KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd September 2025
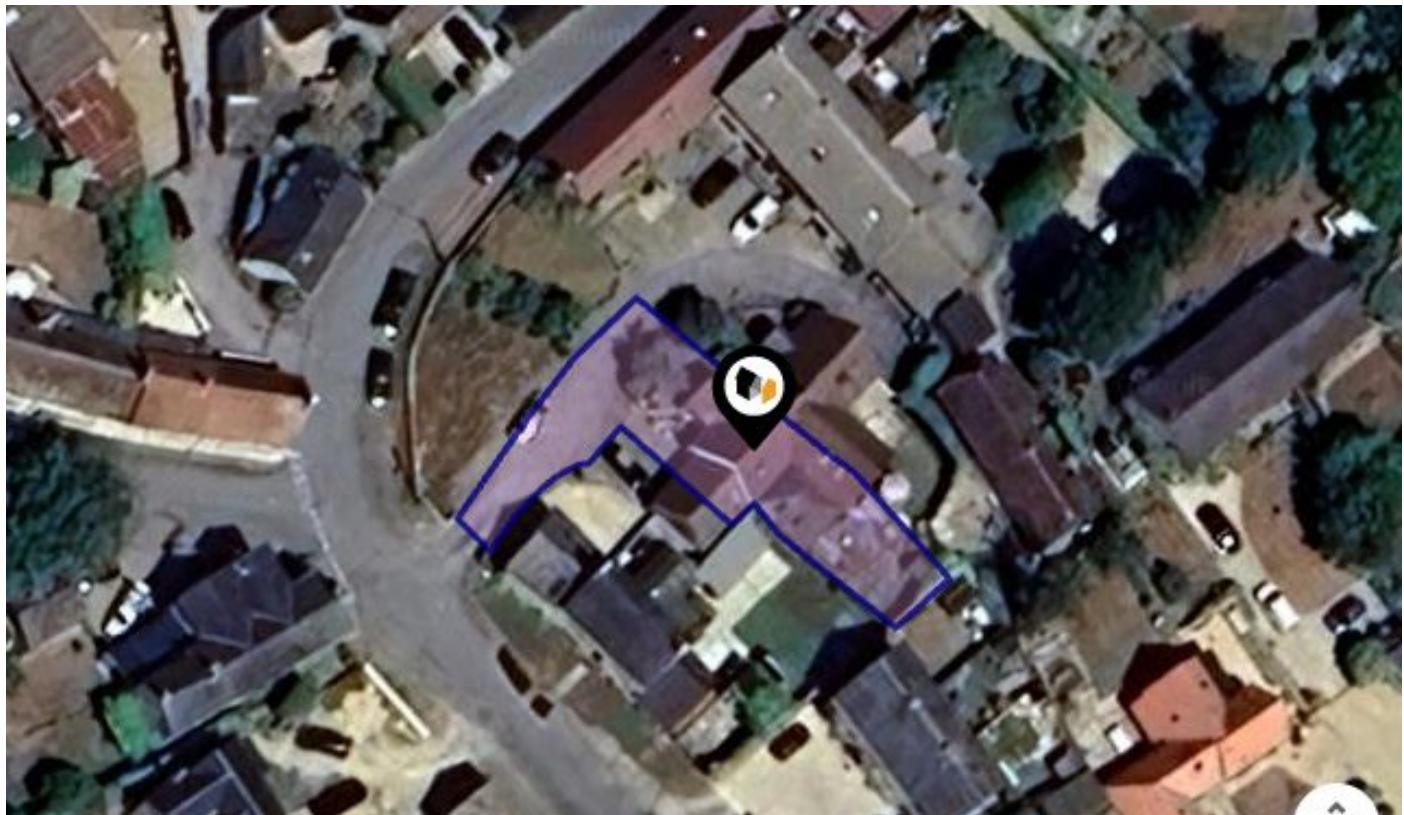
CHURCH LANE, CHARLTON ON OTMOOR, KIDLINGTON, OX5

Avocado Property

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Seller's comments...

I've truly loved living in my barn conversion – it's been the perfect mix of modern comfort and timeless character. The large open-plan living space has been wonderful for daily life, and with the recently modernised kitchen and bathrooms, it's felt both practical and stylish. The kitchen, with its generous storage and island, has been the real hub of the home.

The master bedroom is spacious and inviting, and alongside the additional double and attic bedroom, there's always been plenty of room for family and guests. One of my favourite features is the mezzanine floor – it's been an ideal home office, with the added bonus of overlooking the stunning double-height living area.

The location has given me the best of both worlds – a peaceful rural setting with easy links to both Oxford and Bicester. It's been a fantastic place to call home, and I hope the next owners enjoy it as much as I have.

Agent's comments...

Charming Barn Conversion in Charlton-on-Otmoor

Set within a quiet cul-de-sac in the ever-popular village of Charlton-on-Otmoor, this unique barn conversion, originally converted around 1988, offers a wonderful blend of character and practicality.

Step inside and you'll find a **stunning double-height reception room** with a mezzanine level above, creating a dramatic sense of space. A **feature working fireplace** forms the heart of the room, perfect for cosy evenings.

The **kitchen/diner** provides plenty of room for family meals and entertaining, while the home also benefits from **two bathrooms** – a fitted bathroom with a whirlpool-style bath and a separate shower room for convenience.

Accommodation includes a **double bedroom** alongside **two further single rooms**, making this home flexible for families, guests, or those working from home.

Outside, there's a **private garden**, **garage**, and parking, adding to the practicality of village living.

Charlton-on-Otmoor remains one of Oxfordshire's most desirable villages, offering community spirit and excellent connections to nearby towns, schools, and countryside walks.

Property
Overview

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,270 ft^2 / 118 m^2		
Plot Area:	0.09 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£3,011		
Title Number:	ON128844		

Local Area

Local Authority: Oxfordshire
Conservation Area: Charlton-on-Otmoor
Flood Risk:
- Rivers & Seas   Very low
- Surface Water   Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s   **80** mb/s   **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

BT ✔   sky ✔   Virgin media ✘

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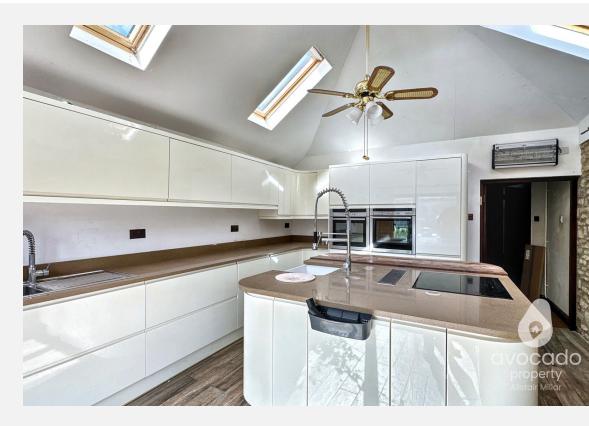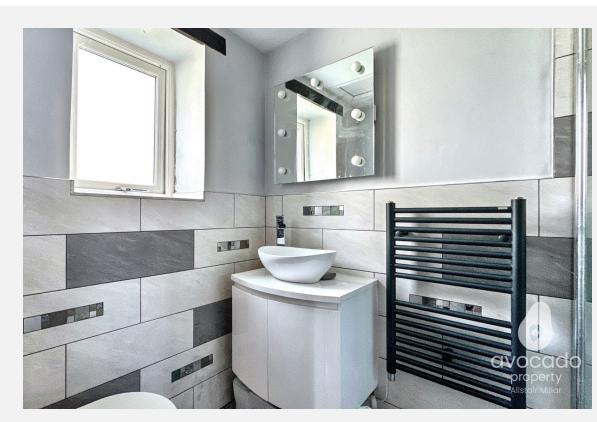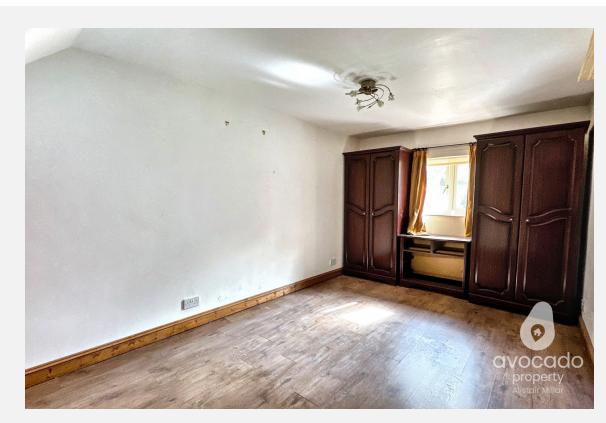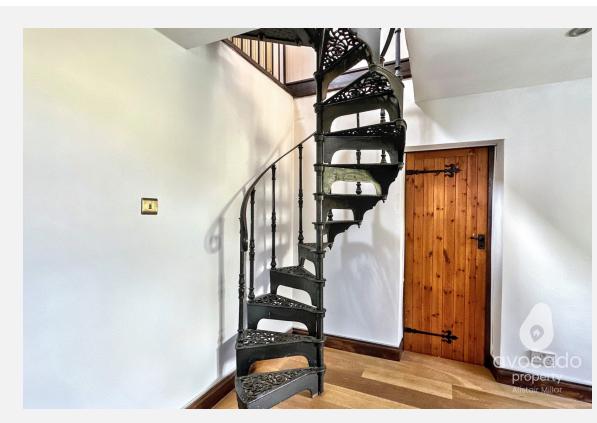
CHURCH LANE, CHARLTON ON OTMOOR, KIDLINGTON, OX5

