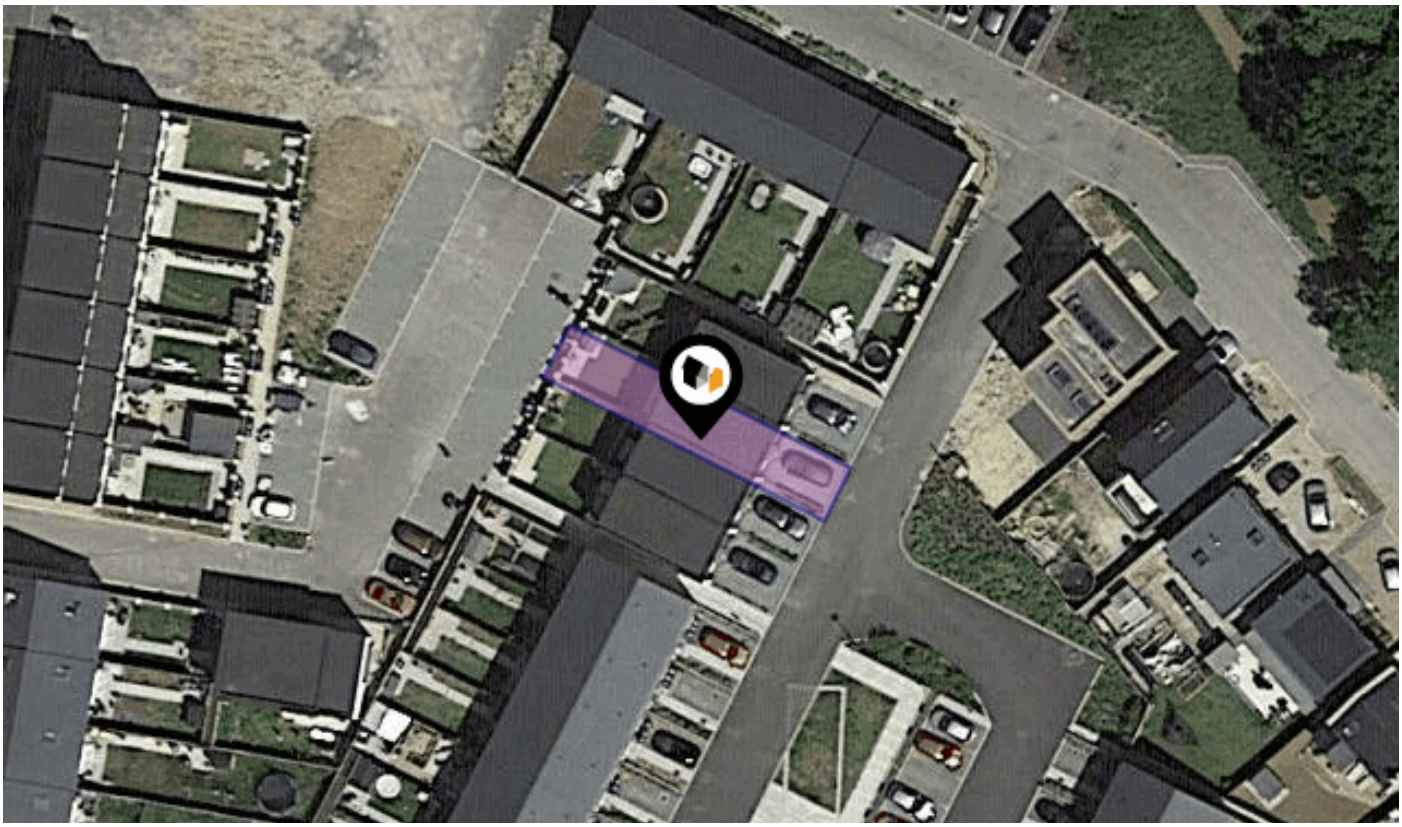
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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th October 2024



SILIBARAVI DRIVE, AMBROSDEN, BICESTER, OX25

Avocado Property

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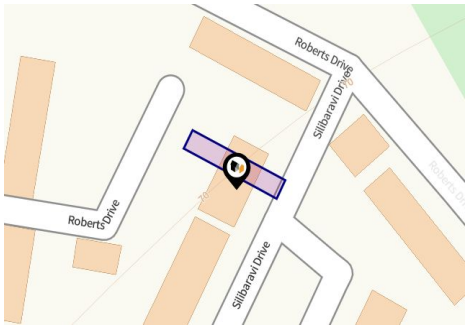
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Introduction
Our Comments

