

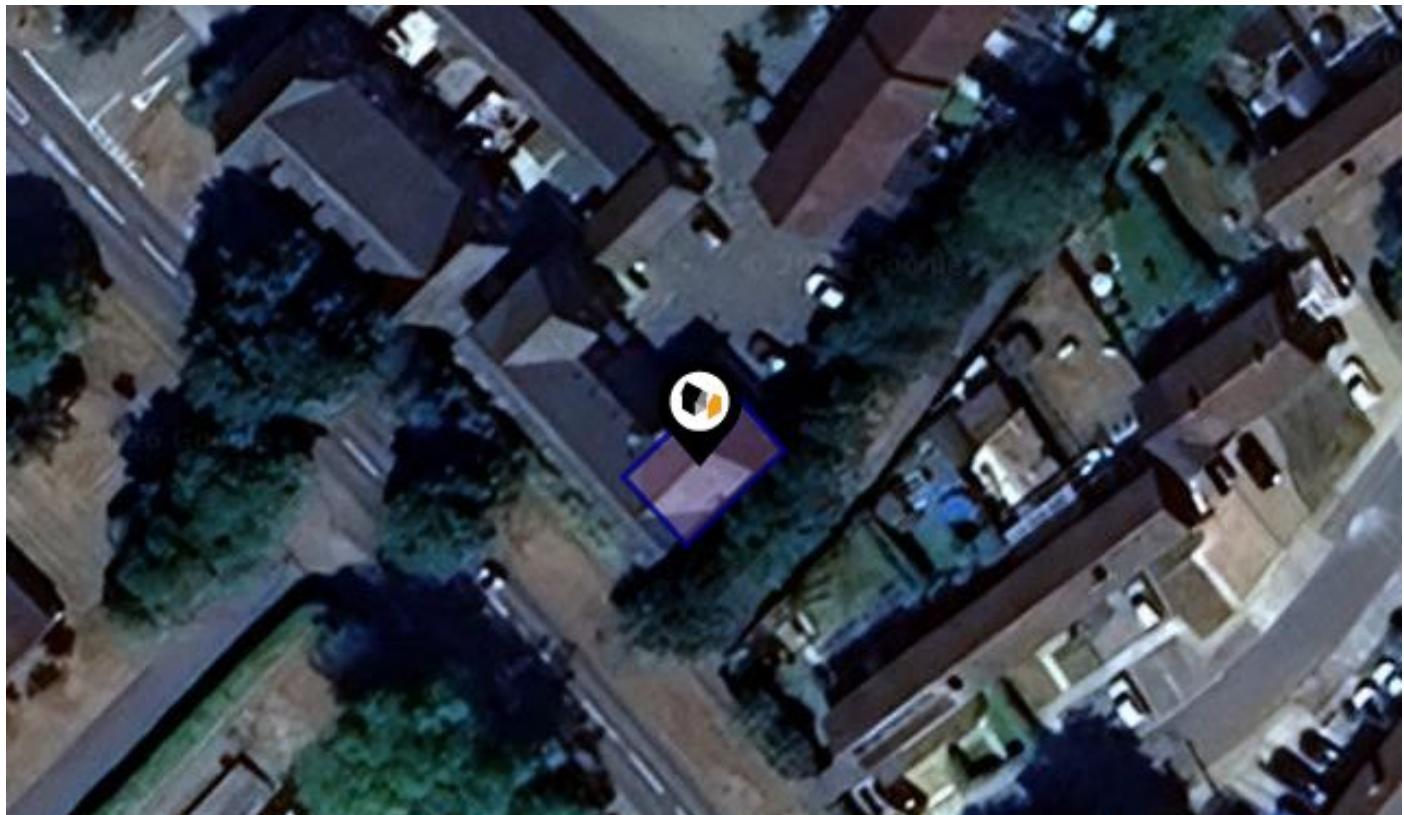


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 19th February 2026**



**BRIAR FURLONG, AMBROSDEN, BICESTER, OX25**

**Avocado Property**

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# Introduction

## Our Comments



### Seller's comments...

We have genuinely loved living in this apartment for the past ten years. One of the standout features for us has been the strong sense of community — it's a friendly neighbourhood where people look out for one another, which makes it feel very much like home.

The area itself is wonderfully quiet and peaceful, yet still incredibly convenient. With excellent rail links nearby, getting into Bicester, Oxford, or London has always been straightforward, which has been a huge benefit for both work and leisure.

Our neighbours have always been welcoming and considerate, which has made day-to-day living here especially enjoyable.

We are only moving because we are upsizing — otherwise, we would be very happy to stay.

### Agent's comments...

A well-presented two double bedroom ground floor apartment, ideally located in the popular village of Ambrosden, offering modern and flexible living.

The accommodation is centred around a spacious open-plan living area, combining the kitchen with ample space for both lounge and dining furniture, creating a sociable and practical layout for everyday living. The kitchen provides a good range of units and worktop space, making it ideal for cooking and entertaining.

The main bedroom is a generous double and benefits from a dressing area along with a private en-suite shower room. A second double bedroom is served by the main family bathroom, making the property suitable for a range of buyers including first-time buyers, downsizers or investors.

Additional features include double glazing, gas central heating and a useful storage cupboard. Uniquely, the apartment also offers a second front door, providing added flexibility and potential alternative access.

Outside, the property benefits from allocated parking.

This is a practical and well-located home offering comfortable, low-maintenance living in a sought-after village setting.

Please note: Lease end date is 01/01/2132 (105 years remaining), service charge is £778.96 , and ground rent (including buildings insurance) is £353.52

# Property Overview



## Property

**Type:** Flat / Maisonette  
**Bedrooms:** 2  
**Floor Area:** 678 ft<sup>2</sup> / 63 m<sup>2</sup>  
**Plot Area:** 0.02 acres  
**Year Built :** 2008  
**Council Tax :** Band B  
**Annual Estimate:** £1,916  
**Title Number:** ON279625

**Tenure:** Leasehold

## Local Area

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

Oxfordshire

No

Very low

Low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

3  
mb/s



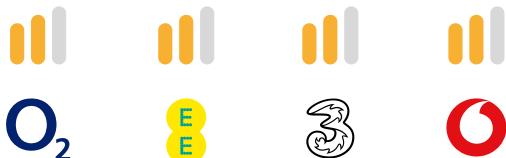
80  
mb/s



1800  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



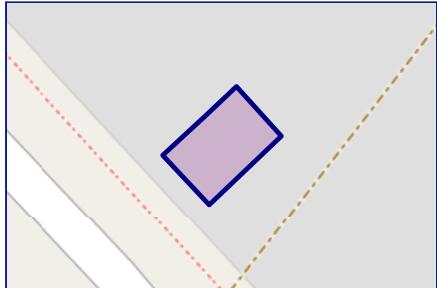
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

