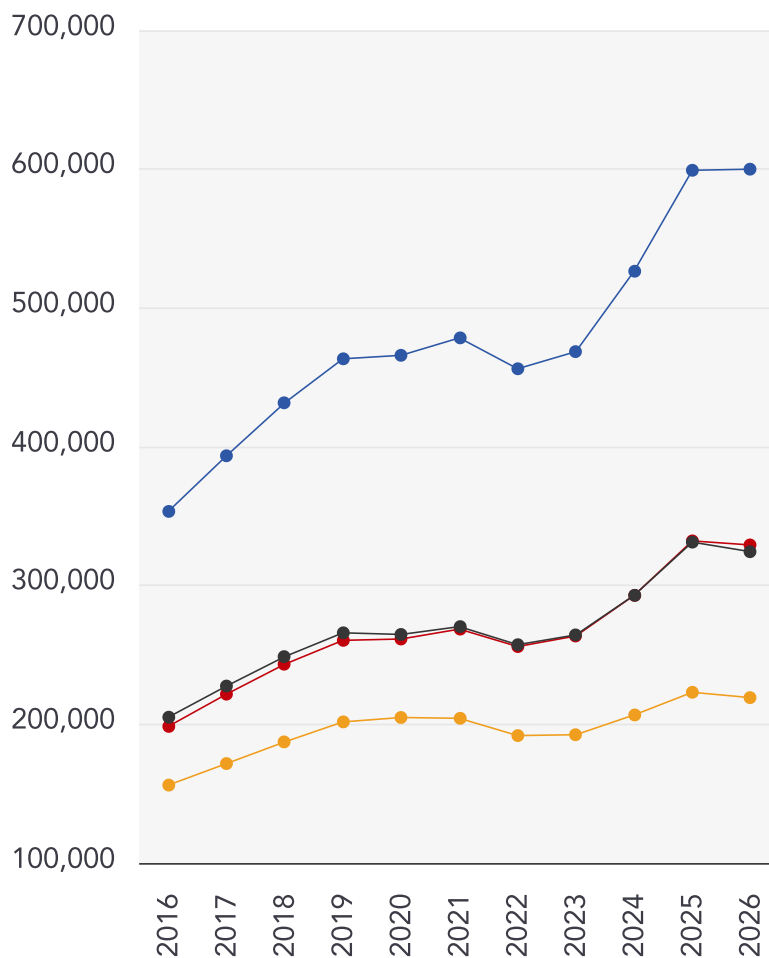
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	1
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.15 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.10 W/m-Â°K
Total Floor Area:	72 m ²

Market

House Price Statistics



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



Detached

+69.78%

Terraced

+58.14%

Semi-Detached

+65.88%

Flat

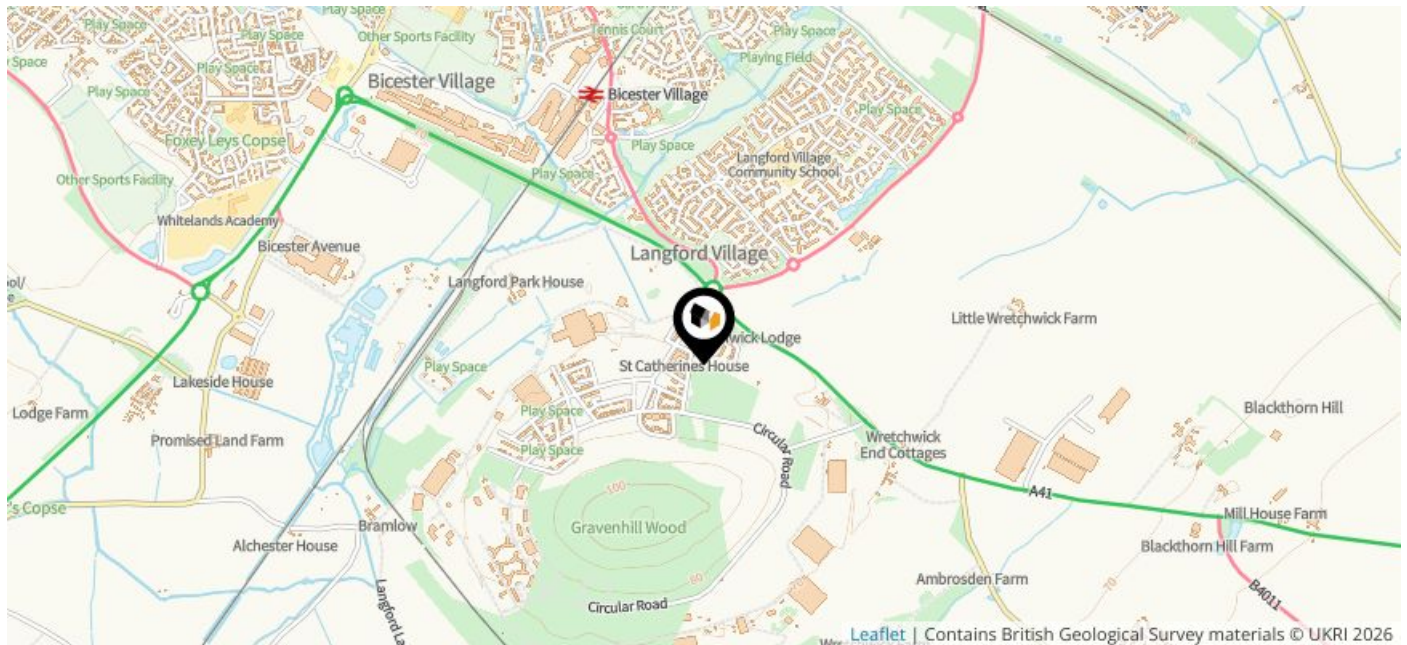
+40.36%

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.

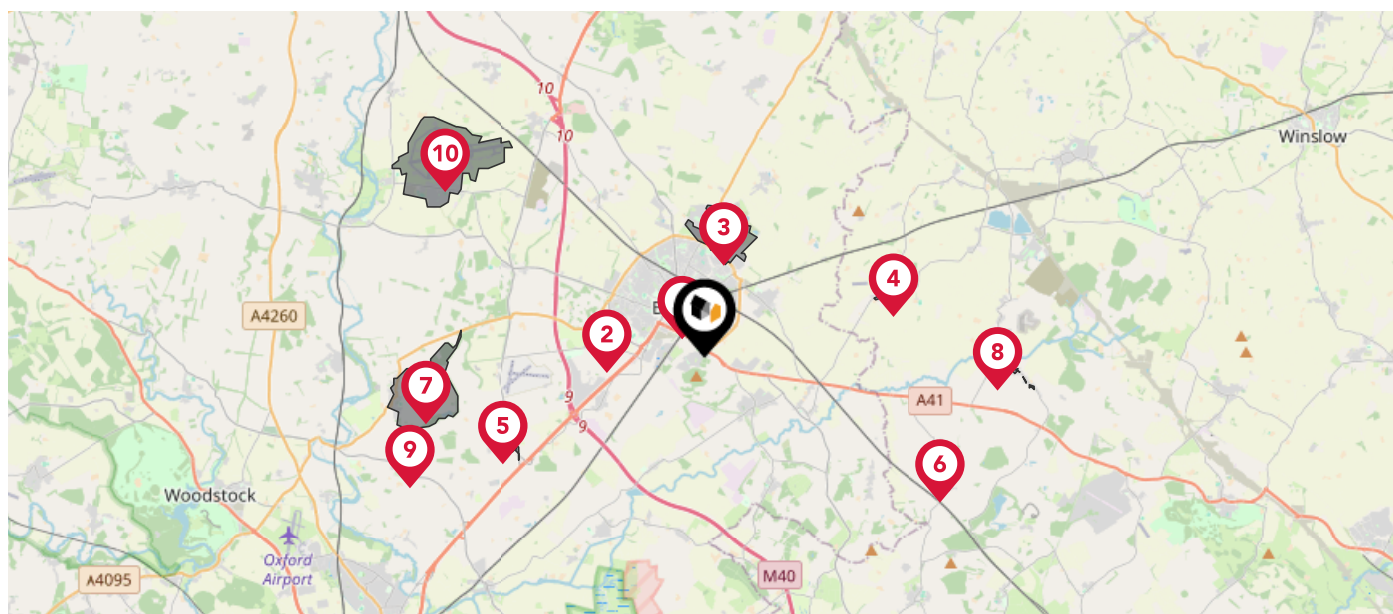
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Bicester