Sellers comments...
We purchased this beautiful home two years ago, and it has been an incredible experience. The neighbourhood is welcoming and friendly, with lovely neighbours and stunning countryside walks right at our doorstep. We're conveniently located near multiple shops and just a 15-minute walk from Bicester Village train station. As well as Bicester village shopping village. On the train it takes 15 minutes to the centre of Oxford and 50 minutes to London.
The house itself is spacious, featuring tall ceilings and large windows that create an airy feel. Nestled in a quiet cul-de-sac, it offers a peaceful retreat within Bicester.
As a passive house, it stays warm and cozy year-round, with triple glazing that keeps winter bills exceptionally low. We've truly enjoyed our time here, and it would be perfect for a couple or small family looking to settle down.

Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	861 ft^2 / 80 m^2		
Plot Area:	0.03 acres		
Year Built :	2019		
Council Tax :	Band C		
Annual Estimate:	£2,090		
Title Number:	ON352742		

Local Area

Local Authority: Cherwell

Conservation Area: No

Flood Risk:

- Rivers & Seas — No Risk
- Surface Water — Very Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7	64	940
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2 ✓ EE ✓ 3 ✓ Vodafone ✓

Satellite/Fibre TV Availability:

BT ✓ Sky ✓ Virgin media ✗

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Gallery
Photos

















Gallery
Photos











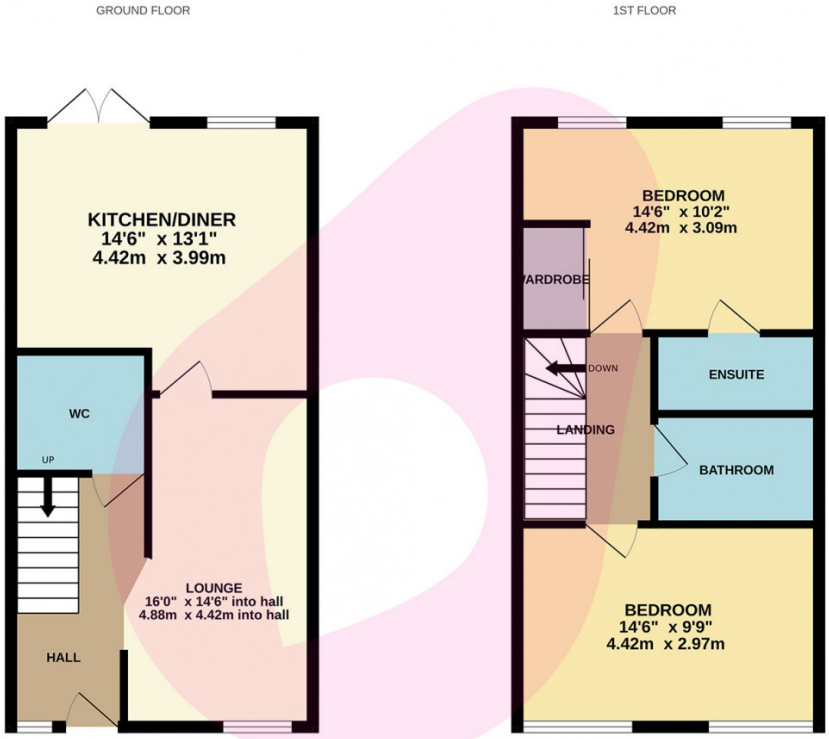


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Gallery
Floorplan

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SILIBARAVI DRIVE, AMBROSDEN, BICESTER, OX25