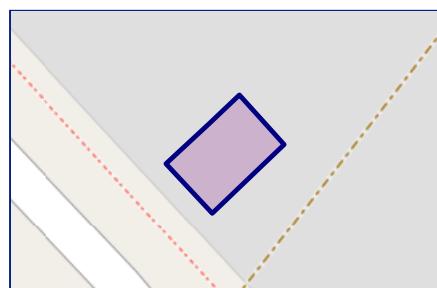


## Freehold Title Plan



**ON313295**

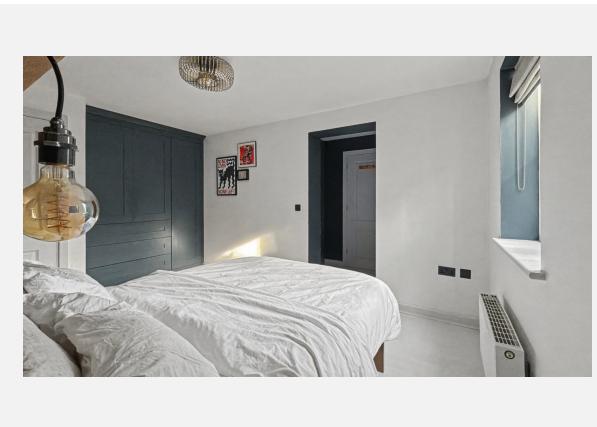
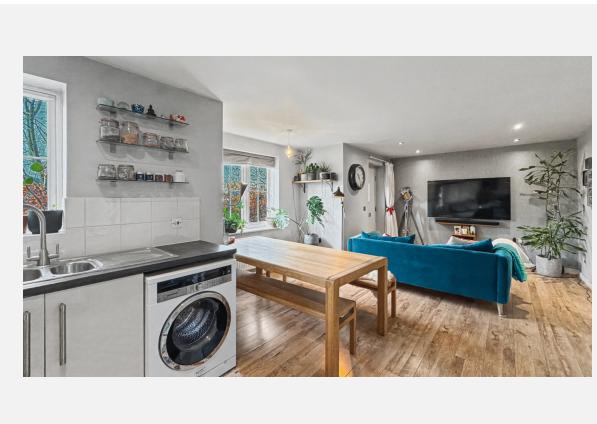
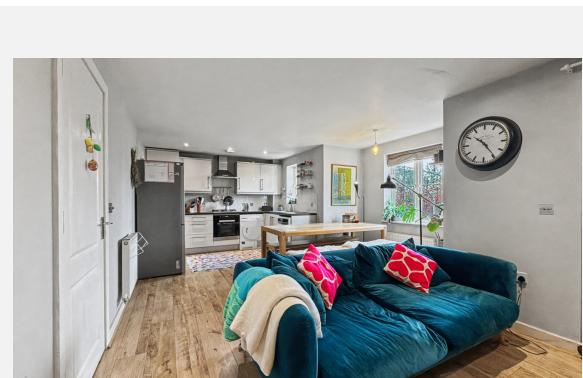
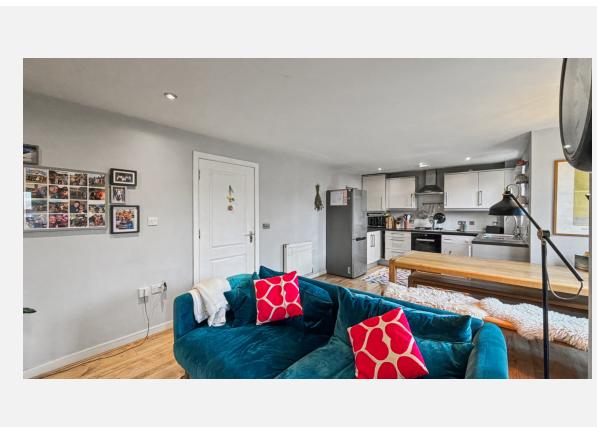
## Leasehold Title Plan



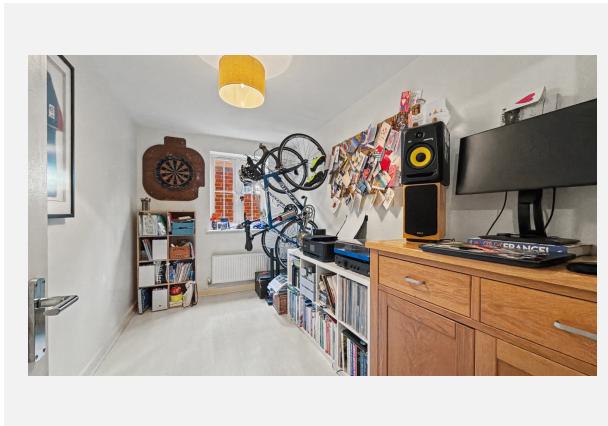
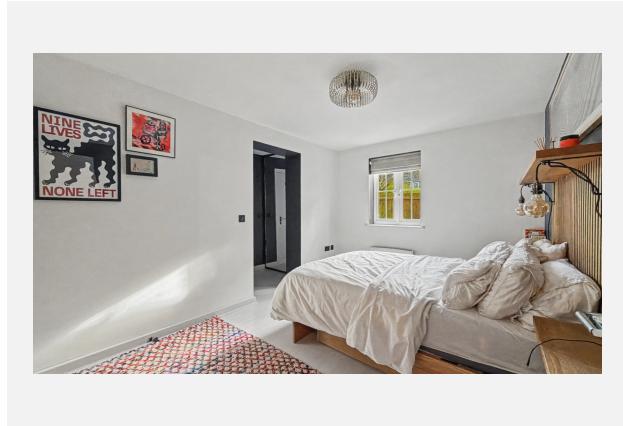
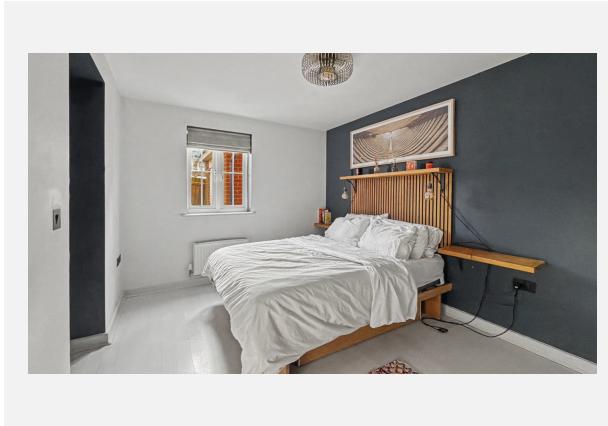
**ON279625**

Start Date: 22/06/2008  
End Date: 01/01/2132  
Lease Term: 125 years from 1 January 2007  
Term Remaining: 105 years

# Gallery Photos

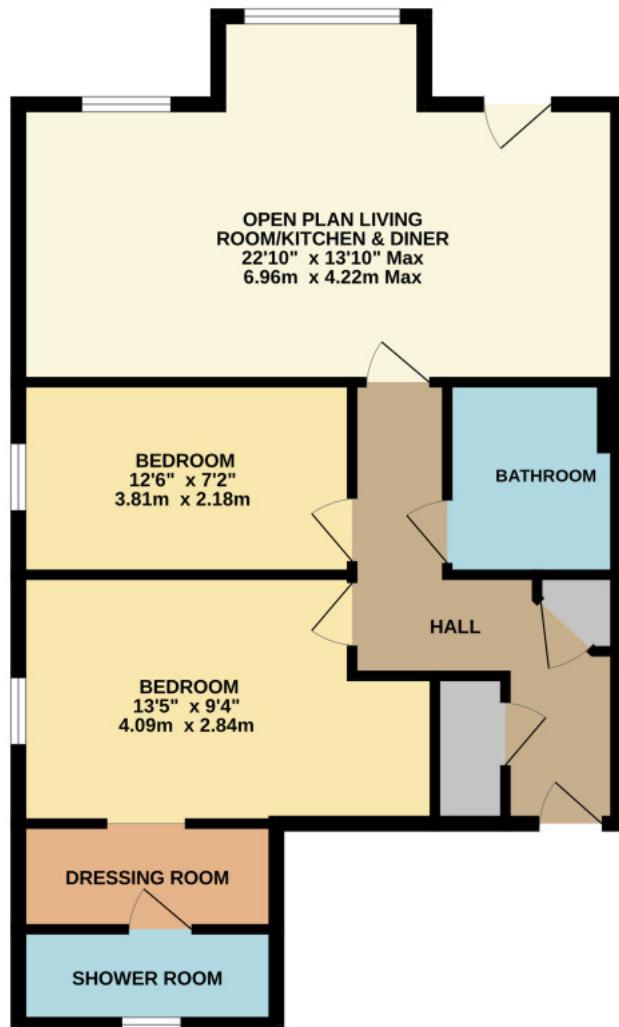


# Gallery Photos



## BRIAR FURLONG, 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.  
Made with Metropix ©2020

# Property EPC - Certificate



AMBROSDEN, OX25

Energy rating

**B**

Valid until 18.07.2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



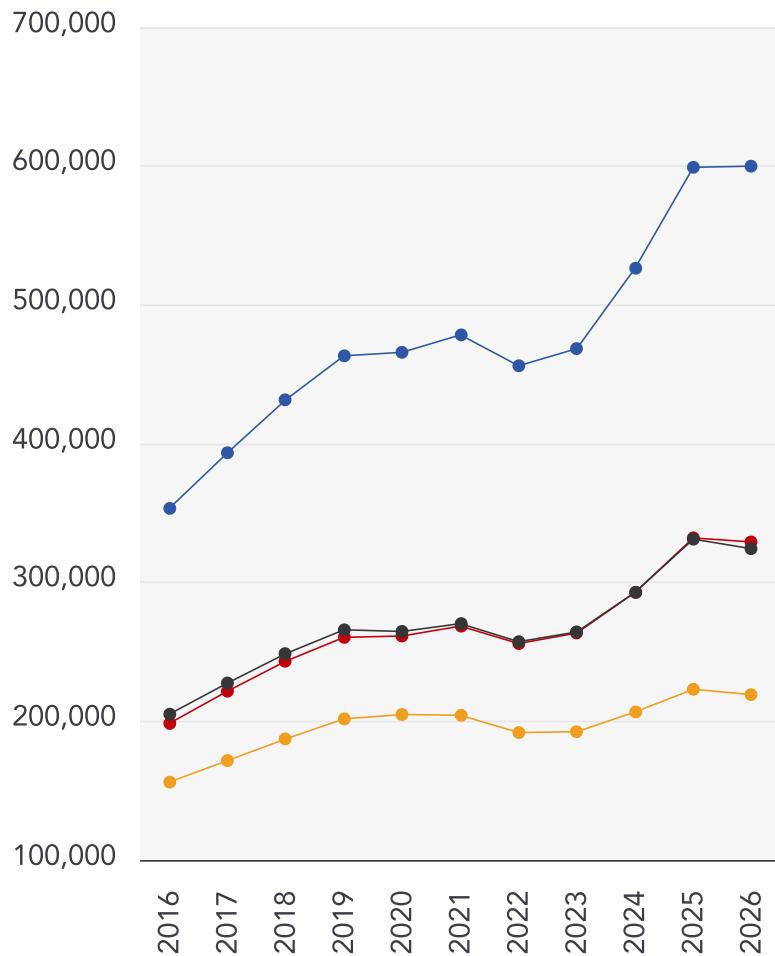
### Additional EPC Data

<b>Property Type:</b>	Ground-floor flat
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Very good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Very good
<b>Lighting:</b>	Low energy lighting in 62% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	63 m <sup>2</sup>