Chesterton



RAF Bicester



Marsh Gibbon



Weston on the Green



Ludgershall



Kirtlington



Grendon Underwood



Bletchington



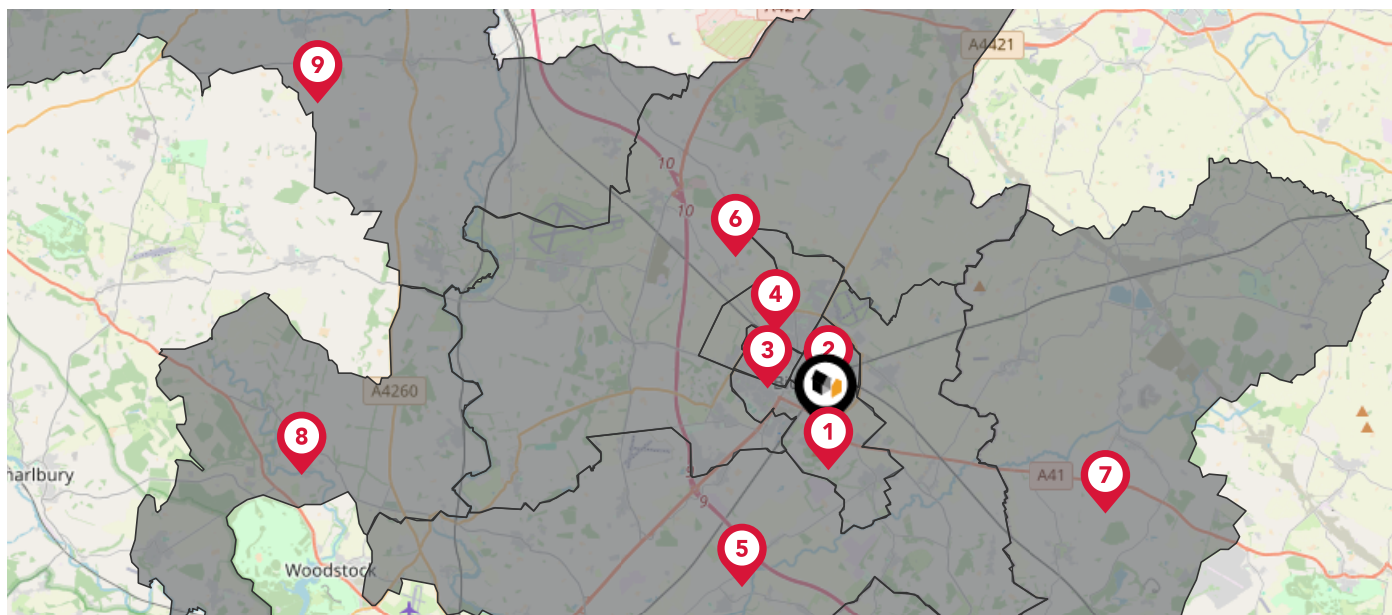
RAF Upper Heyford

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 South & Ambrosden Ward



Bicester East Ward



Bicester West Ward



Bicester North & Caversfield Ward



Launton & Otmoor Ward



Fringford & Heyfords Ward



Grendon Underwood Ward



Stonesfield and Tackley Ward



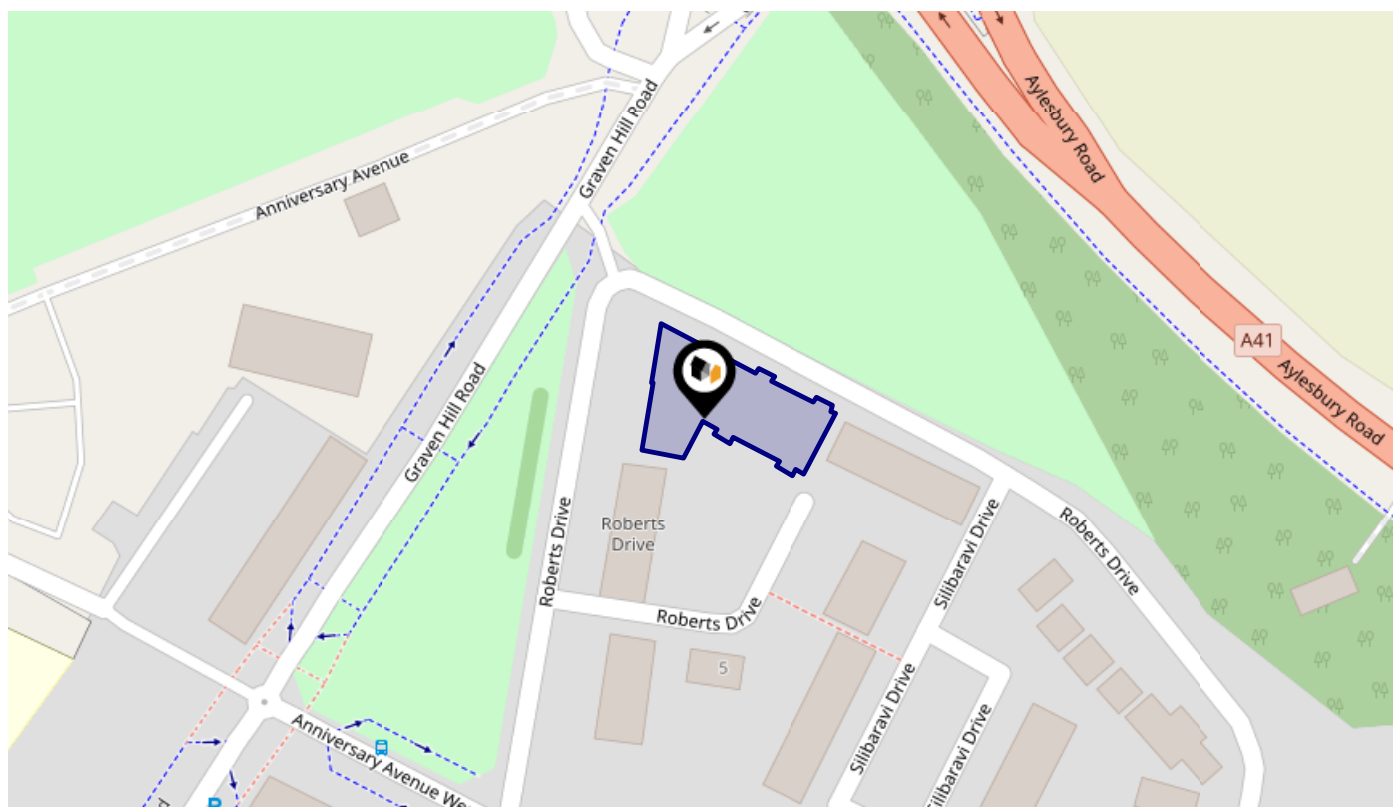
Deddington Ward

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:

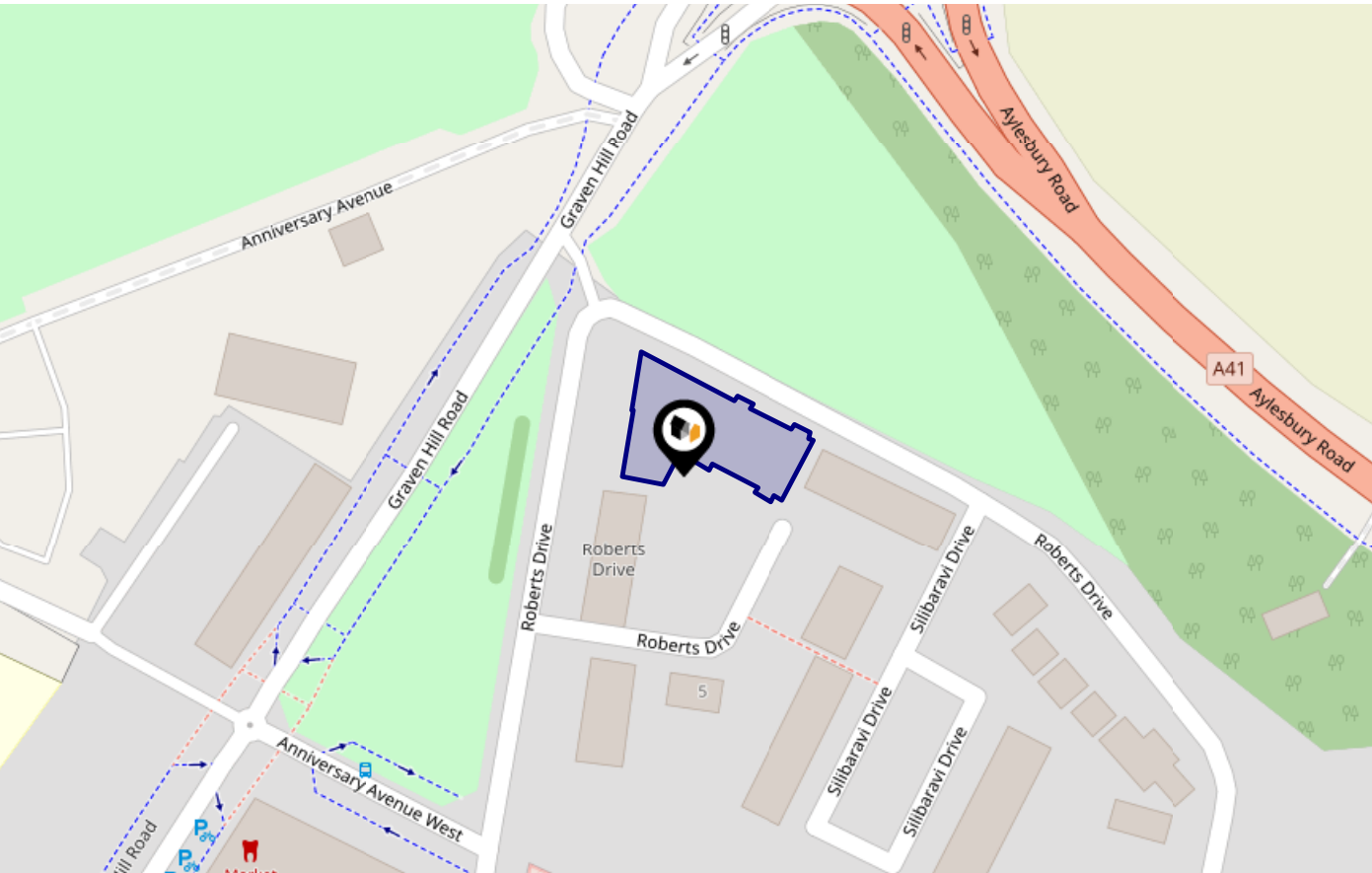
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

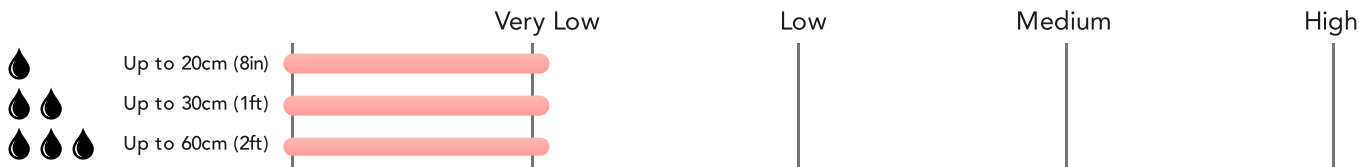


Risk Rating: Very low

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:

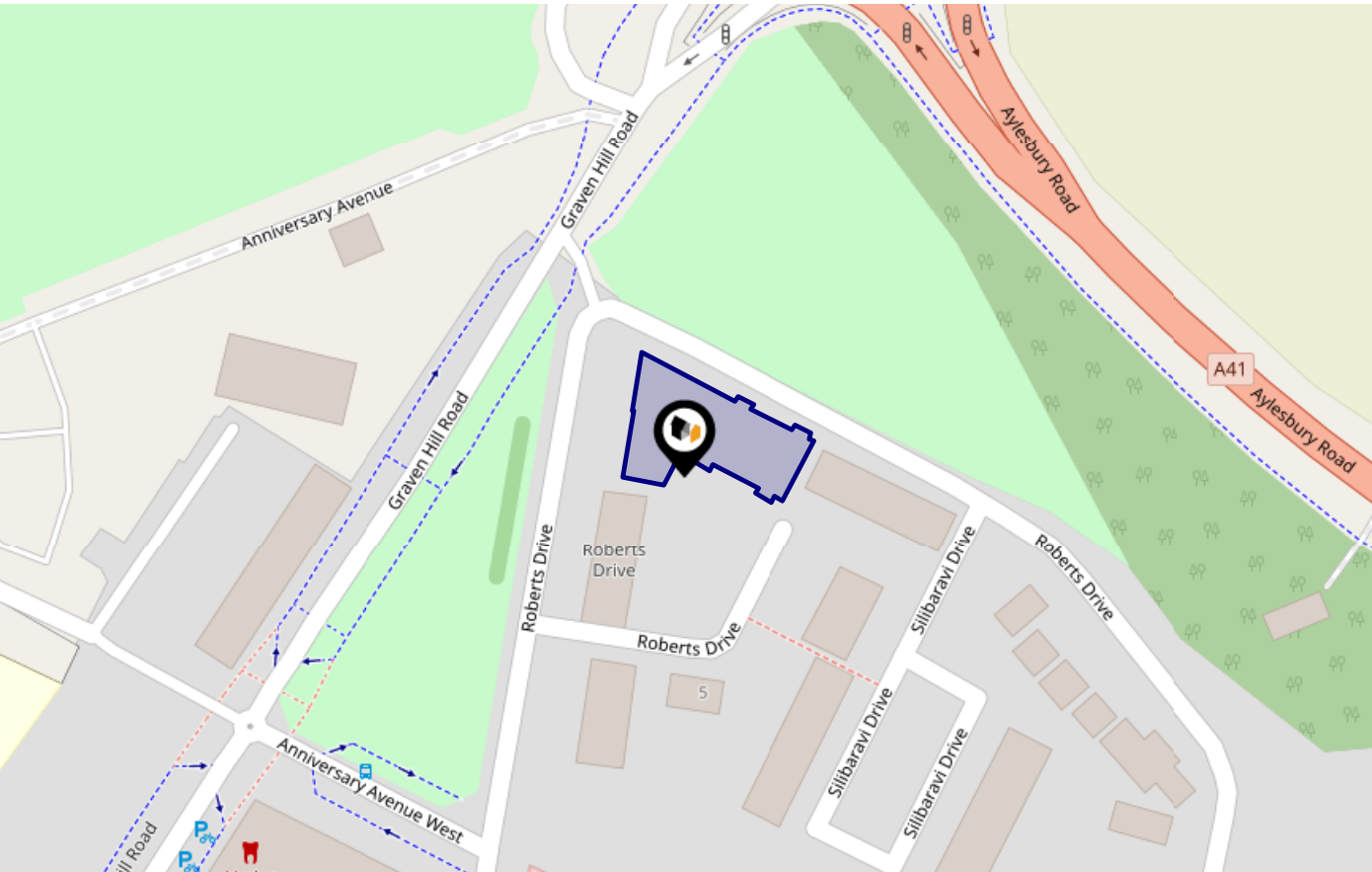


Flood Risk

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.