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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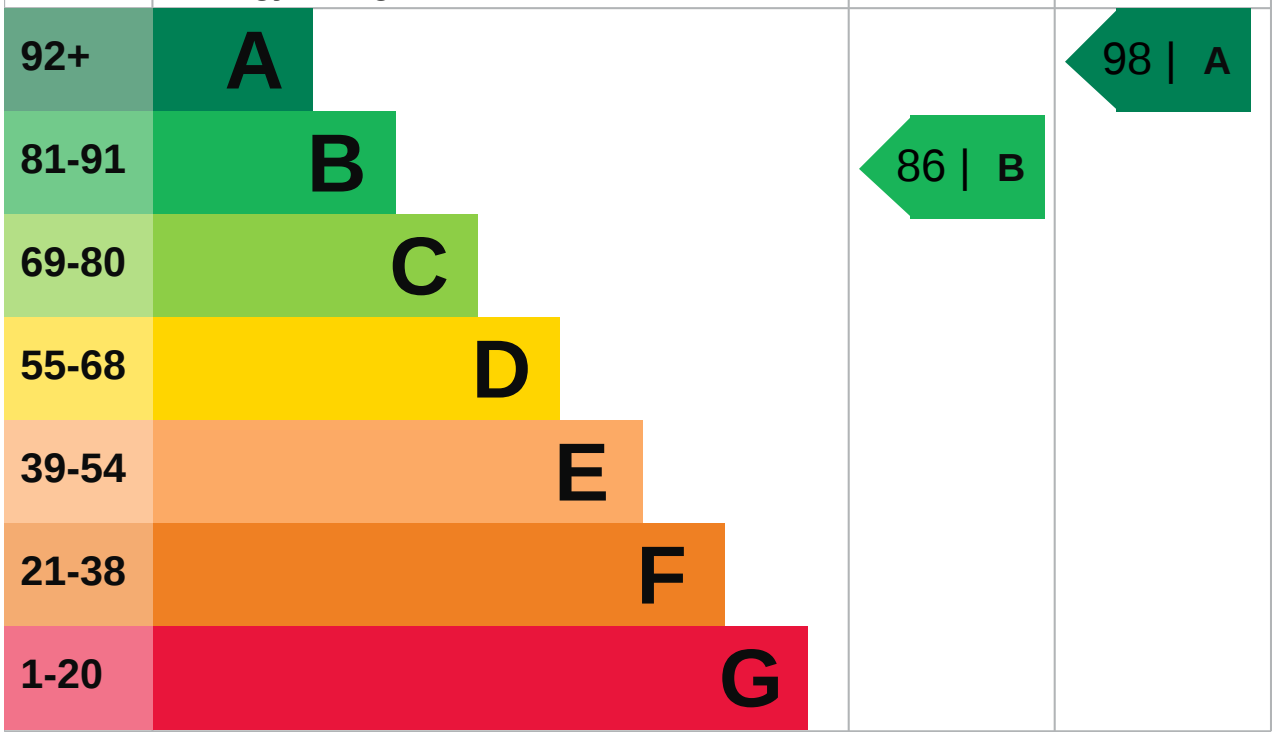
Property
EPC - Certificate

Silibaravi Drive, Ambrosden, OX25

Energy rating

B

Valid until 19.05.2029



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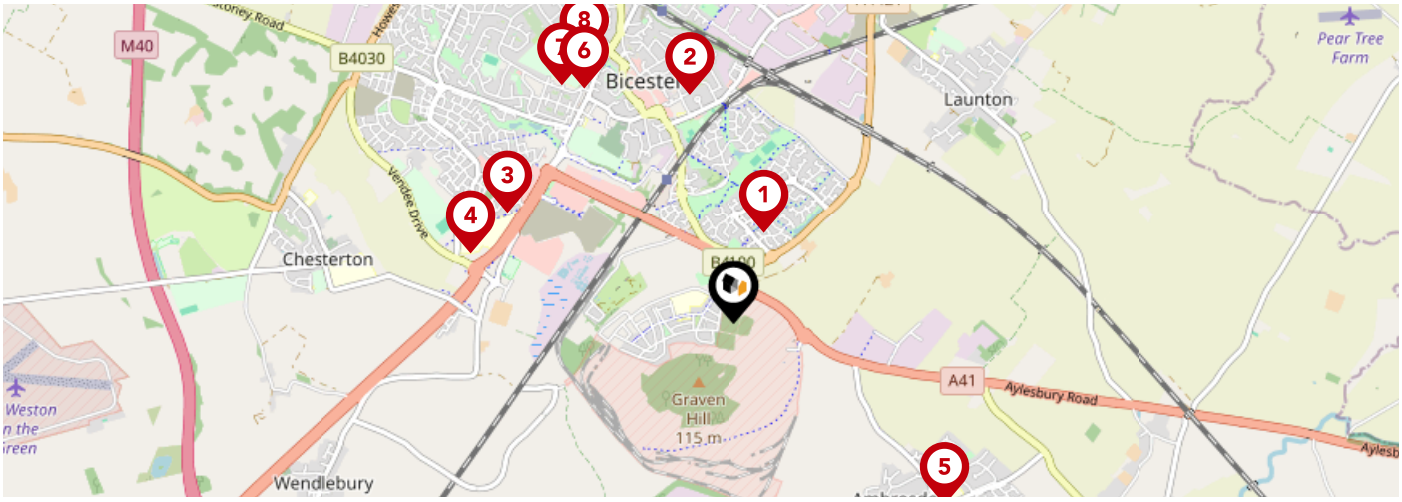
Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.16 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.09 W/m-Â¦K
Total Floor Area:	80 m^2