# 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

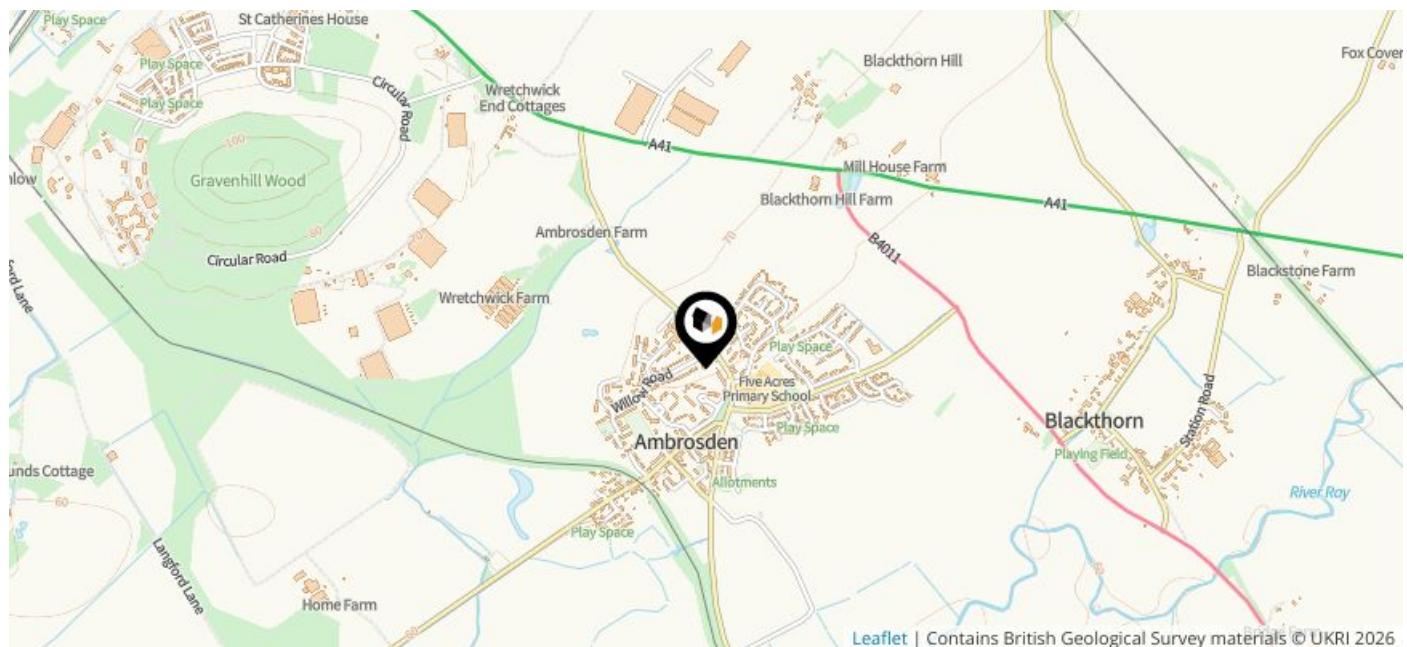
**+40.36%**

# 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.

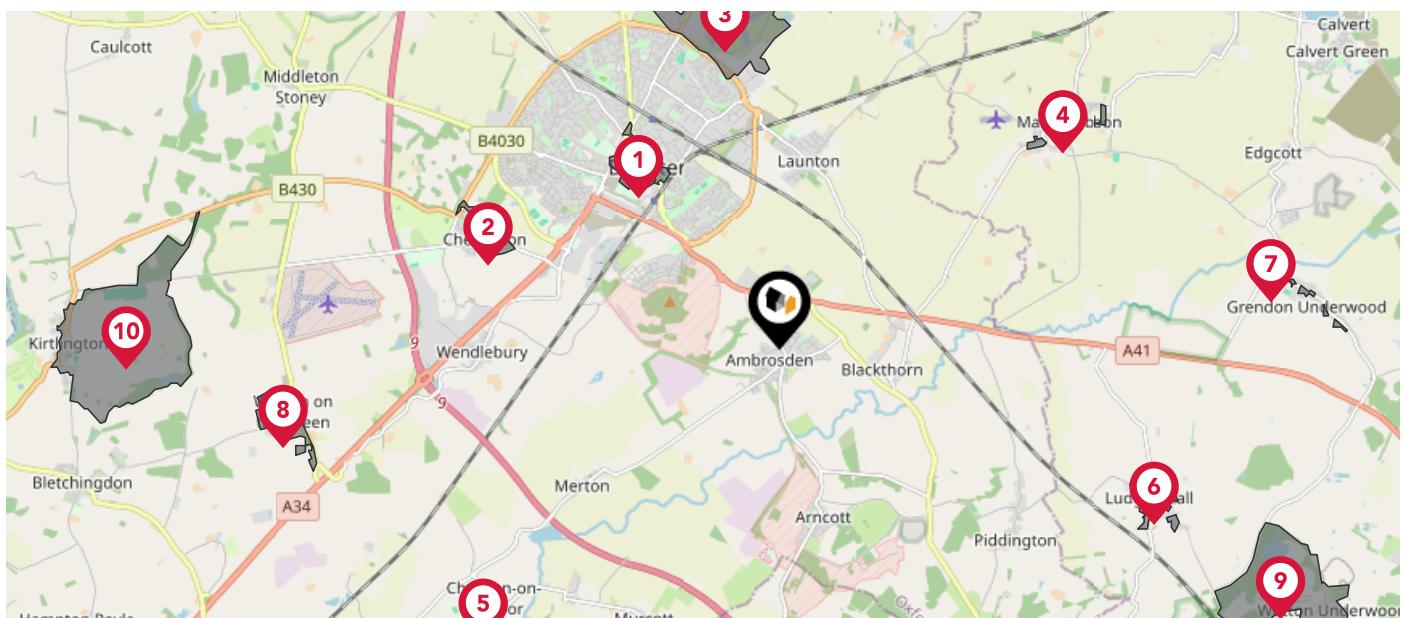
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

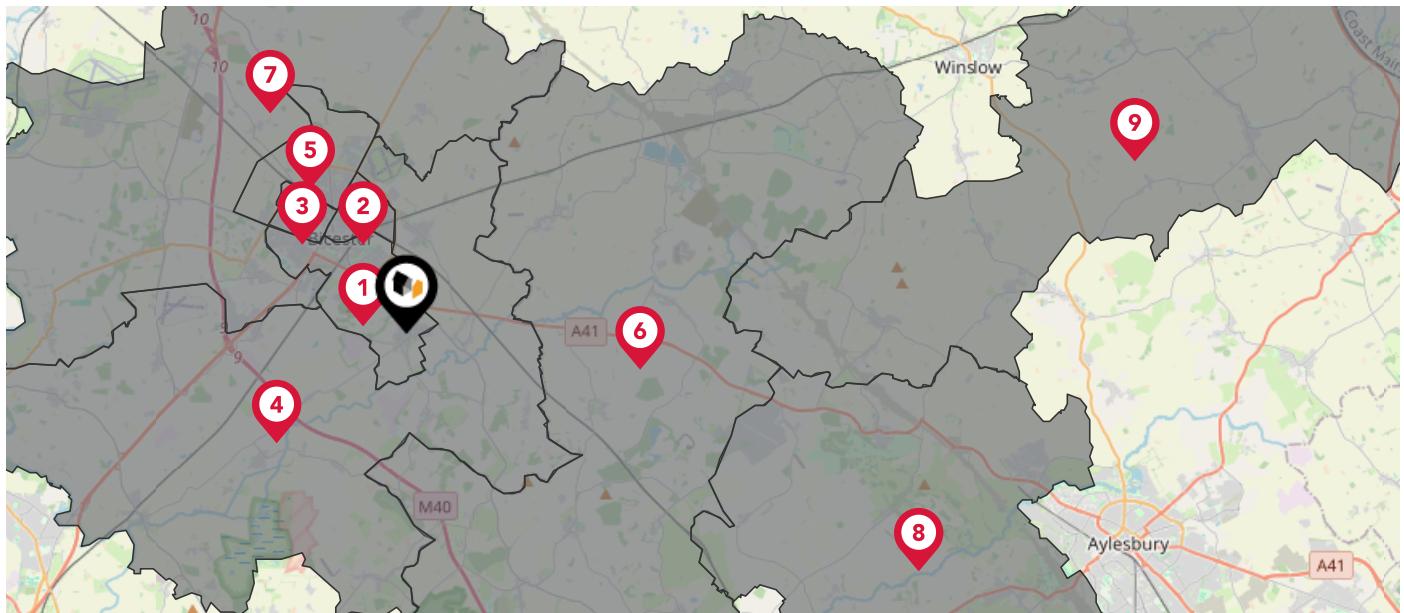
- 1 Bicester
- 2 Chesterton
- 3 RAF Bicester
- 4 Marsh Gibbon
- 5 Charlton-on-Otmoor
- 6 Ludgershall
- 7 Grendon Underwood
- 8 Weston on the Green
- 9 Wotton Underwood
- 10 Kirtlington