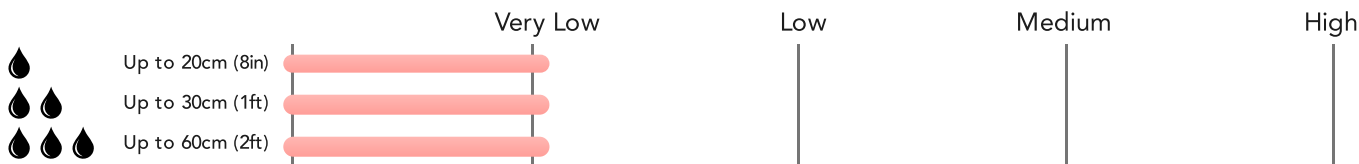


Risk Rating: Very low

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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:

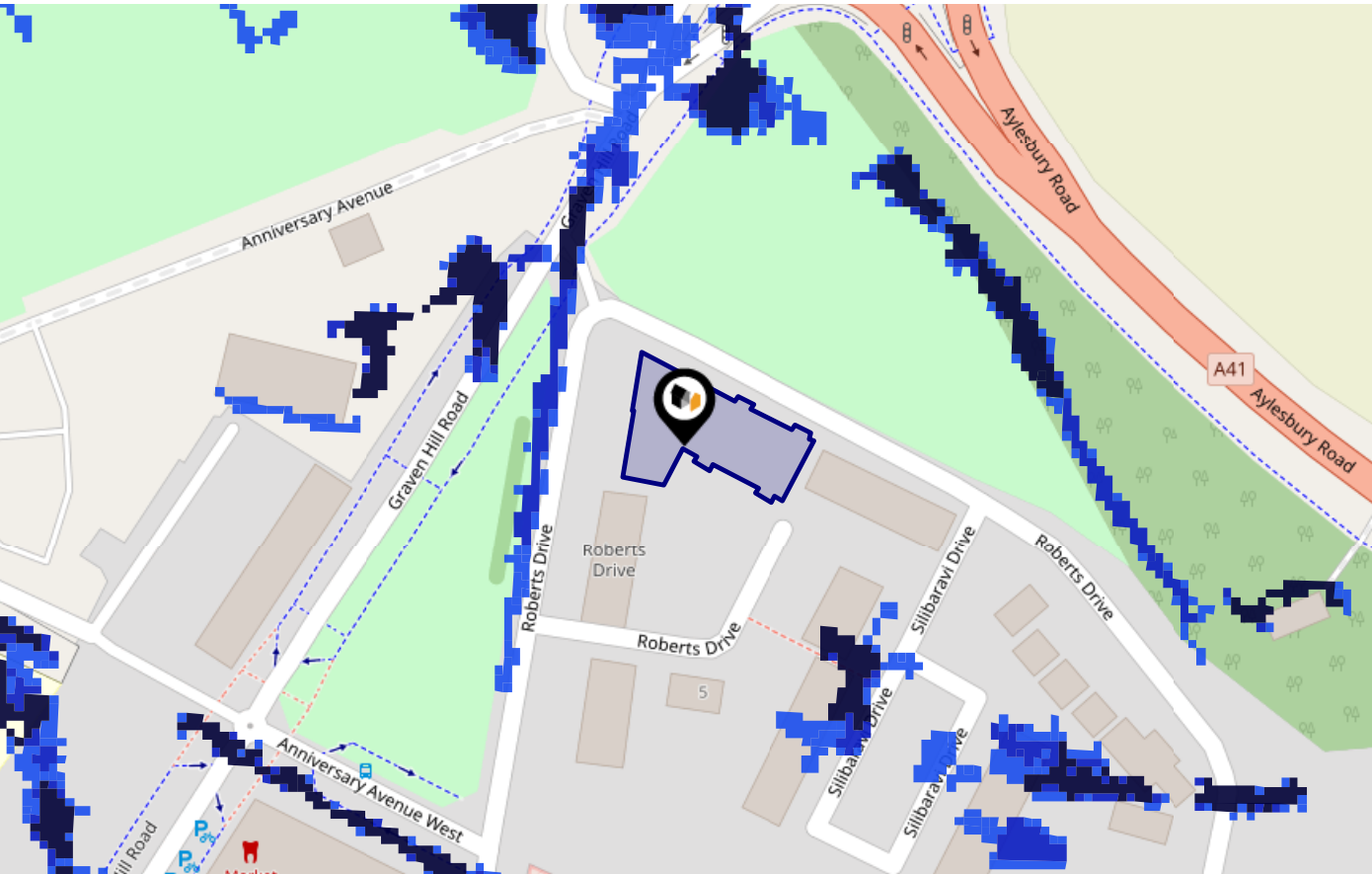


Flood Risk

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.