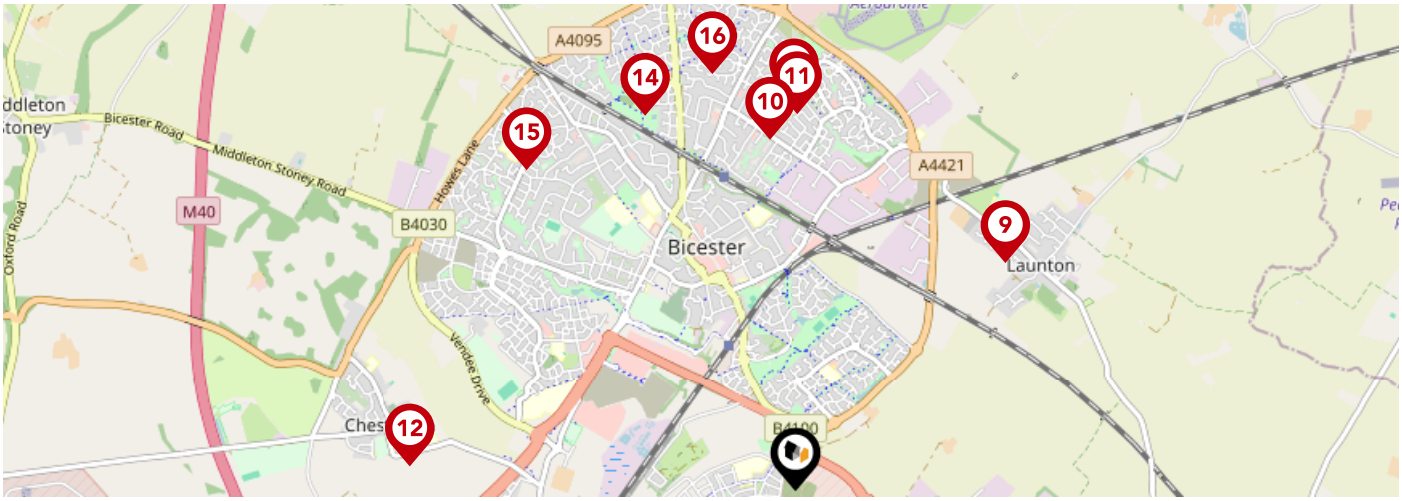
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Langford Village Community Primary School** Ofsted Rating: Good | Pupils: 421 | Distance:0.44	☐	☑	☐	☐	☐
2	**Longfields Primary and Nursery School** Ofsted Rating: Good | Pupils: 388 | Distance:1.06	☐	☑	☐	☐	☐
3	**St Edburg's Church of England (VA) School** Ofsted Rating: Good | Pupils: 489 | Distance:1.15	☐	☑	☐	☐	☐
4	**Whitelands Academy** Ofsted Rating: Good | Pupils: 467 | Distance:1.24	☐	☐	☑	☐	☐
5	**Five Acres Primary School** Ofsted Rating: Good | Pupils: 352 | Distance:1.28	☐	☑	☐	☐	☐
6	**St Mary's Catholic Primary School, Bicester** Ofsted Rating: Good | Pupils: 229 | Distance:1.28	☐	☑	☐	☐	☐
7	**The Bicester School** Ofsted Rating: Good | Pupils: 1239 | Distance:1.34	☐	☐	☑	☐	☐
8	**Brookside Primary School** Ofsted Rating: Good | Pupils: 320 | Distance:1.39	☐	☑	☐	☐	☐