# 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

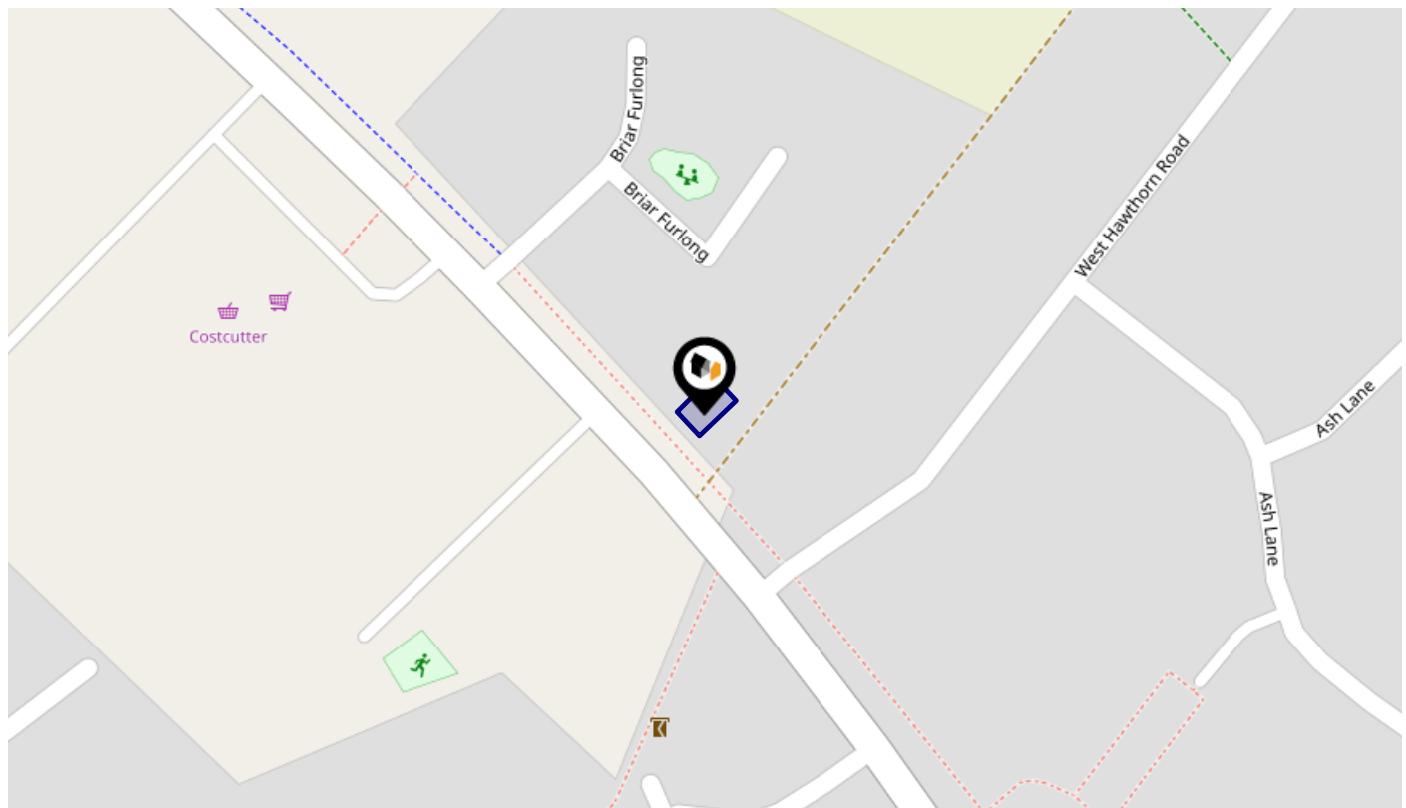
- 1 Bicester South & Ambrosden Ward
- 2 Bicester East Ward
- 3 Bicester West Ward
- 4 Launton & Otmoor Ward
- 5 Bicester North & Caversfield Ward
- 6 Grendon Underwood Ward
- 7 Fringford & Heyfords Ward
- 8 Stone and Waddesdon Ward
- 9 Great Brickhill Ward

# 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:

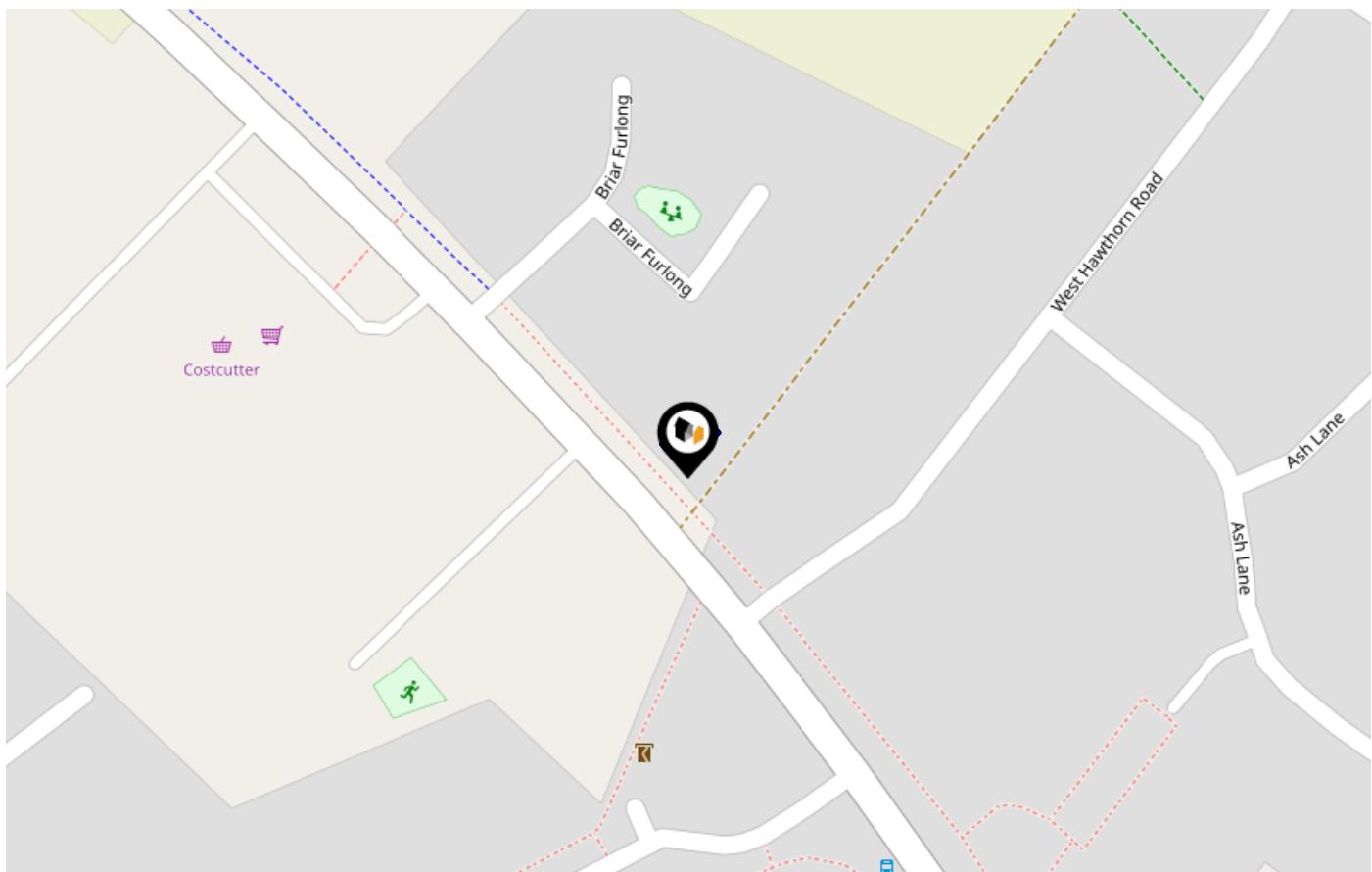
5		75.0+ dB	<span style="background-color: red; width: 10px; height: 10px; display: inline-block;"></span>
4		70.0-74.9 dB	<span style="background-color: orange; width: 10px; height: 10px; display: inline-block;"></span>
3		65.0-69.9 dB	<span style="background-color: yellow; width: 10px; height: 10px; display: inline-block;"></span>
2		60.0-64.9 dB	<span style="background-color: green; width: 10px; height: 10px; display: inline-block;"></span>
1		55.0-59.9 dB	<span style="background-color: blue; width: 10px; height: 10px; display: inline-block;"></span>