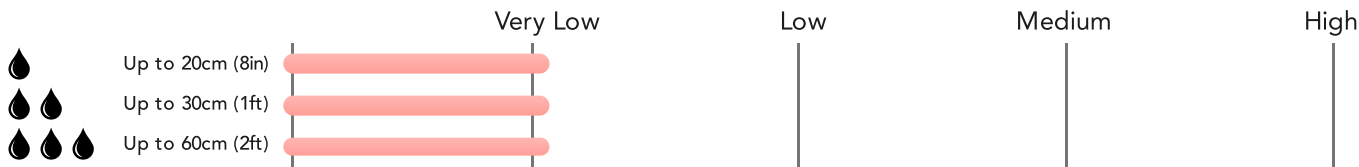


Risk Rating: Very low

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

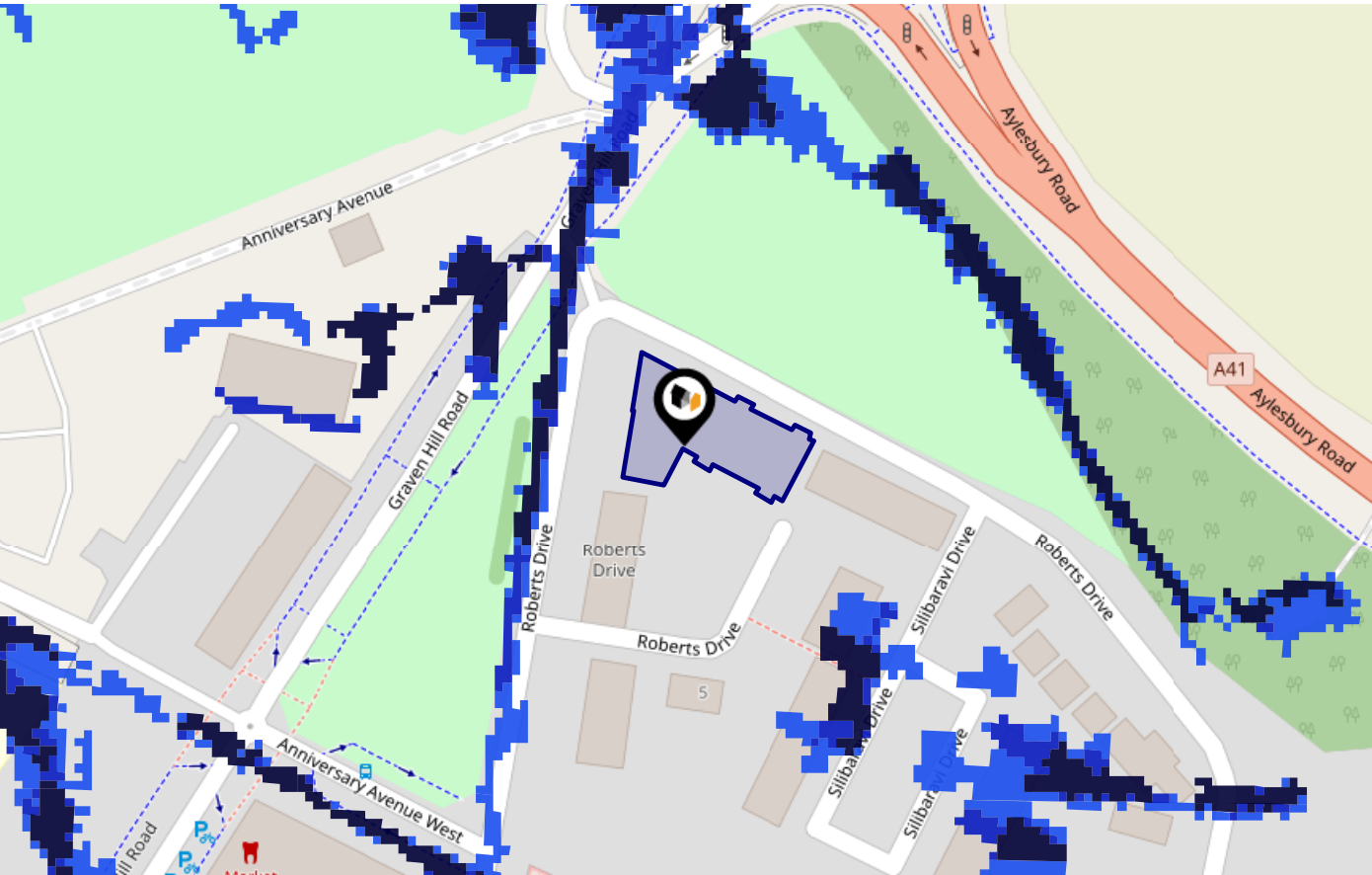


Flood Risk

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.