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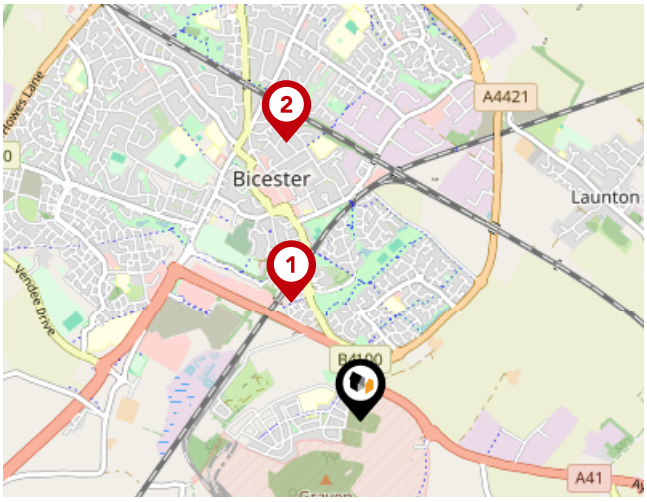
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Launton Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 150 | Distance:1.42	☐	☑	☐	☐	☐
10 The Cooper School Ofsted Rating: Requires improvement | Pupils: 1272 | Distance:1.61	☐	☐	☑	☐	☐
11 Glory Farm Primary School Ofsted Rating: Good | Pupils: 344 | Distance:1.72	☐	☑	☐	☐	☐
12 Bruern Abbey School Ofsted Rating: Not Rated | Pupils: 201 | Distance:1.76	☐	☐	☑	☐	☐
13 Bardwell School Ofsted Rating: Good | Pupils: 113 | Distance:1.78	☐	☐	☑	☐	☐
14 Bure Park Primary School Ofsted Rating: Good | Pupils: 415 | Distance:1.85	☐	☑	☐	☐	☐
15 King's Meadow Primary School Ofsted Rating: Good | Pupils: 445 | Distance:1.91	☐	☑	☐	☐	☐
16 Southwold Primary School Ofsted Rating: Good | Pupils: 350 | Distance:1.94	☐	☑	☐	☐	☐

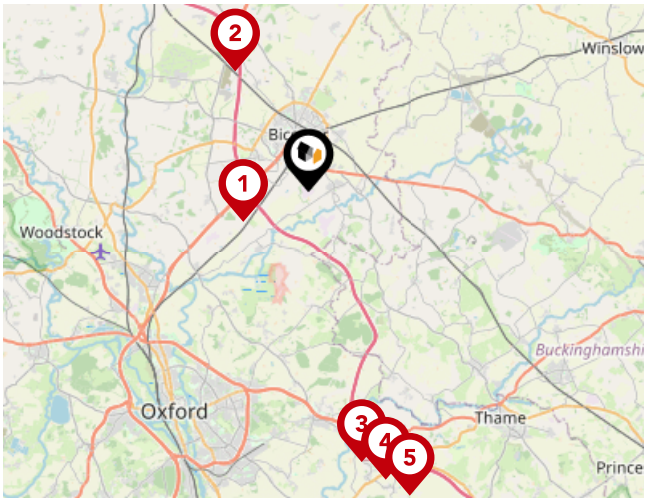
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Area
Transport (National)



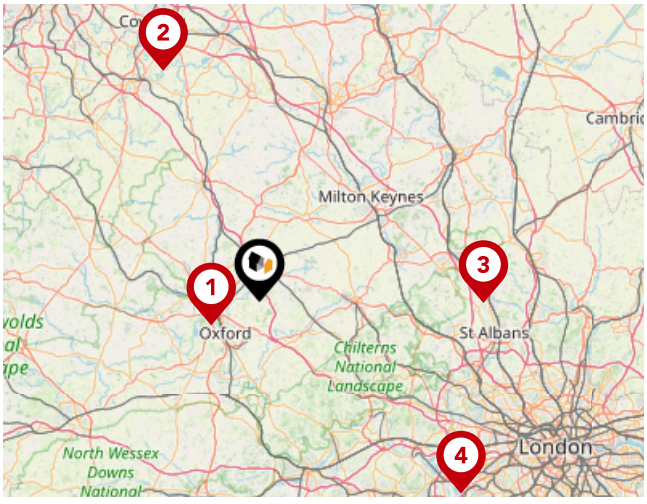
National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	0.63 miles
2	Bicester North Rail Station	1.32 miles
3	Islip Rail Station	5.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	2.65 miles
2	M40 J10	5.17 miles
3	M40 J8A	10.08 miles
4	M40 J8	10.93 miles
5	M40 J7	11.72 miles