# 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

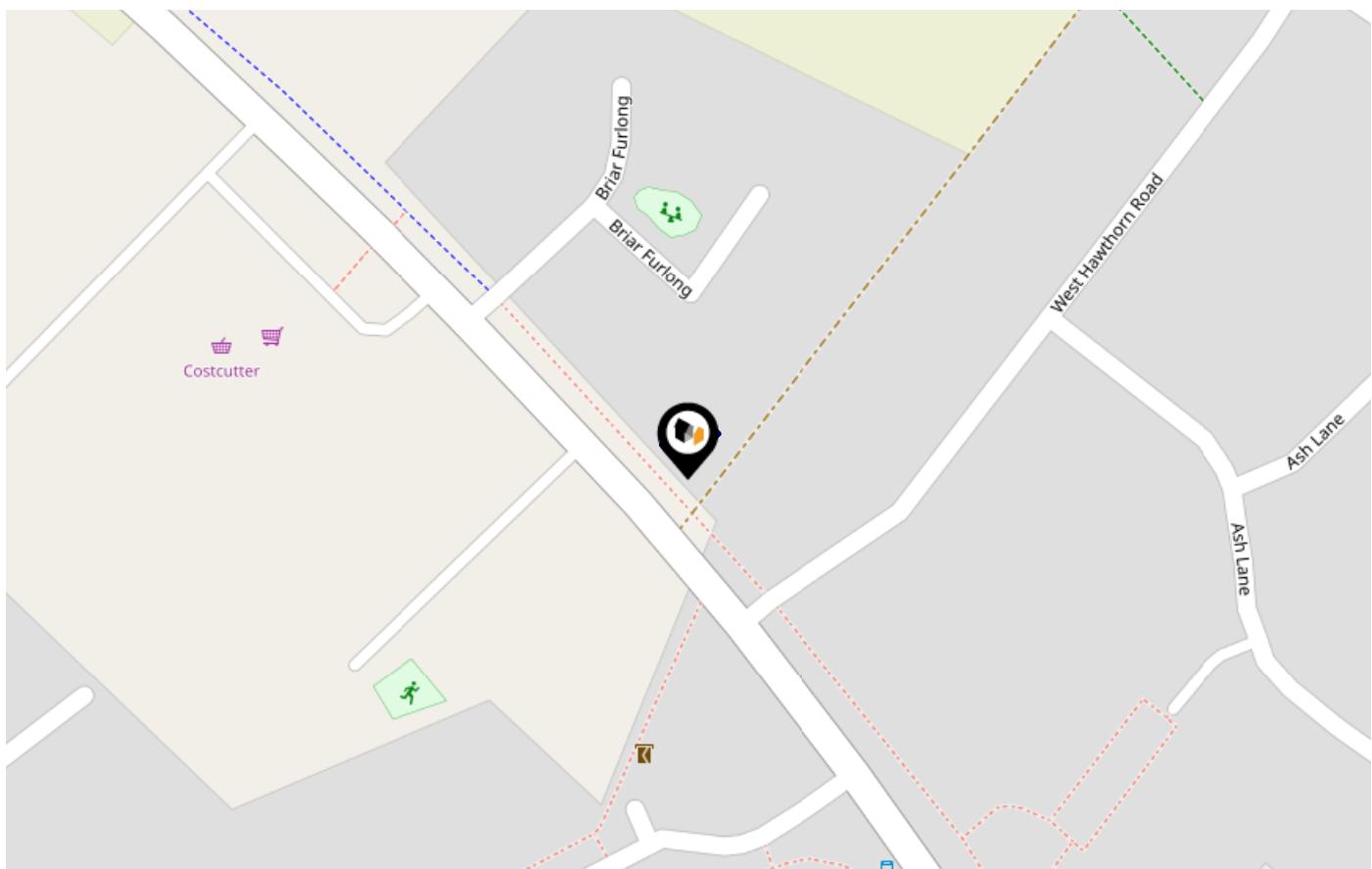
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

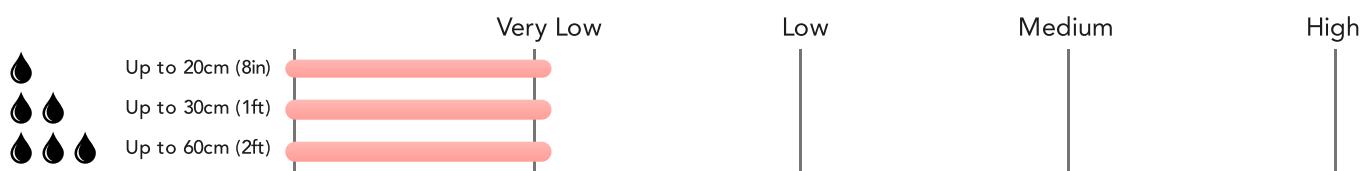


### Risk Rating: Very low

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:

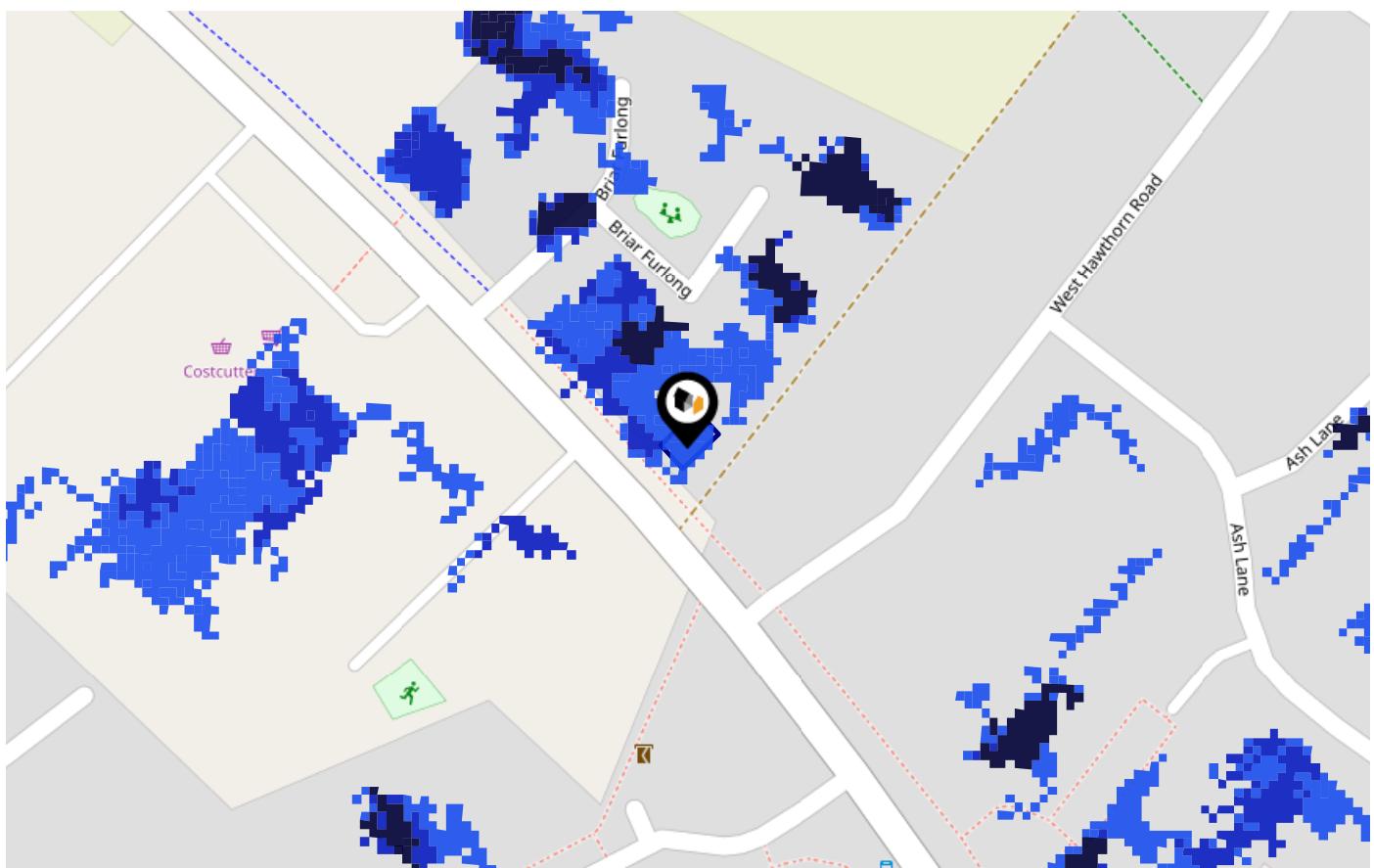


# Flood Risk

## 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: 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:

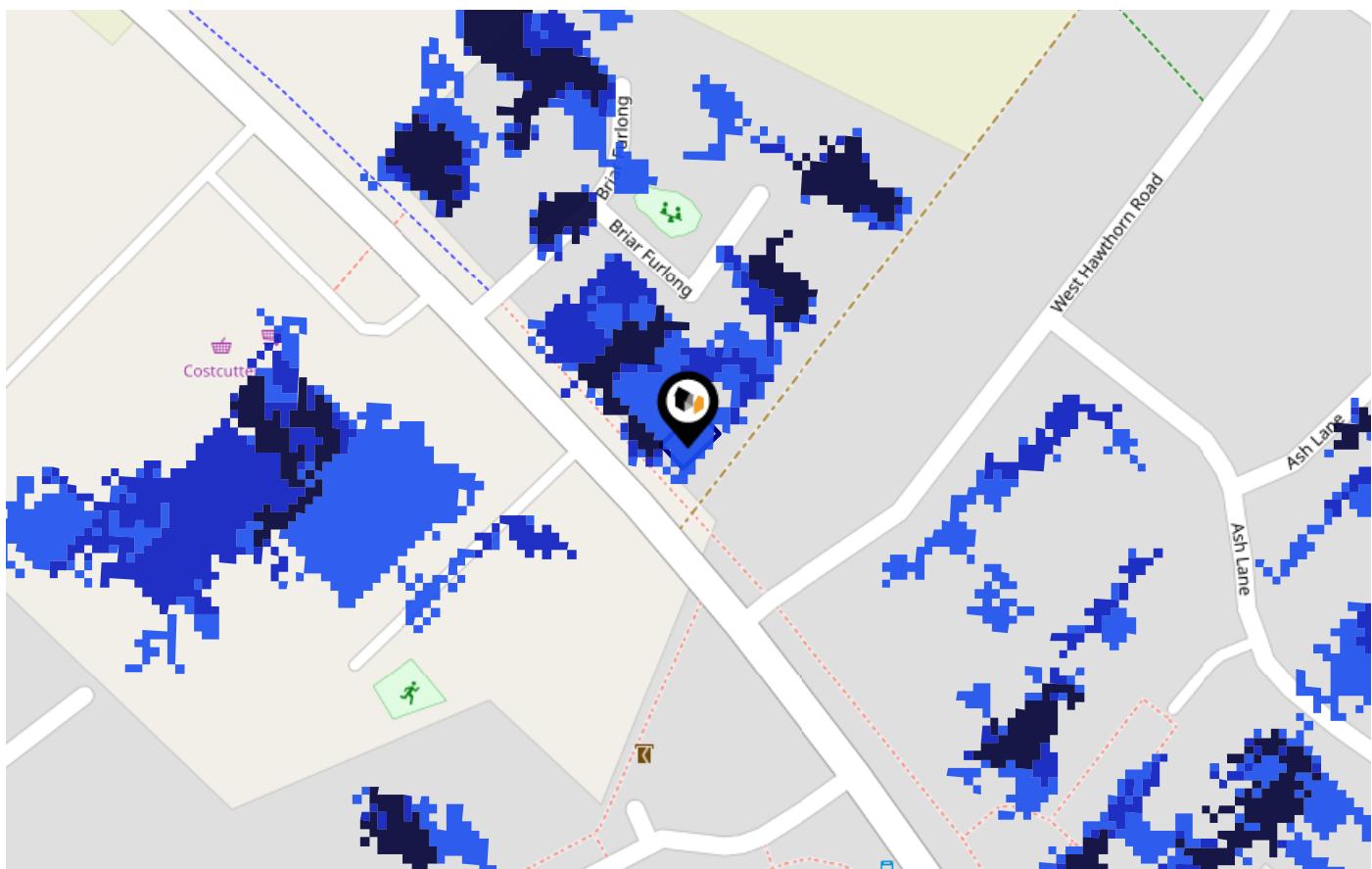


# Flood Risk

## 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: 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:

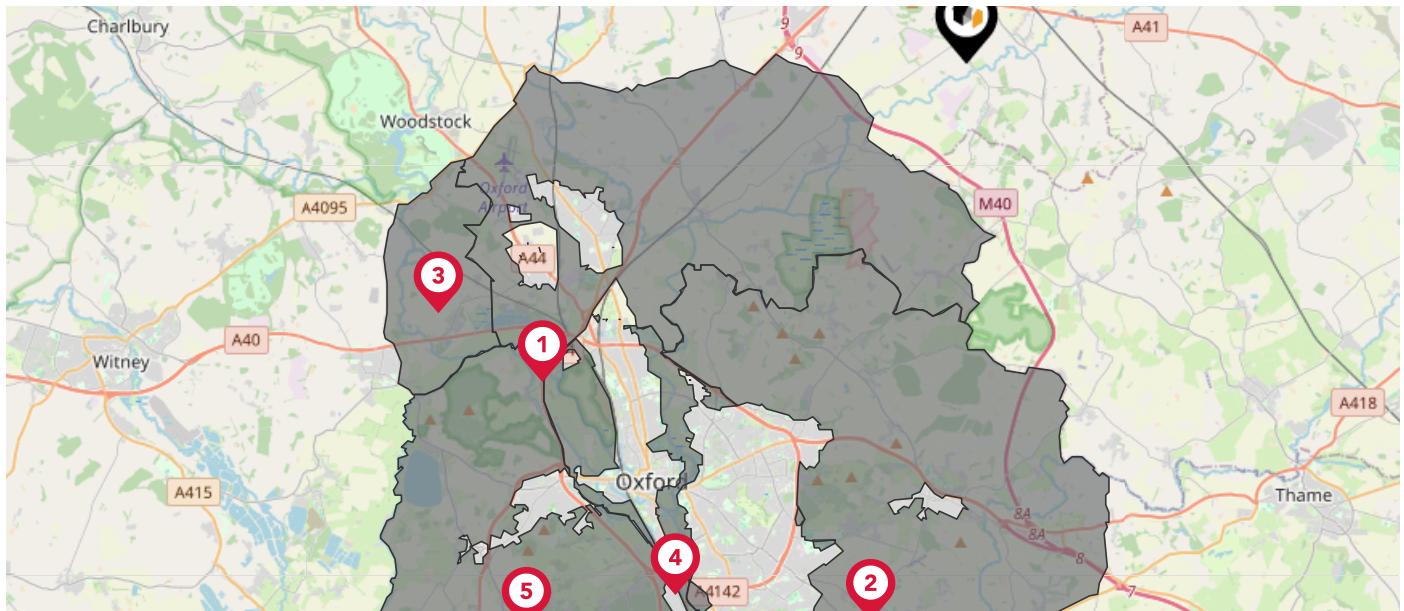


# Maps

## Green Belt



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



### Nearby Green Belt Land

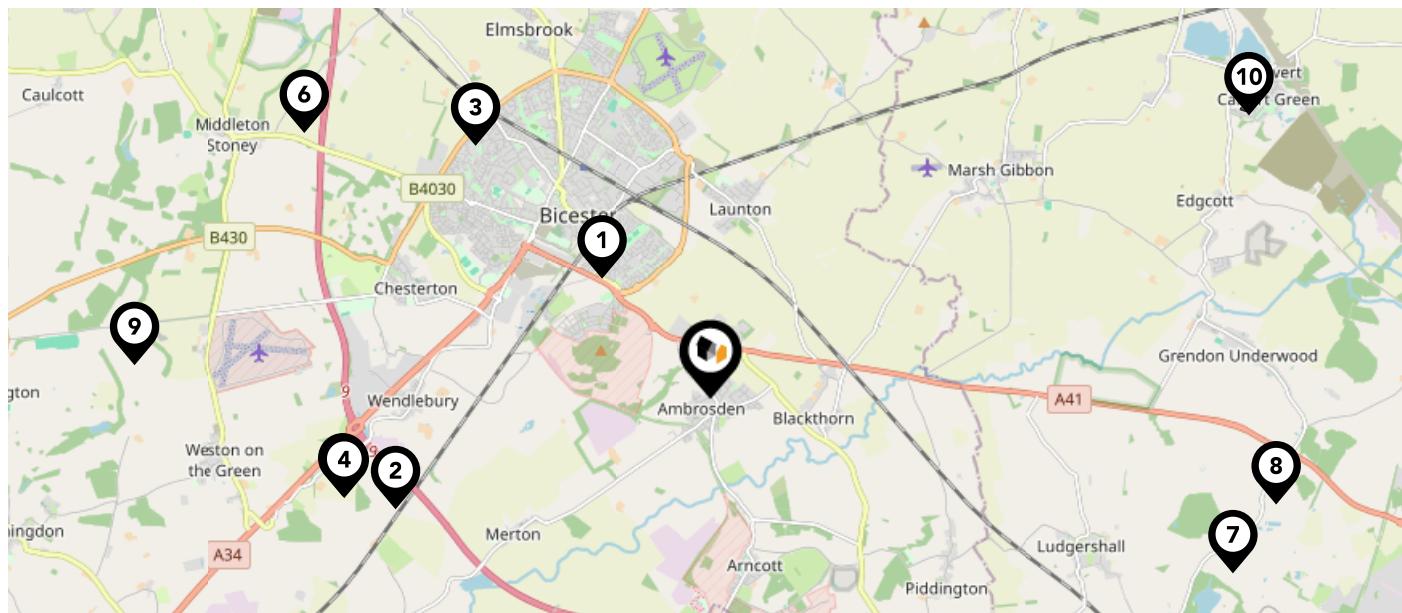
- 1 Oxford Green Belt - Cherwell
- 2 Oxford Green Belt - South Oxfordshire
- 3 Oxford Green Belt - West Oxfordshire
- 4 Oxford Green Belt - Oxford
- 5 Oxford Green Belt - Vale of White Horse