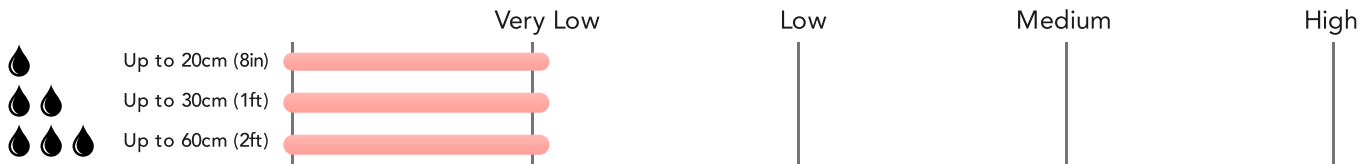


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

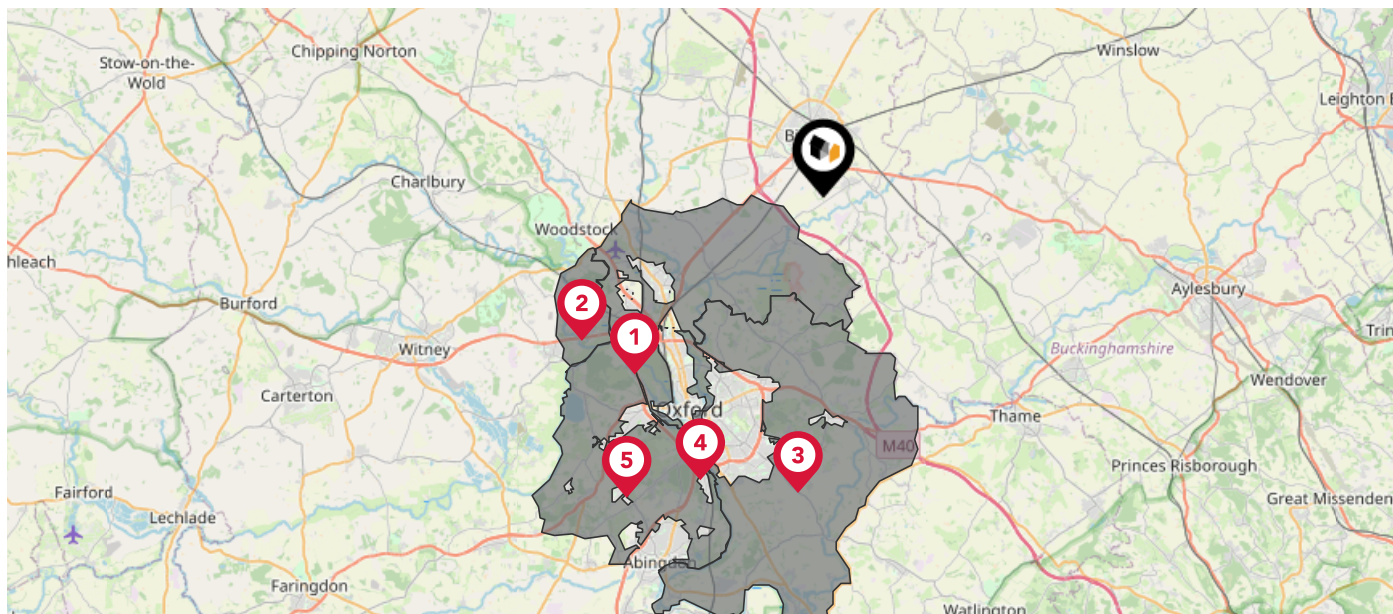


Maps

Green Belt



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



Nearby Green Belt Land



Oxford Green Belt - Cherwell



Oxford Green Belt - West Oxfordshire



Oxford Green Belt - South Oxfordshire



Oxford Green Belt - Oxford



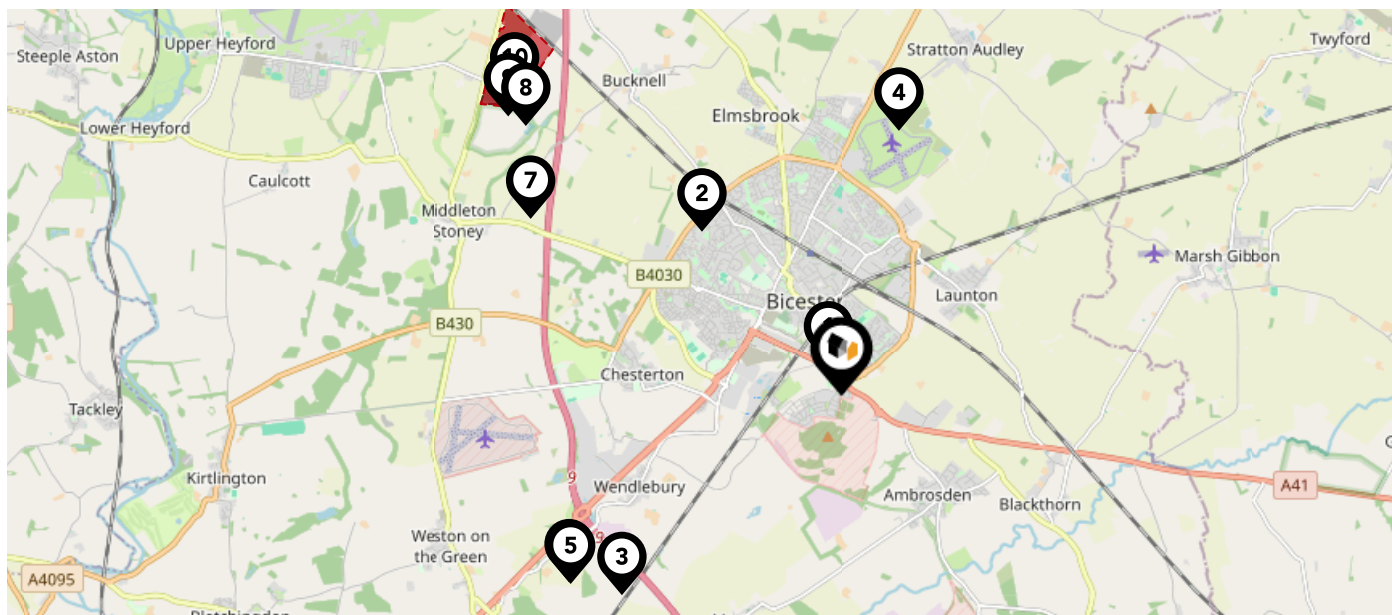
Oxford Green Belt - Vale of White Horse

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	London Road-Bicester, Oxfordshire	Historic Landfill
	Gowell Farm-Bicester, Oxfordshire	Historic Landfill
	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill
	Disused Tip at Elm Farm Quarry-Stratton Audley, Oxfordshire	Historic Landfill
	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill
	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill
	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill
	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill
	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill
	No name provided by source	Active Landfill

Maps

Listed Buildings

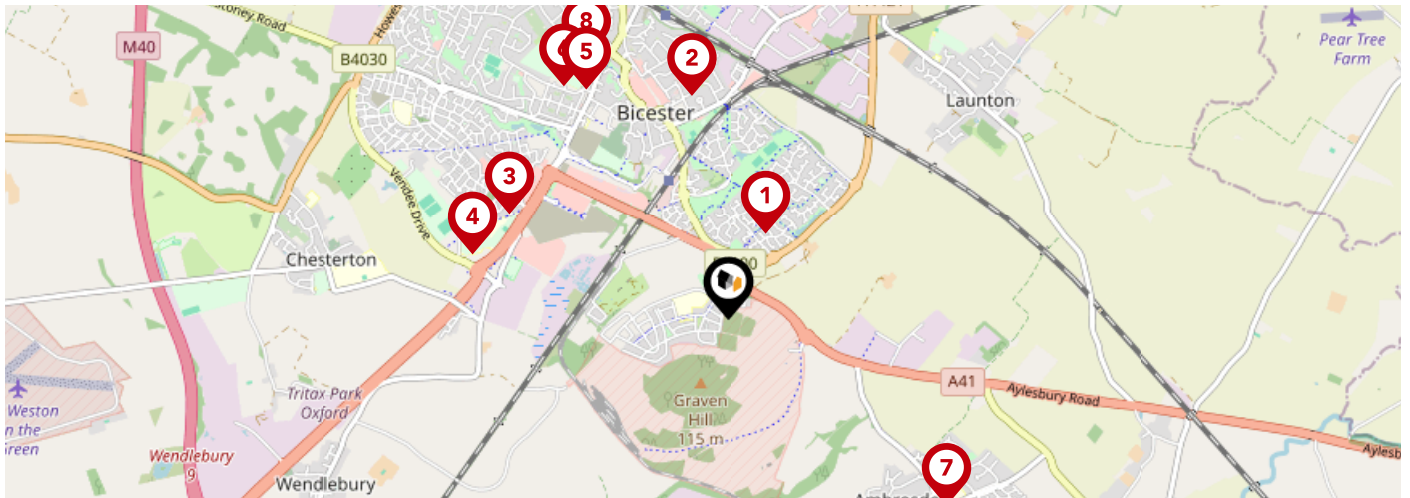


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1046523 - Wretchwick Lodge	Grade II	0.1 miles
	1046521 - Wretchwick Farmhouse	Grade II	0.5 miles
	1369739 - Langford Park Farmhouse	Grade II	0.5 miles
	1046522 - Barn Approximately 50 Metres South Of Wretchwick Farmhouse	Grade II	0.6 miles
	1046495 - Station House Approximately 15 Metres North West Of Level Crossing	Grade II	0.6 miles
	1200504 - Stables Approximately 10 Metres To South Of The Old Priory	Grade II	0.7 miles
	1369755 - Garden Walls Of The Old Priory And Bassett Lodge (not Included)	Grade II	0.8 miles
	1046470 - The Old Priory And Attached Garden Walls	Grade II	0.8 miles
	1300884 - Blackthorn Hill Windmill	Grade II	1.4 miles
	1200177 - Bridge Approximately 200 Metres North East Of Lodge Farmhouse (not Included)	Grade II	1.5 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Langford Village Community Primary School Ofsted Rating: Good Pupils: 421 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Longfields Primary and Nursery School Ofsted Rating: Good Pupils: 388 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Edburg's Church of England (VA) School Ofsted Rating: Good Pupils: 489 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitelands Academy Ofsted Rating: Good Pupils: 467 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's Catholic Primary School, Bicester Ofsted Rating: Good Pupils: 229 Distance:1.24	<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:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Five Acres Primary School Ofsted Rating: Good Pupils: 352 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brookside Primary School Ofsted Rating: Good Pupils: 320 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