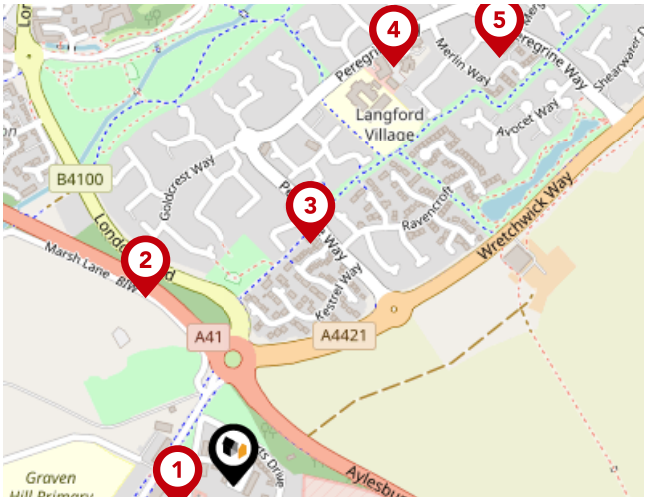
Airports/Helipads

Pin	Name	Distance
1	Kidlington	8.05 miles
2	Baginton	36.27 miles
3	Luton Airport	32.72 miles
4	Heathrow Airport	40.99 miles

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Area

Transport (Local)



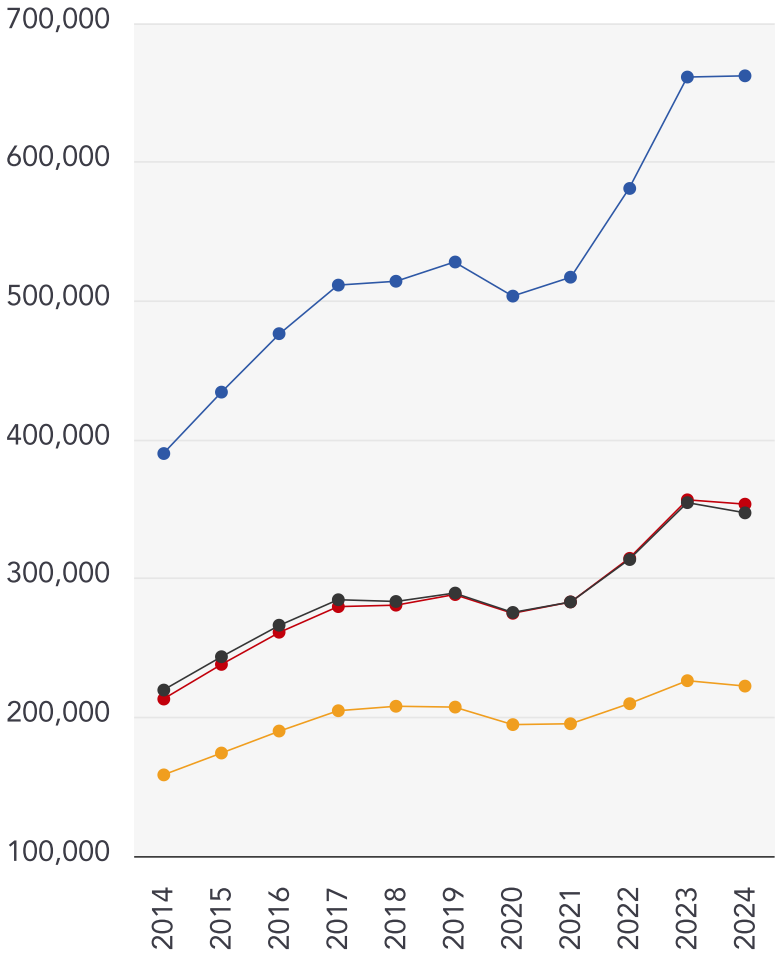
Bus Stops/Stations

Pin	Name	Distance
1	Anniversary Avenue	0.07 miles
2	Rodney House	0.24 miles
3	Ravencroft	0.29 miles
4	Langford Medical Practice	0.51 miles
5	Peregrine Way	0.58 miles

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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%

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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
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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