GROUND FLOOR

1ST FLOOR

BEDROOM
14'4" x 9'4"
4.37m x 2.84m

KITCHEN/DINER
16'7" x 12'9"
5.05m x 3.88m

BEDROOM
12'8" x 6'8"
3.86m x 2.03m

CUPBOARD

UP

BATHROOM

UP

GARAGE

RECEPTION ROOM
24'0" MAX x 22'2" Max
7.32m MAX x 6.76m Max

DOWN

MEZZANINE ROOM
11'6" x 11'0"
3.51m x 3.35m

BEDROOM
11'3" x 8'8"
3.43m x 2.65m

PORCH

SHOWER ROOM
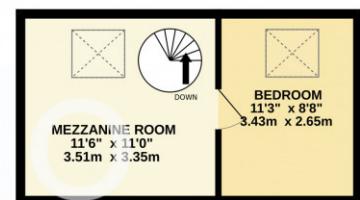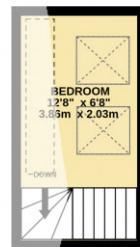
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy rating

D

Valid until 09.08.2035

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		
69-80	**C**		76 | C
55-68	**D**	64 | D	
39-54	**E**		
21-38	**F**		
1-20	**G**		

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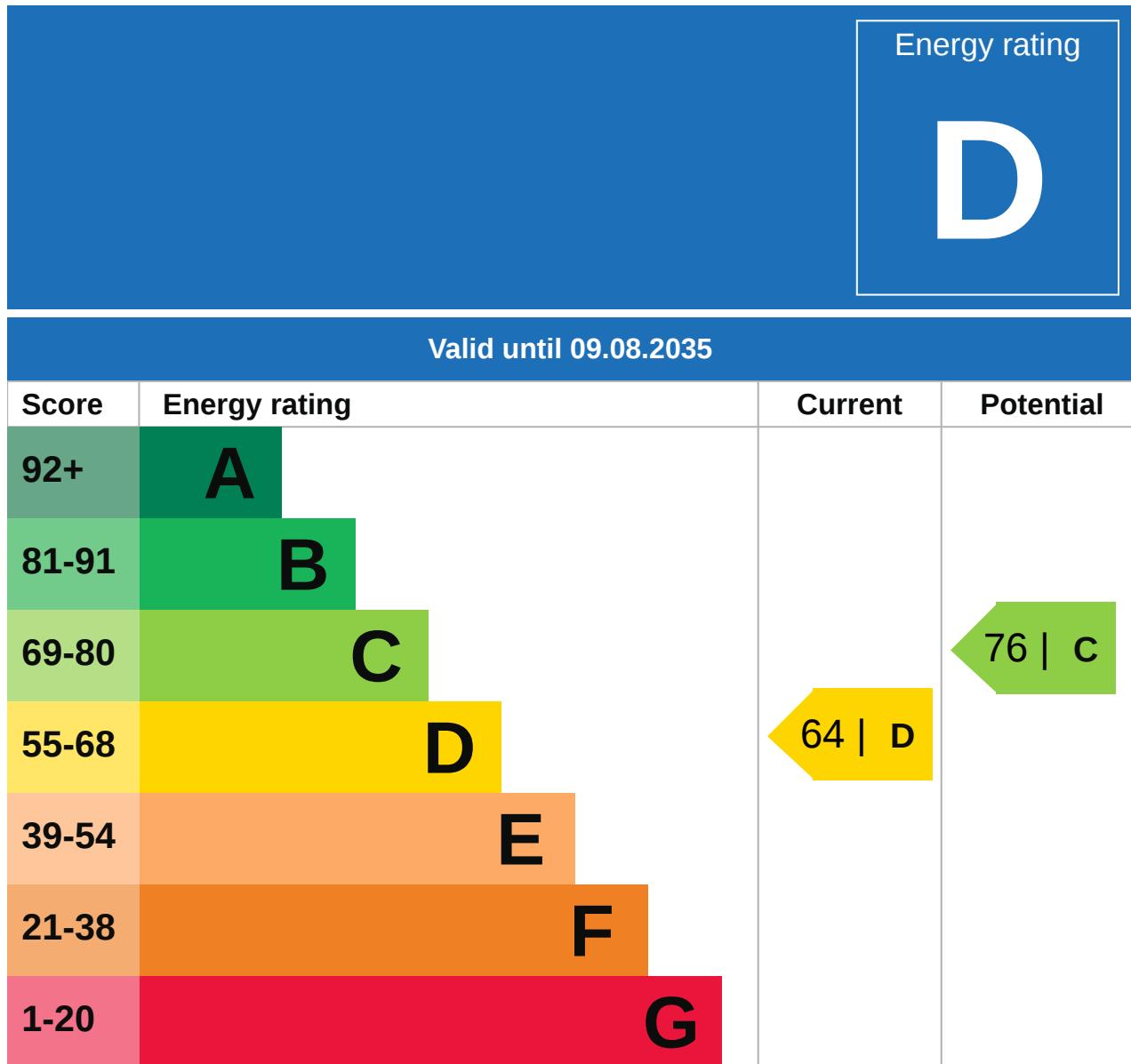
Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Sandstone, as built, insulated (assumed)
Walls Energy:	Sandstone, as built, insulated (assumed)
Roof:	Pitched, insulated
Roof Energy:	Pitched, insulated
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	118 m^2