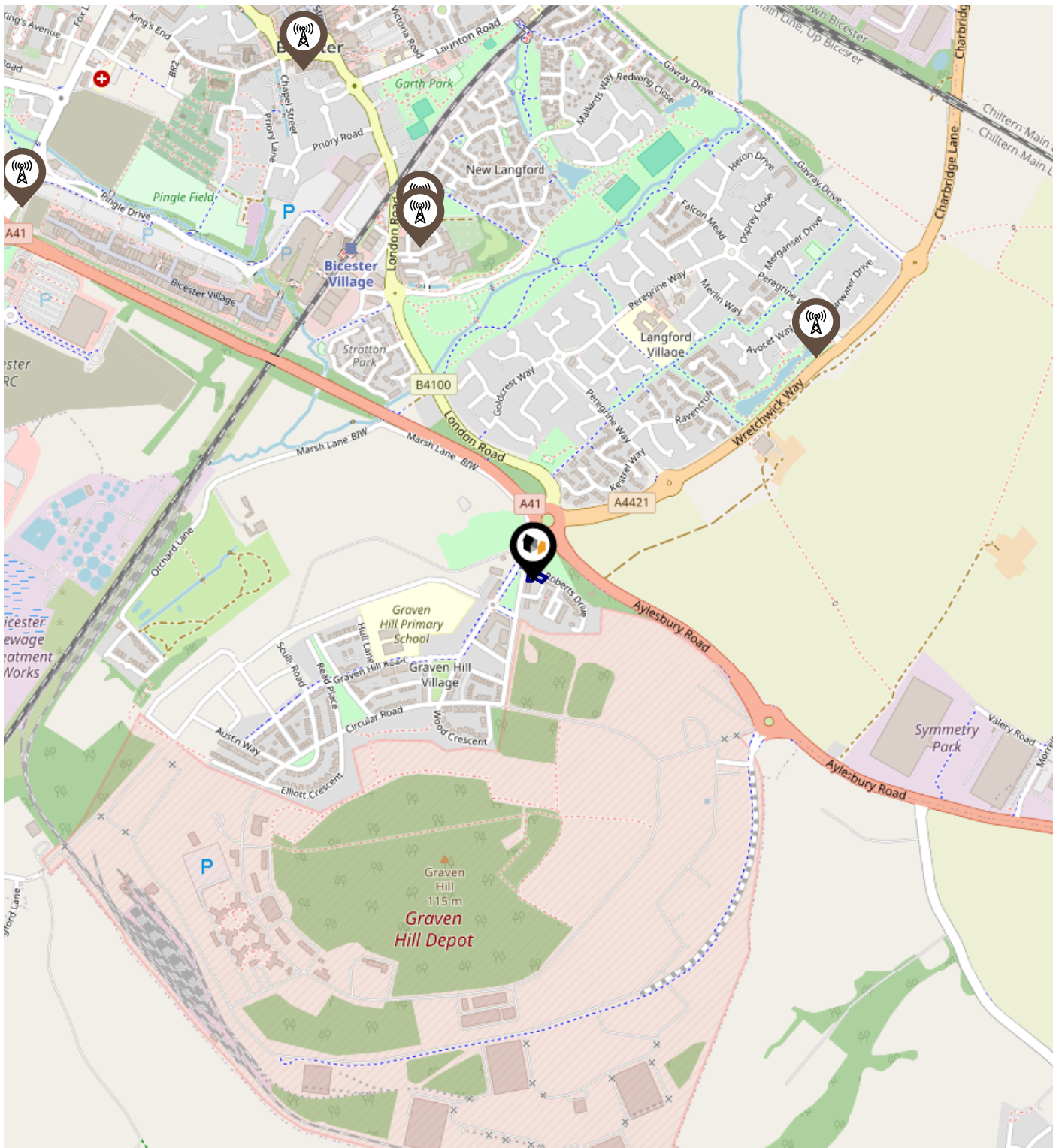
Area Schools



		Nursery	Primary	Secondary	College	Private
	Launton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 150 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cooper School Ofsted Rating: Requires improvement Pupils: 1272 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glory Farm Primary School Ofsted Rating: Good Pupils: 344 Distance:1.7	<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:1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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"/>
	Bure Park Primary School Ofsted Rating: Good Pupils: 415 Distance:1.82	<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:1.88	<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:1.92	<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

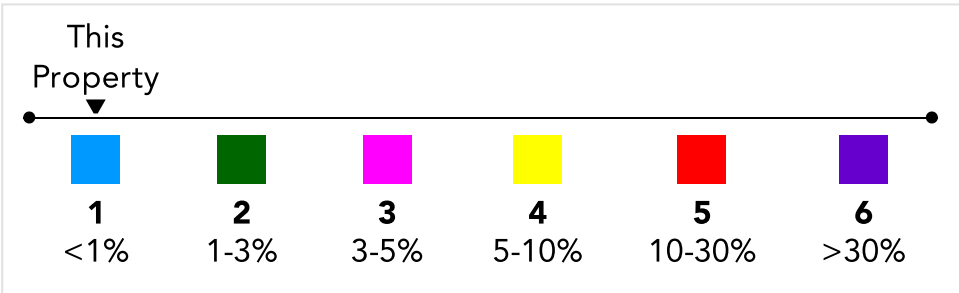
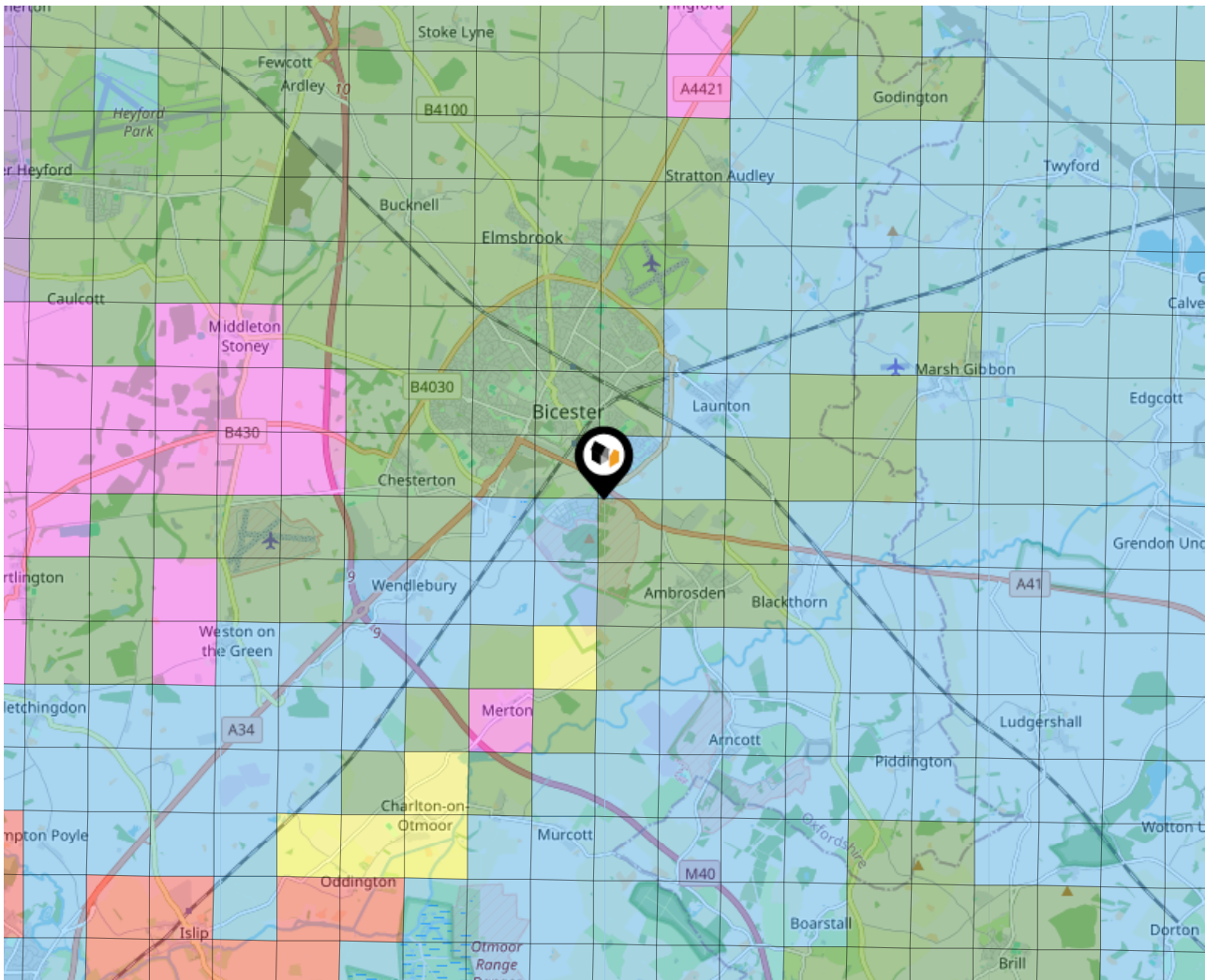
Environment