# 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

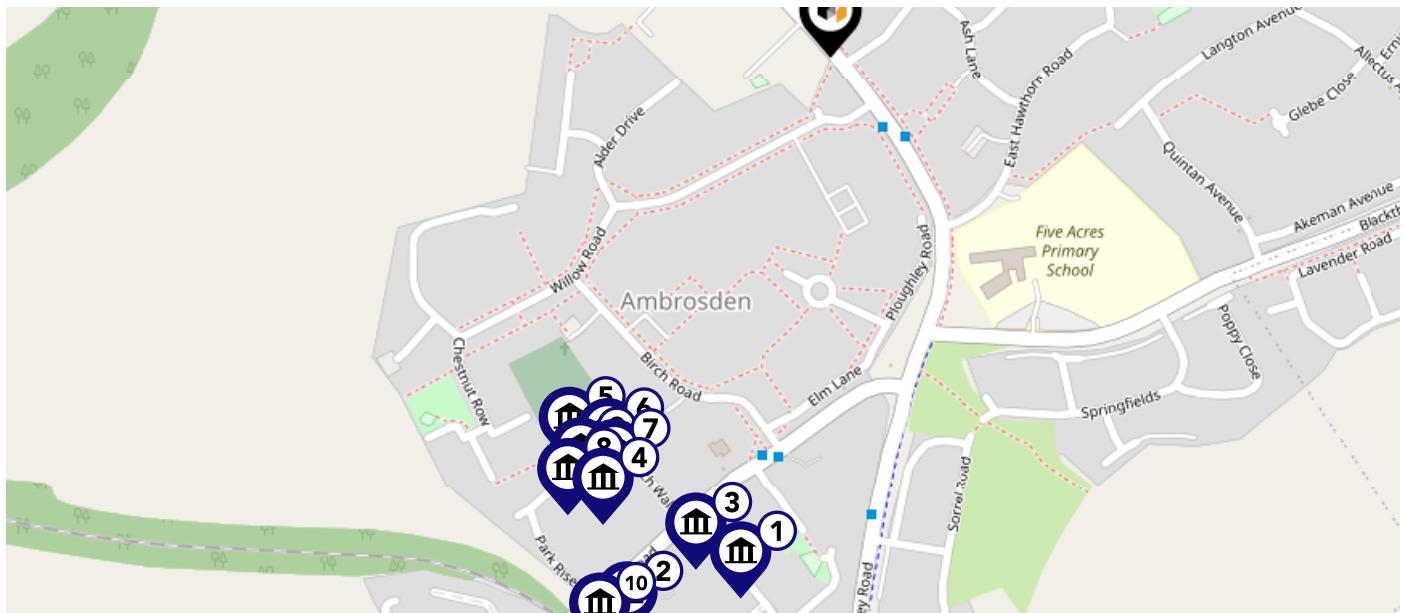
 1	London Road-Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
 2	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
 3	Gowell Farm-Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
 4	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill	<input type="checkbox"/>
 5	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
 6	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
 7	Kingswood Lane-Wotton Underwood, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
 8	Kingswood-Kingswood Lane, Kingswood, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
 9	Park Farm-Lazarus Bottoms, Kirtlington	Historic Landfill	<input type="checkbox"/>
 10	Calvert Pit No.1-Calvert	Historic Landfill	<input type="checkbox"/>

# 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
1 1046528 - 12, Old Arncott Road	Grade II	0.3 miles
2 1200138 - Park Farmhouse	Grade II	0.3 miles
3 1200142 - 9, Old Arncott Road	Grade II	0.3 miles
4 1200129 - Dryden House Kennet House	Grade II	0.3 miles
5 1200126 - King Memorial Approximately 10 Metres North Of Church Of St Mary	Grade II	0.3 miles
6 1046524 - Gatepiers, Gates And Attached Walled Garden To East Of Church Of St Mary	Grade II	0.3 miles
7 1369740 - Churchyard Cross Approximately 8 Metres South East Of Chancel Of Church Of St Mary	Grade II	0.3 miles
8 1046526 - Headstone Approximately 10 Metres South Of Tower Of Church Of St Mary	Grade II	0.3 miles
9 1046525 - Church Of St Mary The Virgin	Grade II	0.3 miles
10 1046527 - 19, Merton Road	Grade II	0.4 miles