Market
House Price Statistics

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10 Year History of Average House Prices by Property Type in OX5
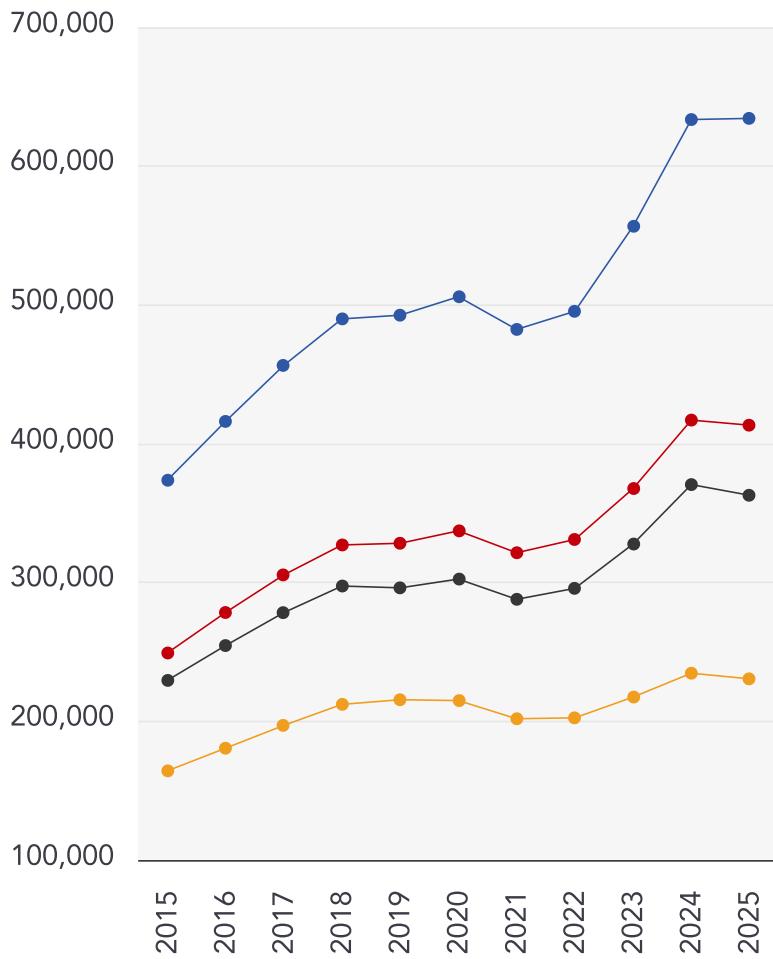
Detached

+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.

Leaflet | Contains British Geological Survey materials © UKRI 2025

Mine Entry

✕ Adit
✕ Gutter Pit
✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
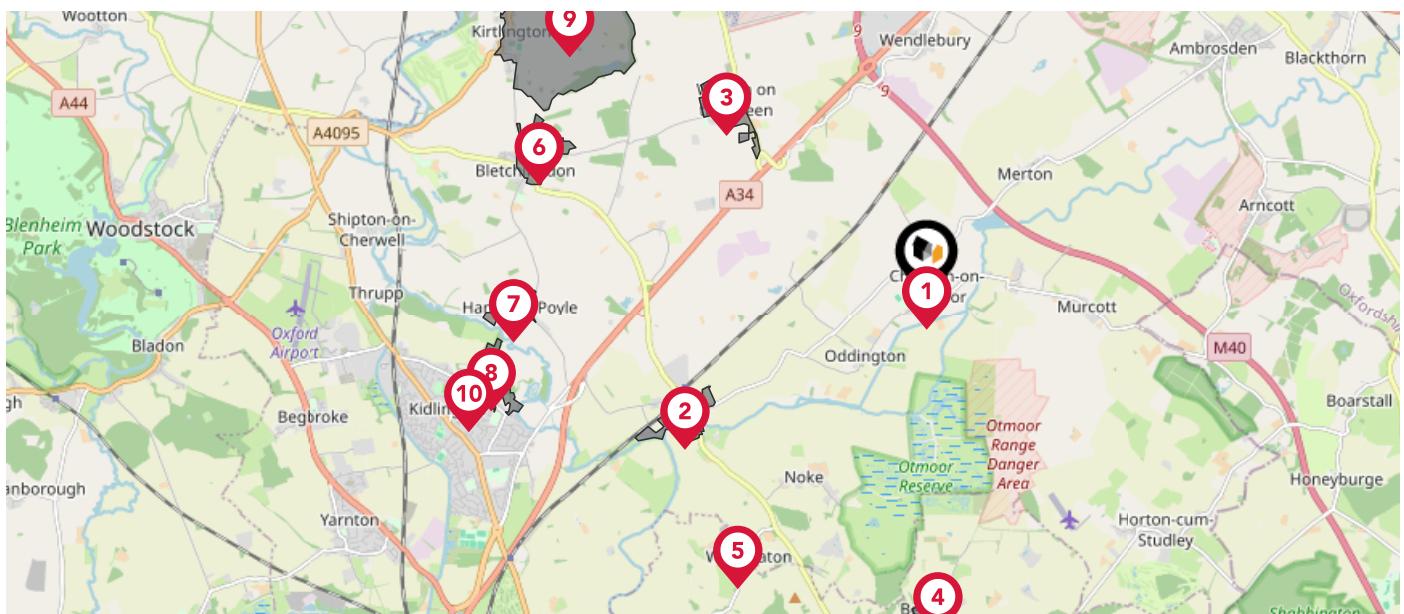

Nearby Conservation Areas

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

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
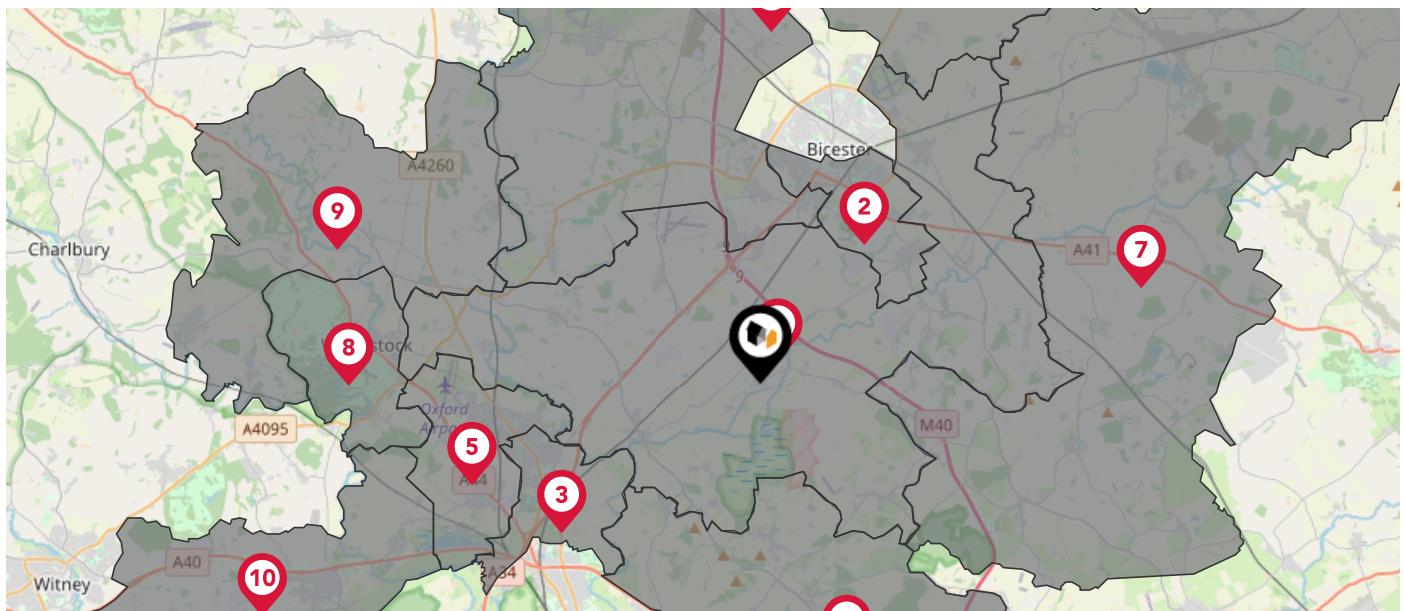
Nearby Council Wards

1	Launton & Otmoor Ward
2	Bicester South & Ambrosden Ward
3	Kidlington East Ward
4	Forest Hill & Holton Ward
5	Kidlington West Ward
6	Fringford & Heyfords Ward
7	Grendon Underwood Ward
8	Woodstock and Bladon Ward
9	Stonesfield and Tackley Ward
10	Eynsham and Cassington Ward