Radon Gas



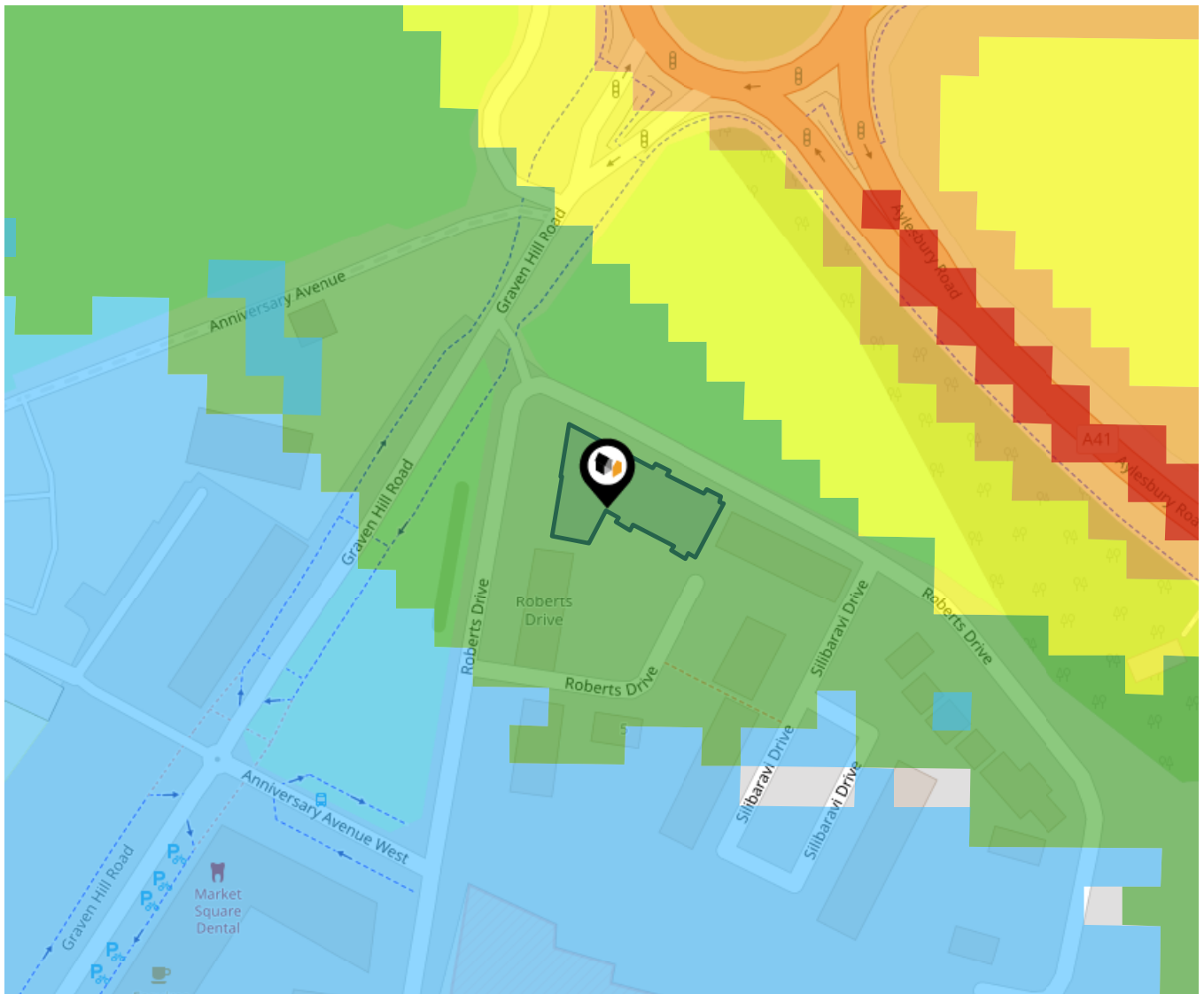
What is Radon?

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



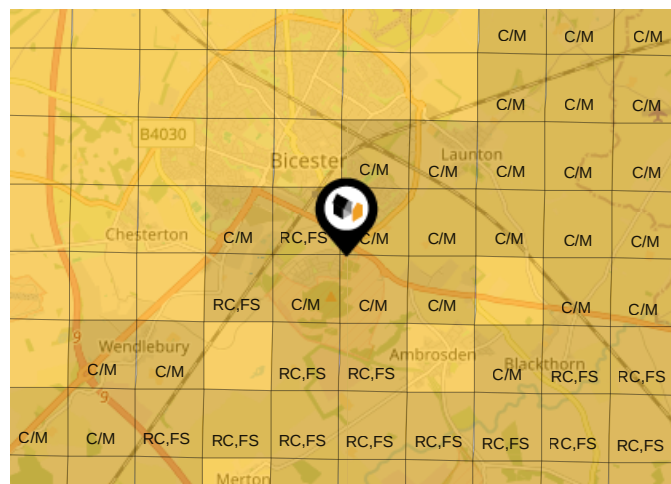
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

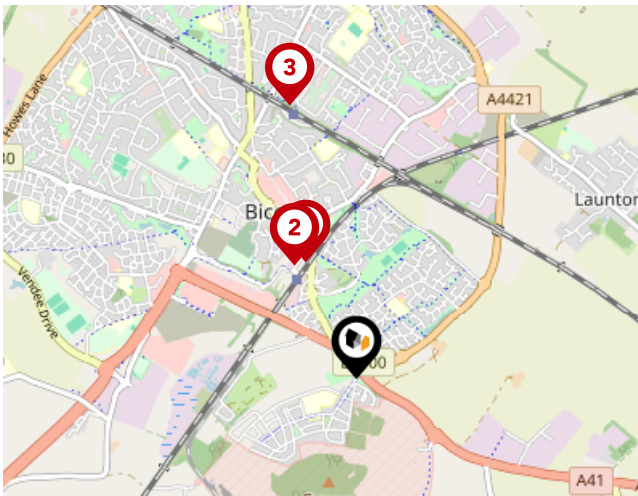


Primary Classifications (Most Common Clay Types)

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

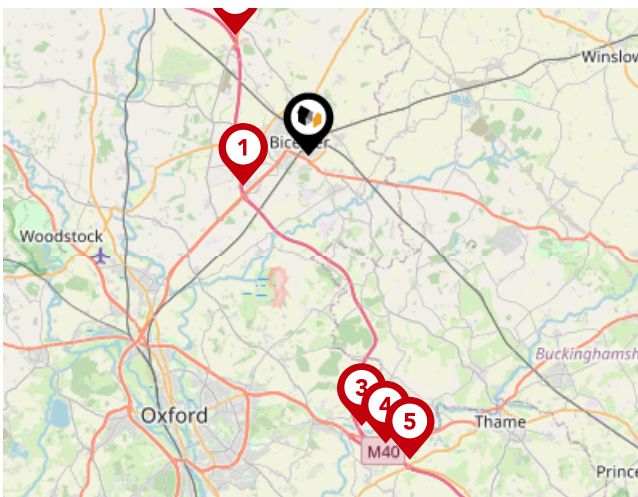
Area

Transport (National)



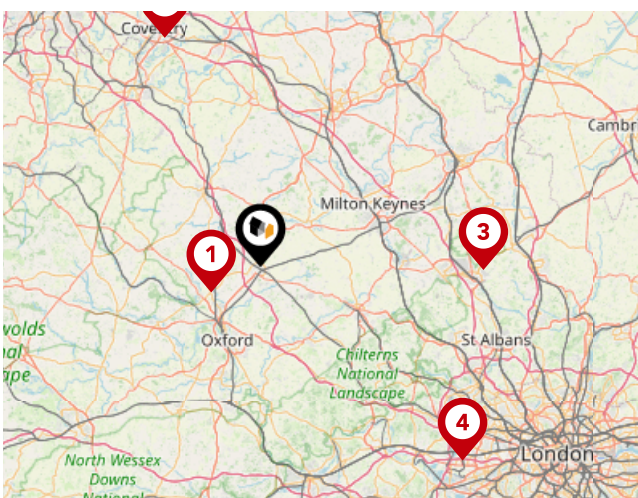
National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	0.59 miles
2	Bicester Village Rail Station	0.59 miles
3	Bicester North Rail Station	1.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	2.63 miles
2	M40 J10	5.13 miles
3	M40 J8A	10.11 miles
4	M40 J8	10.96 miles
5	M40 J7	11.76 miles



Airports/Helipads

Pin	Name	Distance
1	Kidlington	8.1 miles
2	Baginton	36.24 miles
3	Luton Airport	32.69 miles
4	Heathrow Airport	41.02 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Anniversary Avenue	0.06 miles
2	Rodney House	0.18 miles
3	Rodney House	0.21 miles
4	Ravencroft	0.28 miles
5	Langford Medical Practice	0.5 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



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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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