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Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
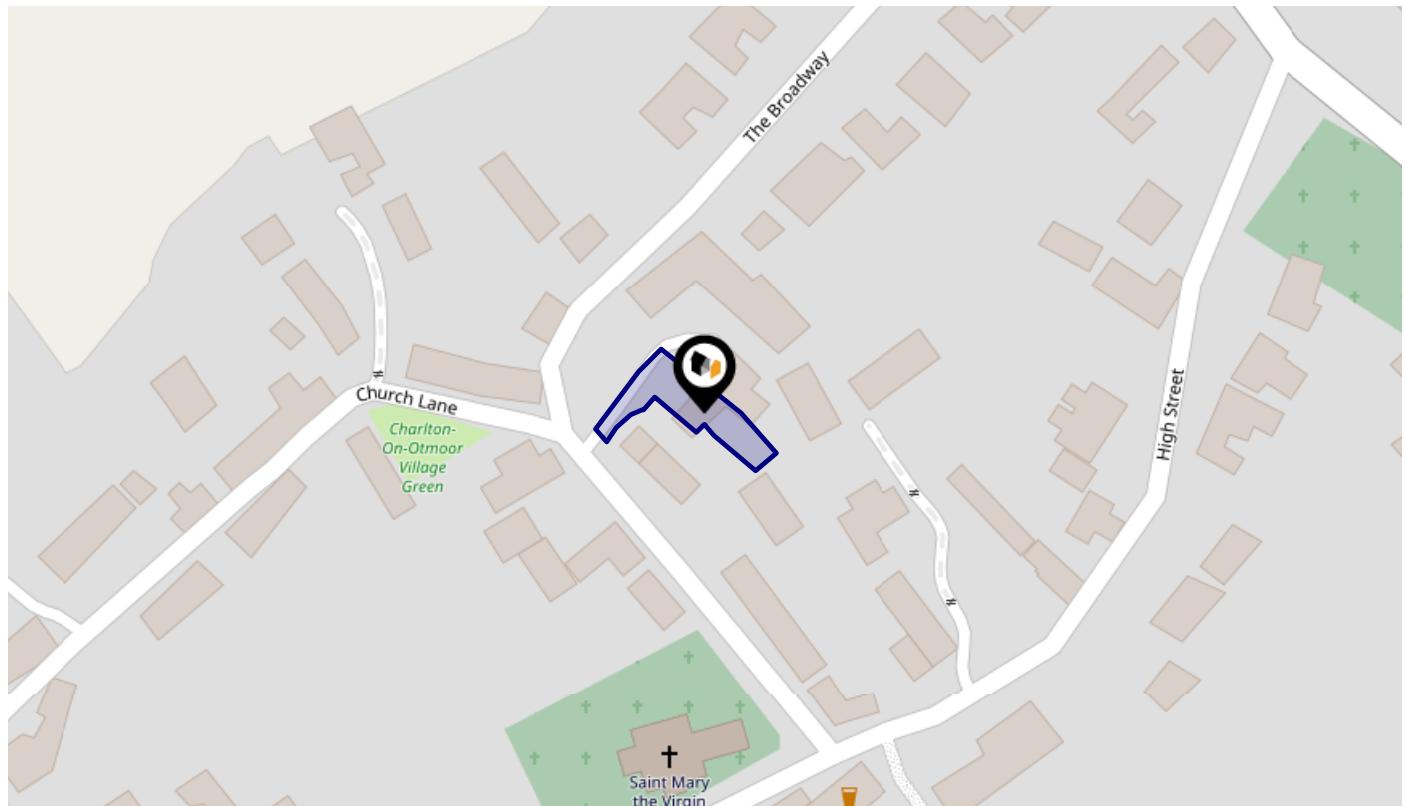
Rail Noise Data

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	🟦

KFB - Key Facts For Buyers

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:

|		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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

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Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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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🌢 Up to 20cm (8in)					
🌢🌢 Up to 30cm (1ft)					
🌢🌢🌢 Up to 60cm (2ft)					

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Maps
Green Belt

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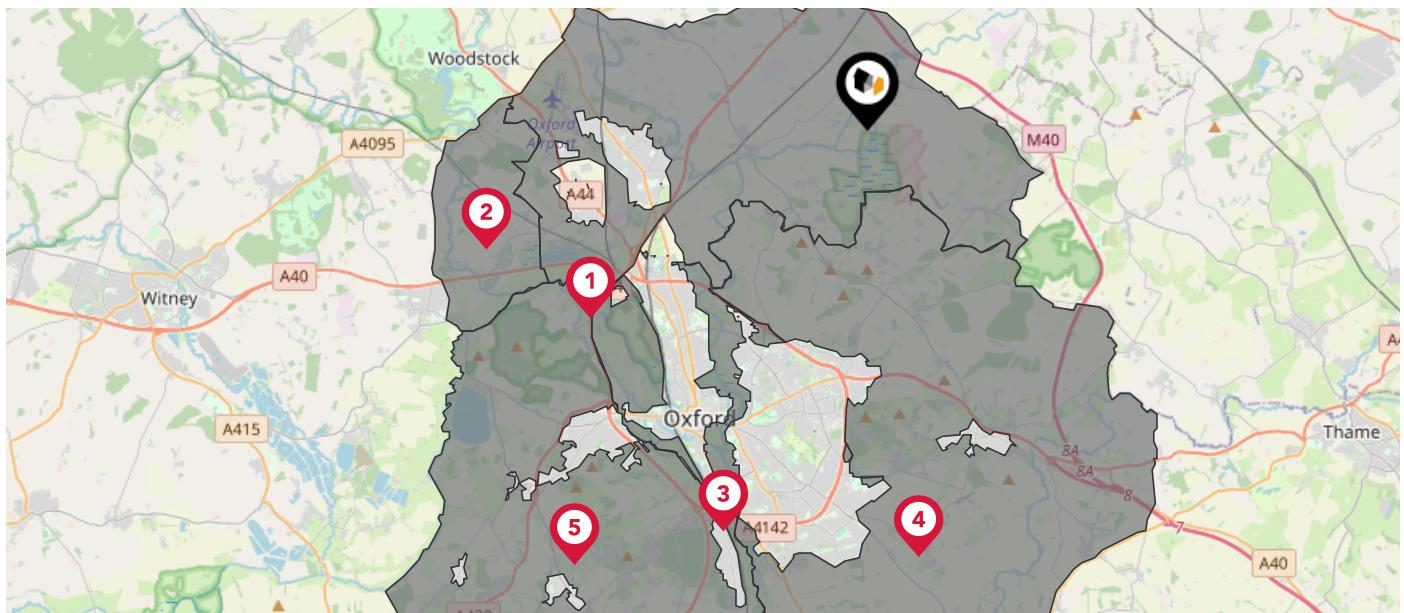
Nearby Green Belt Land

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

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.
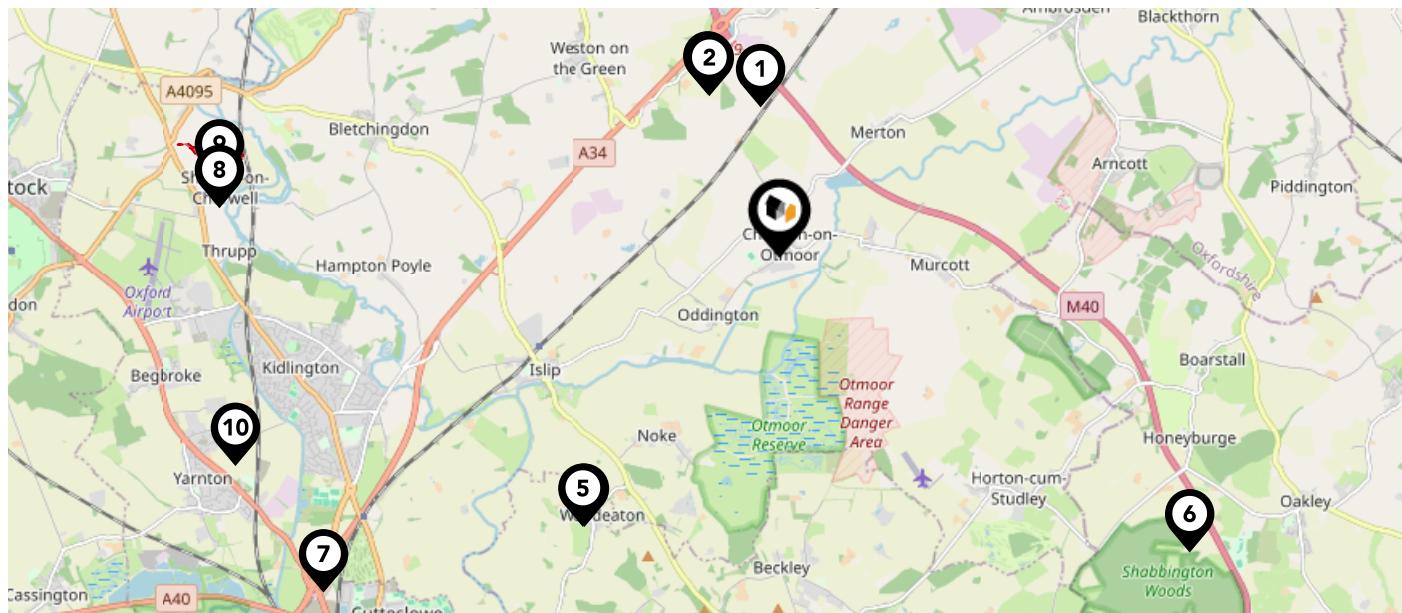
Nearby Landfill Sites

1	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill
2	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill
3	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill
4	Woodeaton Quarry-Woodeaton, Oxfordshire	Historic Landfill
5	EA/EPR/EB3701TV/V002	Active Landfill
6	Field Numbers. OS4300 and 6400-Oakley New Farm	Historic Landfill
7	Pear Tree Railway Cutting-Oxford, Oxfordshire	Historic Landfill
8	Shipton-On-Cherwell Railway Cutting-Shipton-On-Cherwell, Oxfordshire	Historic Landfill
9	EA/EPR/GB3431AD/V002	Active Landfill
10	Sandy Lane East-Yarnton, Oxfordshire	Historic Landfill

Maps
Listed Buildings

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
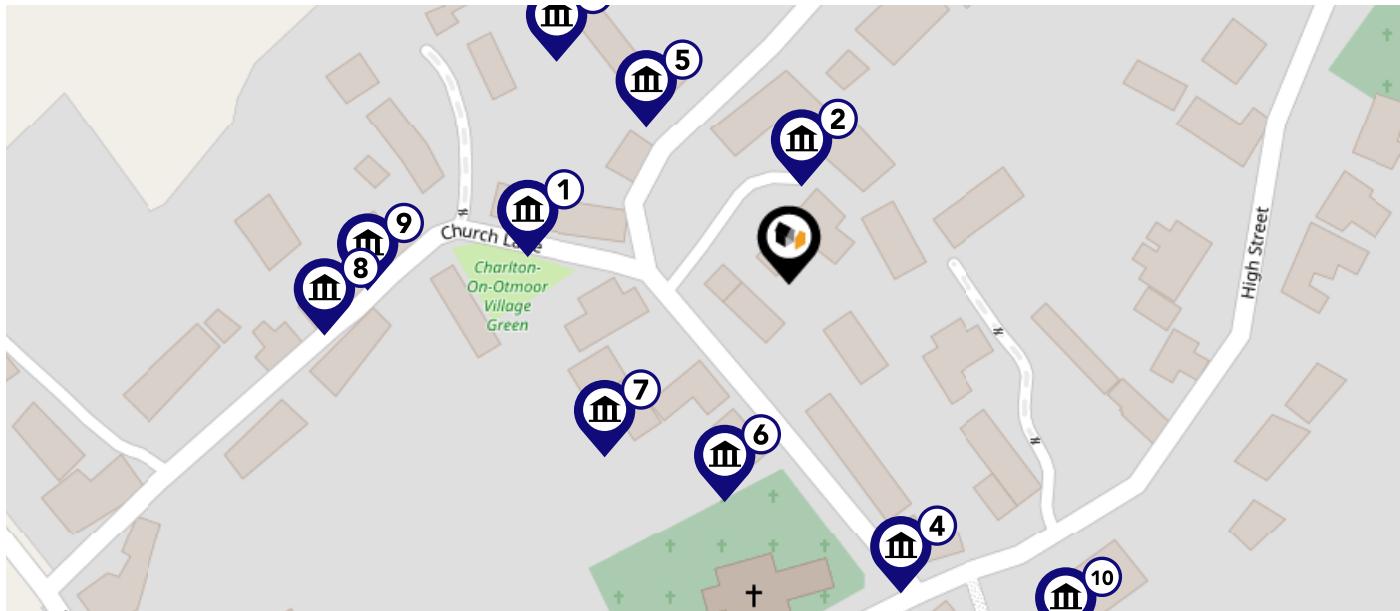
| Listed Buildings in the local district		Grade	Distance
1	1045775 - Star House	Grade II	0.0 miles
2	1370083 - Barn Approximately 50 Metres East North East Of Village Farmhouse	Grade II	0.0 miles
3	1045774 - Village Farmhouse	Grade II	0.0 miles
4	1045773 - Penlan And Cornerways	Grade II	0.0 miles
5	1192564 - Dragon Cottage	Grade II	0.0 miles
6	1370085 - House Approximately 30 Metres North Of Church Of St Mary The Virgin	Grade II	0.0 miles
7	1045777 - Barn Approximately 50 Metres North West Of Church Of St Mary The Virgin	Grade II	0.0 miles
8	1045776 - Cumberland House	Grade II	0.1 miles
9	1370084 - Home Farmhouse	Grade II	0.1 miles
10	1370049 - The Old Rectory, Halton House And Attached Walls And Piers	Grade II	0.1 miles

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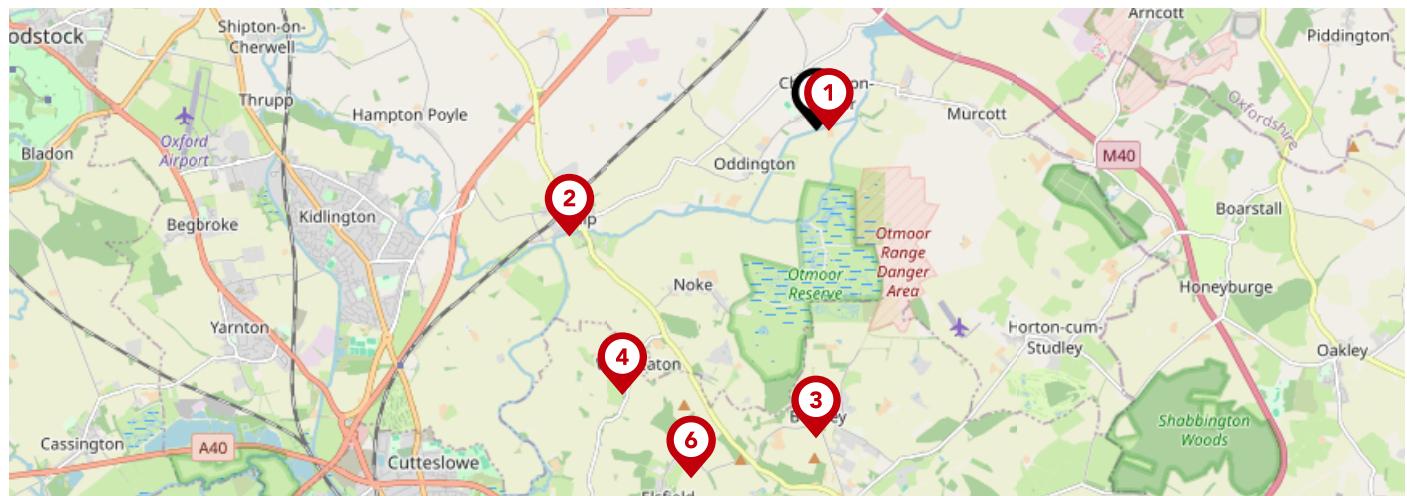
		Nursery	Primary	Secondary	College	Private
1	**Charlton-on-Otmoor Church of England Primary School** Ofsted Rating: Good | Pupils: 88 | Distance:0.12	☐	☑	☐	☐	☐
2	**Dr South's Church of England Primary School** Ofsted Rating: Good | Pupils: 93 | Distance:2.46	☐	☑	☐	☐	☐
3	**Beckley Church of England Primary School** Ofsted Rating: Good | Pupils: 91 | Distance:2.82	☐	☑	☐	☐	☐
4	**Woodeaton Manor School** Ofsted Rating: Special Measures | Pupils: 89 | Distance:3	☐	☐	☑	☐	☐
5	**Bruern Abbey School** Ofsted Rating: Not Rated | Pupils: 201 | Distance:3.29	☐	☐	☑	☐	☐
6	**Oxford Montessori Schools** Ofsted Rating: Not Rated | Pupils: 127 | Distance:3.38	☐	☐	☑	☐	☐
7	**Chesterton Church of England Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 195 | Distance:3.55	☐	☑	☐	☐	☐
8	**Whitelands Academy** Ofsted Rating: Good | Pupils: 467 | Distance:3.56	☐	☐	☑	☐	☐

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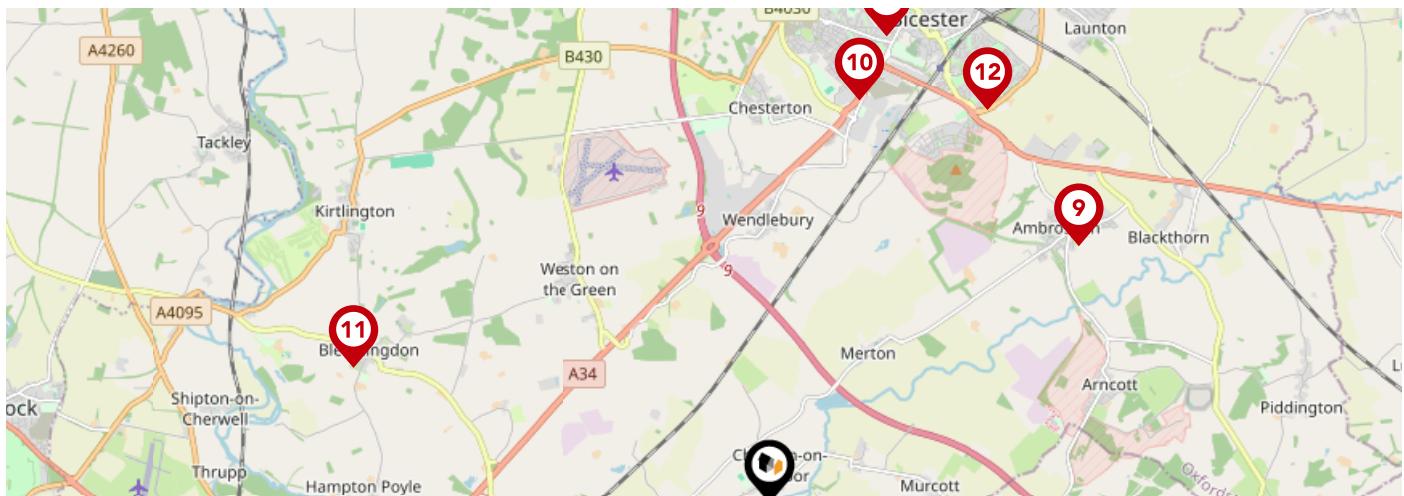
	Nursery	Primary	Secondary	College	Private
9 Five Acres Primary School Ofsted Rating: Good | Pupils: 352 | Distance:3.68	☐	☑	☐	☐	☐
10 St Edburg's Church of England (VA) School Ofsted Rating: Good | Pupils: 489 | Distance:3.78	☐	☑	☐	☐	☐
11 Bletchingdon Parochial Church of England Primary School Ofsted Rating: Good | Pupils: 94 | Distance:4.01	☐	☑	☐	☐	☐
12 Langford Village Community Primary School Ofsted Rating: Good | Pupils: 421 | Distance:4.11	☐	☑	☐	☐	☐
13 Edward Feild Primary School Ofsted Rating: Good | Pupils: 276 | Distance:4.18	☐	☑	☐	☐	☐
14 Gosford Hill School Ofsted Rating: Good | Pupils: 848 | Distance:4.28	☐	☐	☑	☐	☐
15 The Bicester School Ofsted Rating: Good | Pupils: 1239 | Distance:4.4	☐	☐	☑	☐	☐
16 St Thomas More Catholic Primary School, Kidlington Ofsted Rating: Good | Pupils: 212 | Distance:4.41	☐	☑	☐	☐	☐
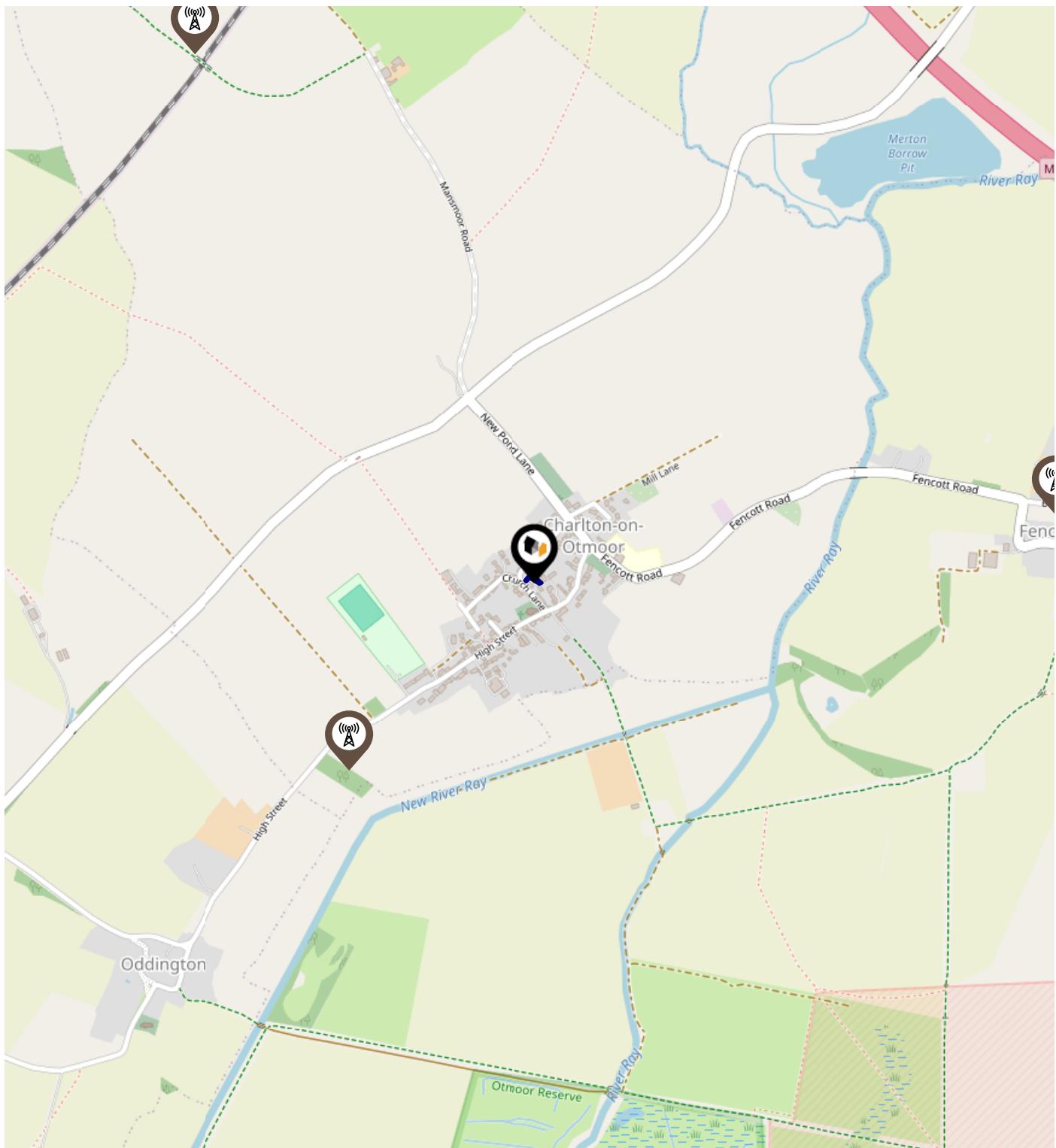
Key:

🏠 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).
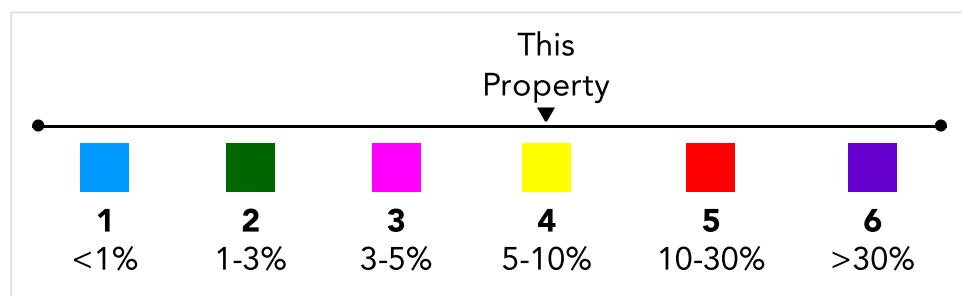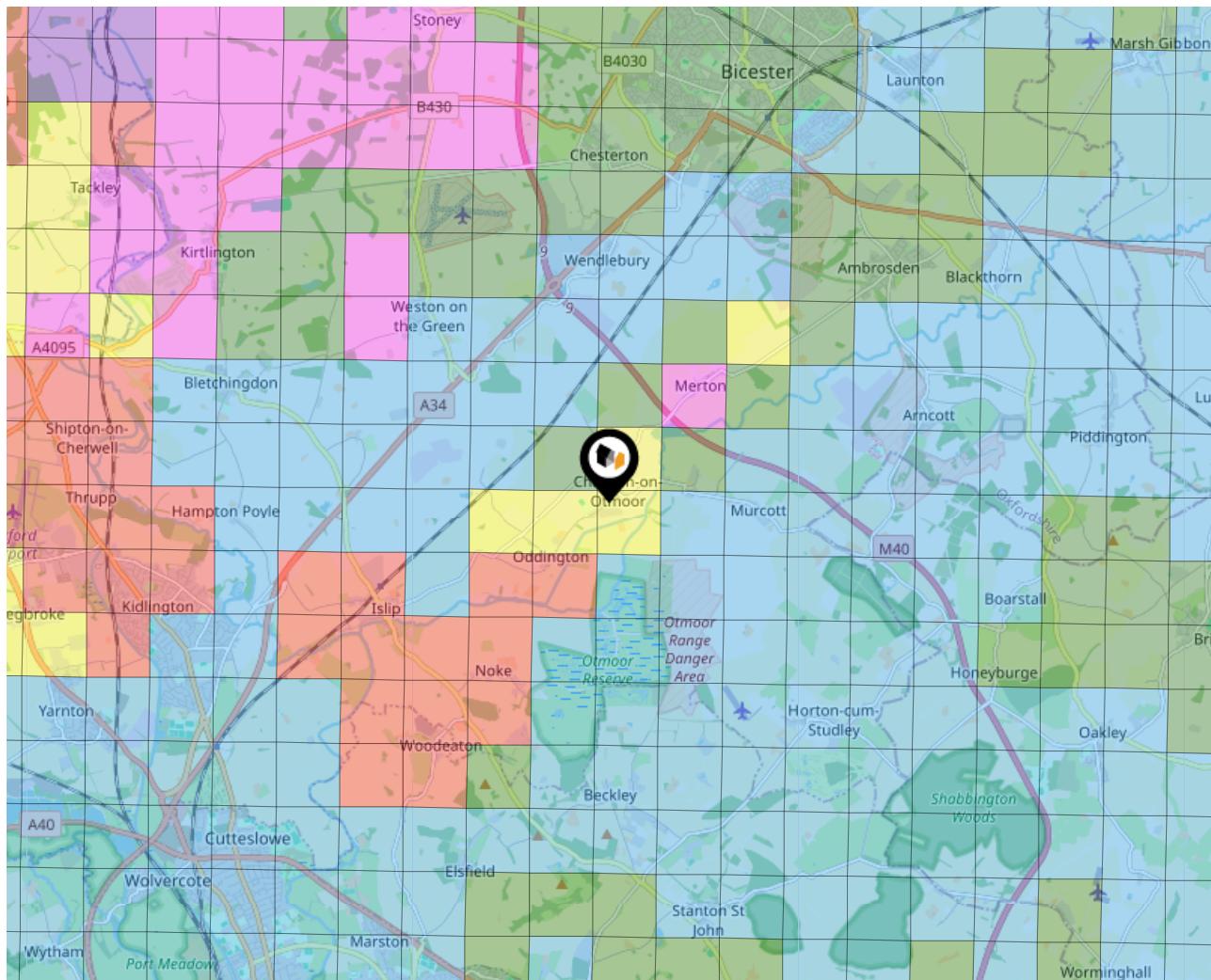
This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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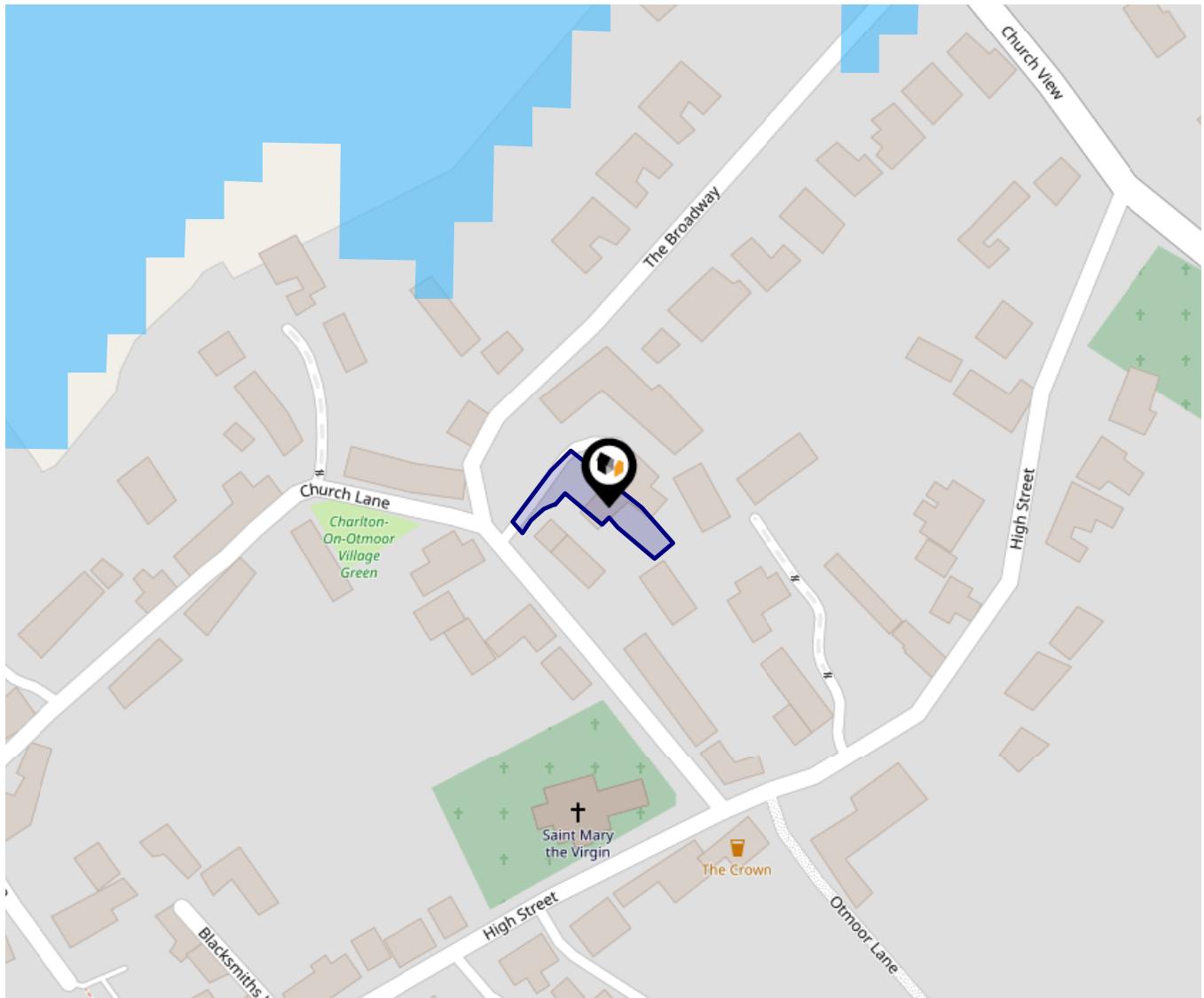
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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Environment
Soils & Clay

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

Carbon Content:	HIGH	**Soil Texture:**	LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	HEAVY TO MEDIUM		
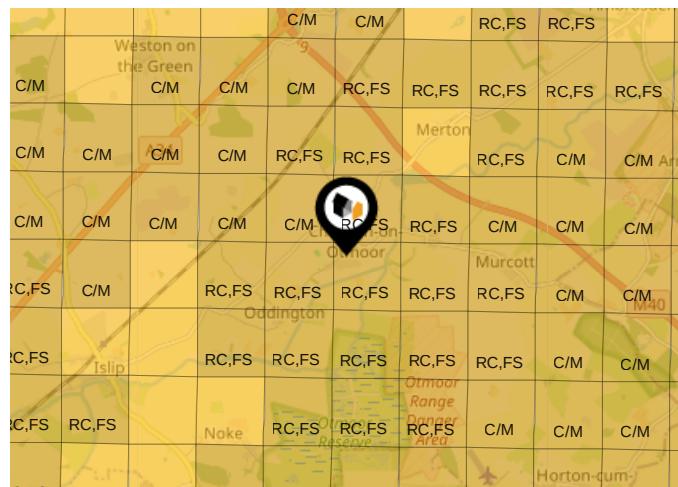
Primary Classifications (Most Common Clay Types)

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

Transport (National)
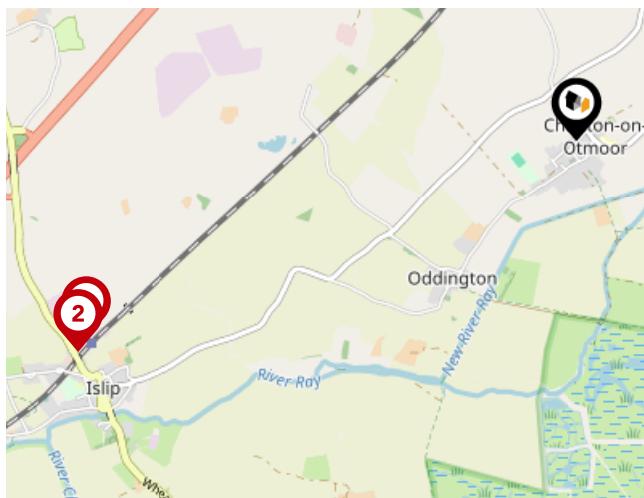
National Rail Stations

Pin	Name	Distance
1	Islip Rail Station	2.42 miles
2	Islip Rail Station	2.47 miles
3	Bicester Village Rail Station	4.03 miles
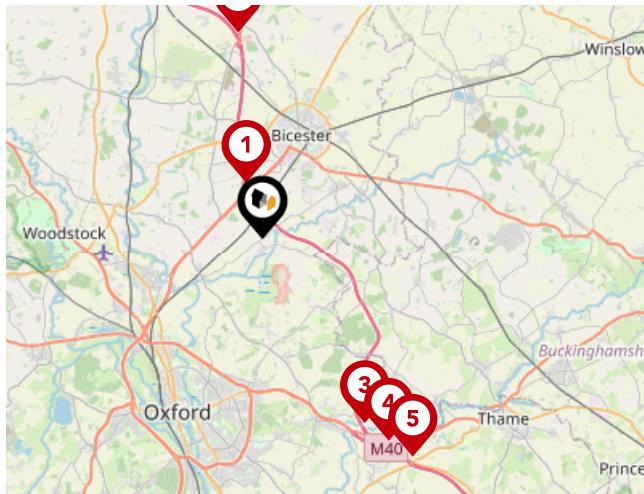
Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	2.16 miles
2	M40 J10	7.63 miles
3	M40 J8A	7.71 miles
4	M40 J8	8.75 miles
5	M40 J7	9.7 miles
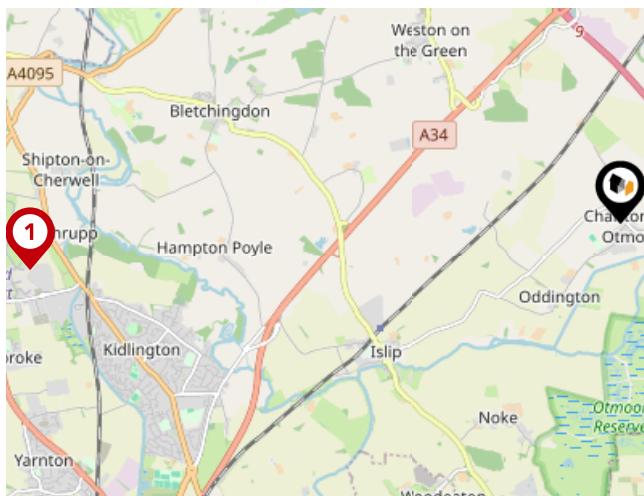
Airports/Helipads

Pin	Name	Distance
1	Kidlington	5.43 miles
2	Baginton	38.59 miles
3	Luton Airport	34.65 miles
4	Heathrow Airport	40.31 miles
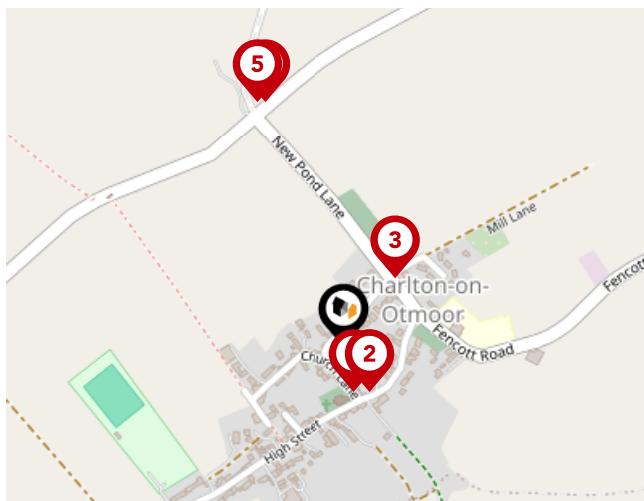
Bus Stops/Stations

Pin	Name	Distance
1	St Mary's Church	0.05 miles
2	St Mary's Church	0.06 miles
3	Church View	0.1 miles
4	Charlton Turn	0.3 miles
5	Charlton Turn	0.3 miles
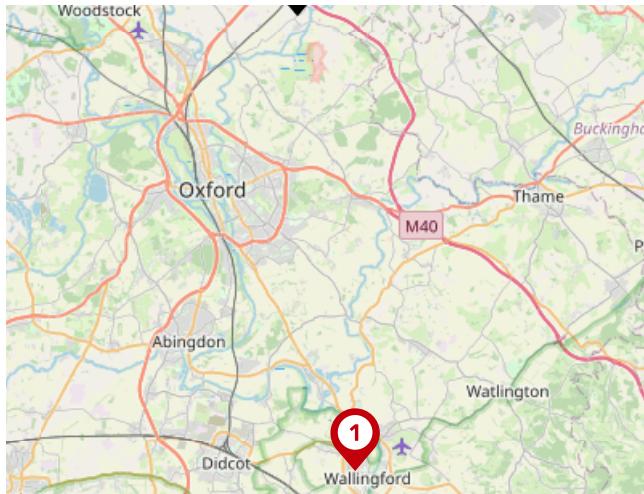
Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	16.81 miles

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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.

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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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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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