# Area Schools



Nursery Primary Secondary College Private



## Five Acres Primary School

Ofsted Rating: Good | Pupils: 352 | Distance: 0.13



## Langford Village Community Primary School

Ofsted Rating: Good | Pupils: 421 | Distance: 1.39



## Launton Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 150 | Distance: 1.82



## Longfields Primary and Nursery School

Ofsted Rating: Good | Pupils: 388 | Distance: 2.1



## St Edburg's Church of England (VA) School

Ofsted Rating: Good | Pupils: 489 | Distance: 2.28



## Whitelands Academy

Ofsted Rating: Good | Pupils: 467 | Distance: 2.33



## St Mary's Catholic Primary School, Bicester

Ofsted Rating: Good | Pupils: 229 | Distance: 2.41

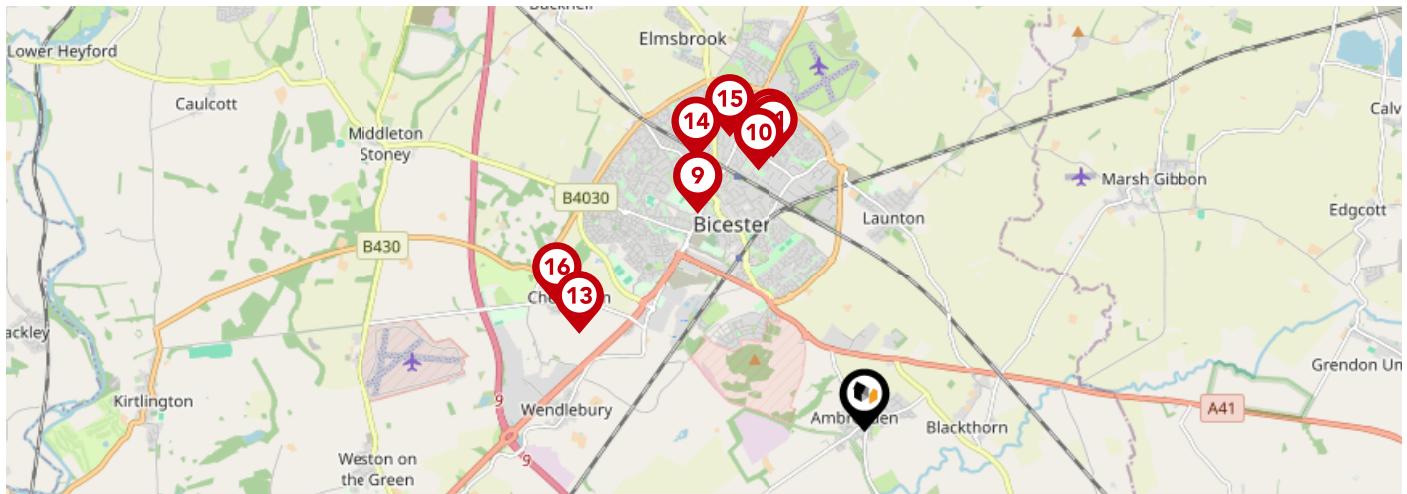


## The Bicester School

Ofsted Rating: Good | Pupils: 1239 | Distance: 2.48



# Area Schools



Nursery Primary Secondary College Private



## Brookside Primary School

Ofsted Rating: Good | Pupils: 320 | Distance: 2.51



## The Cooper School

Ofsted Rating: Requires improvement | Pupils: 1272 | Distance: 2.57



## Glory Farm Primary School

Ofsted Rating: Good | Pupils: 344 | Distance: 2.64



## Bardwell School

Ofsted Rating: Good | Pupils: 113 | Distance: 2.7



## Bruern Abbey School

Ofsted Rating: Not Rated | Pupils: 201 | Distance: 2.76



## Bure Park Primary School

Ofsted Rating: Good | Pupils: 415 | Distance: 2.93



## Southwold Primary School

Ofsted Rating: Good | Pupils: 350 | Distance: 2.95

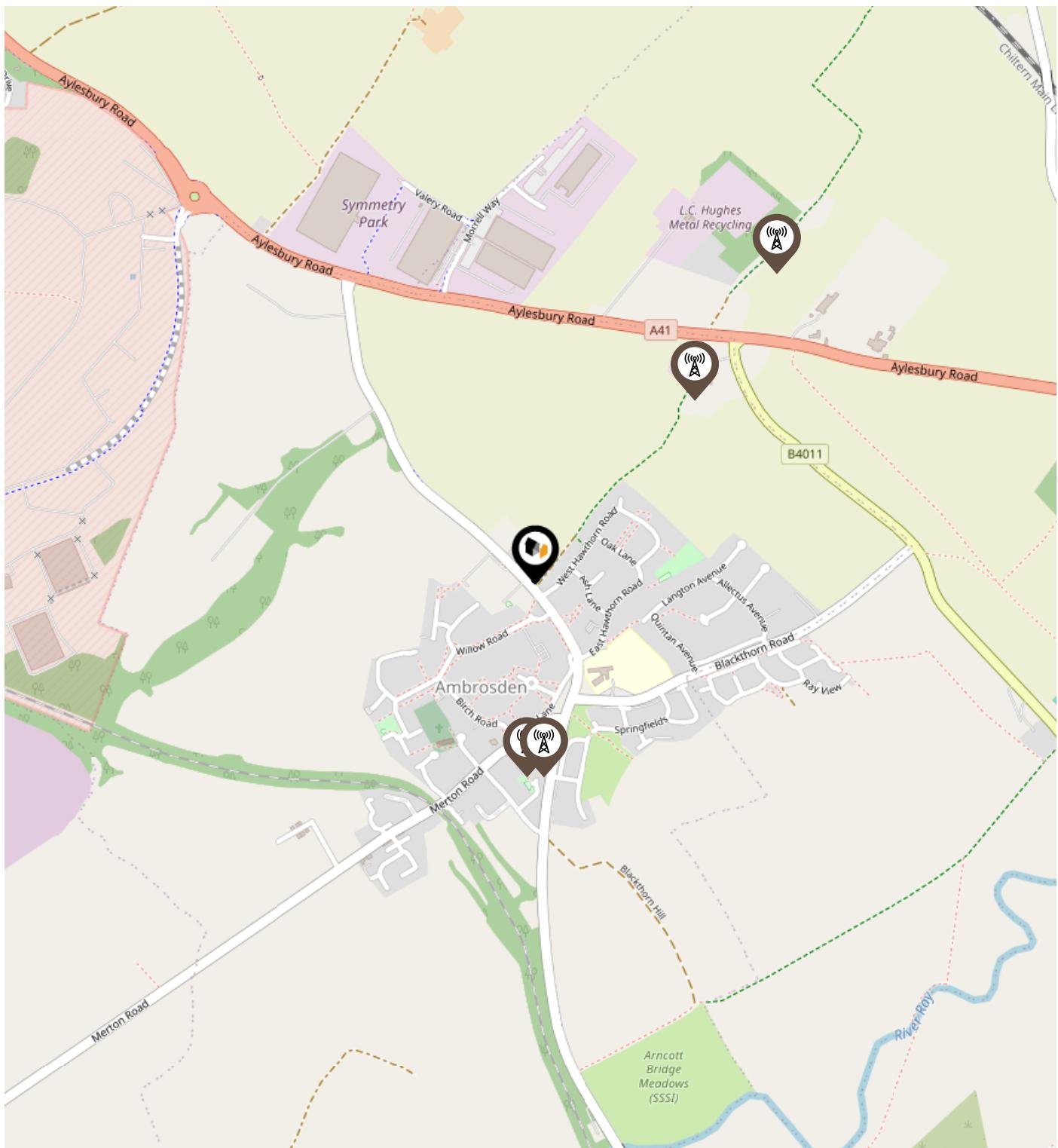


## Chesterton Church of England Voluntary Aided Primary School

Ofsted Rating: Good | Pupils: 195 | Distance: 3.04



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

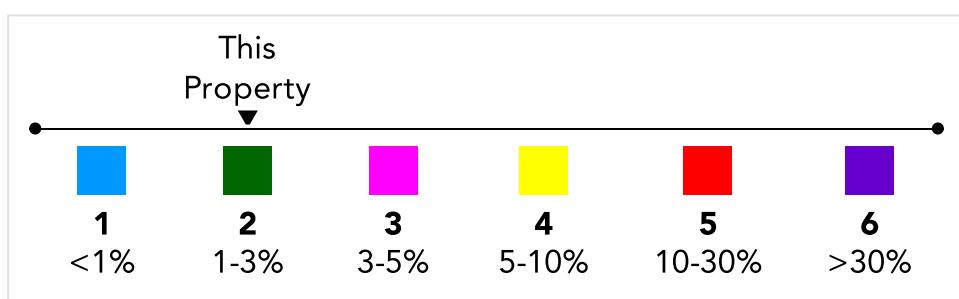
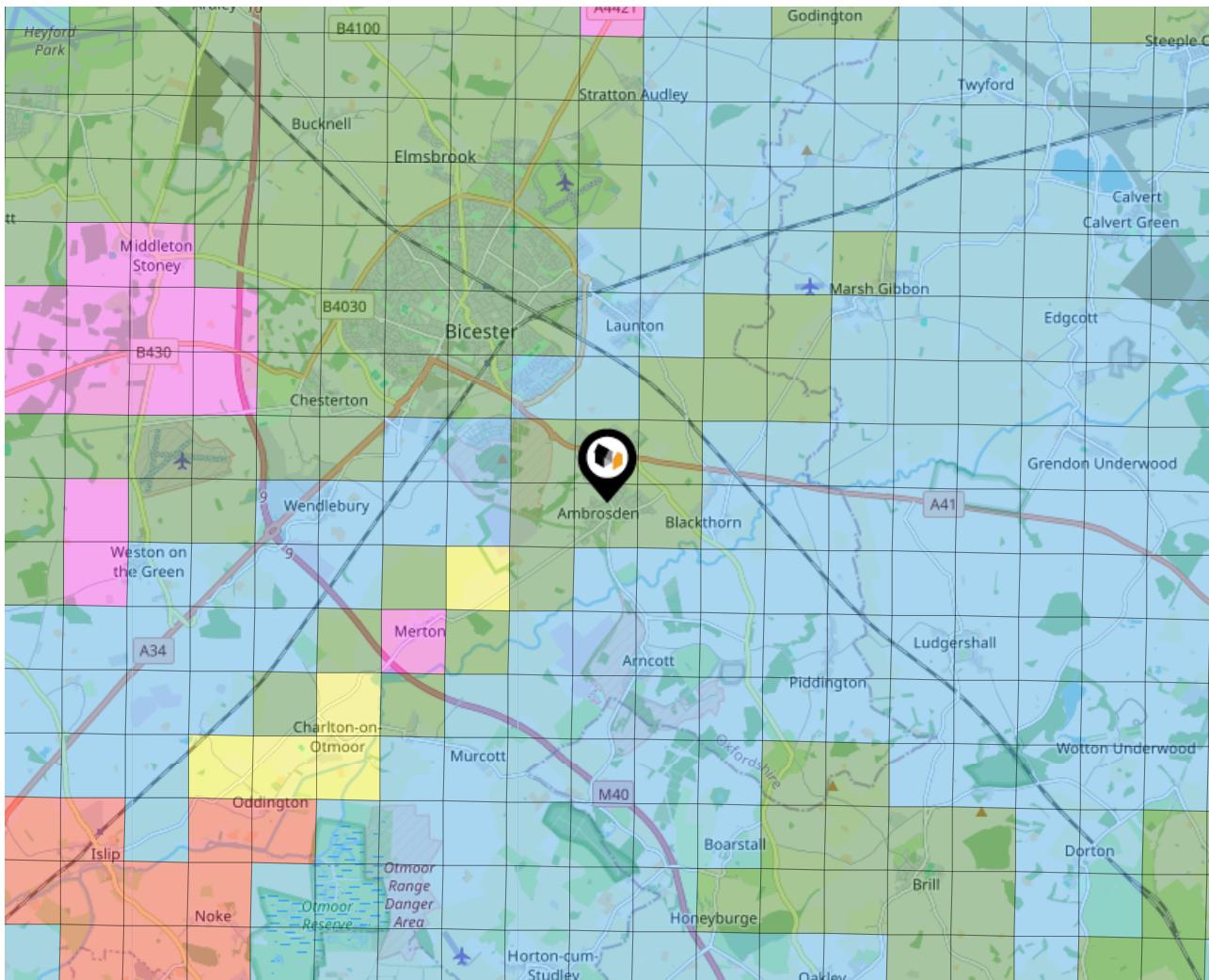
# Environment

## Radon Gas

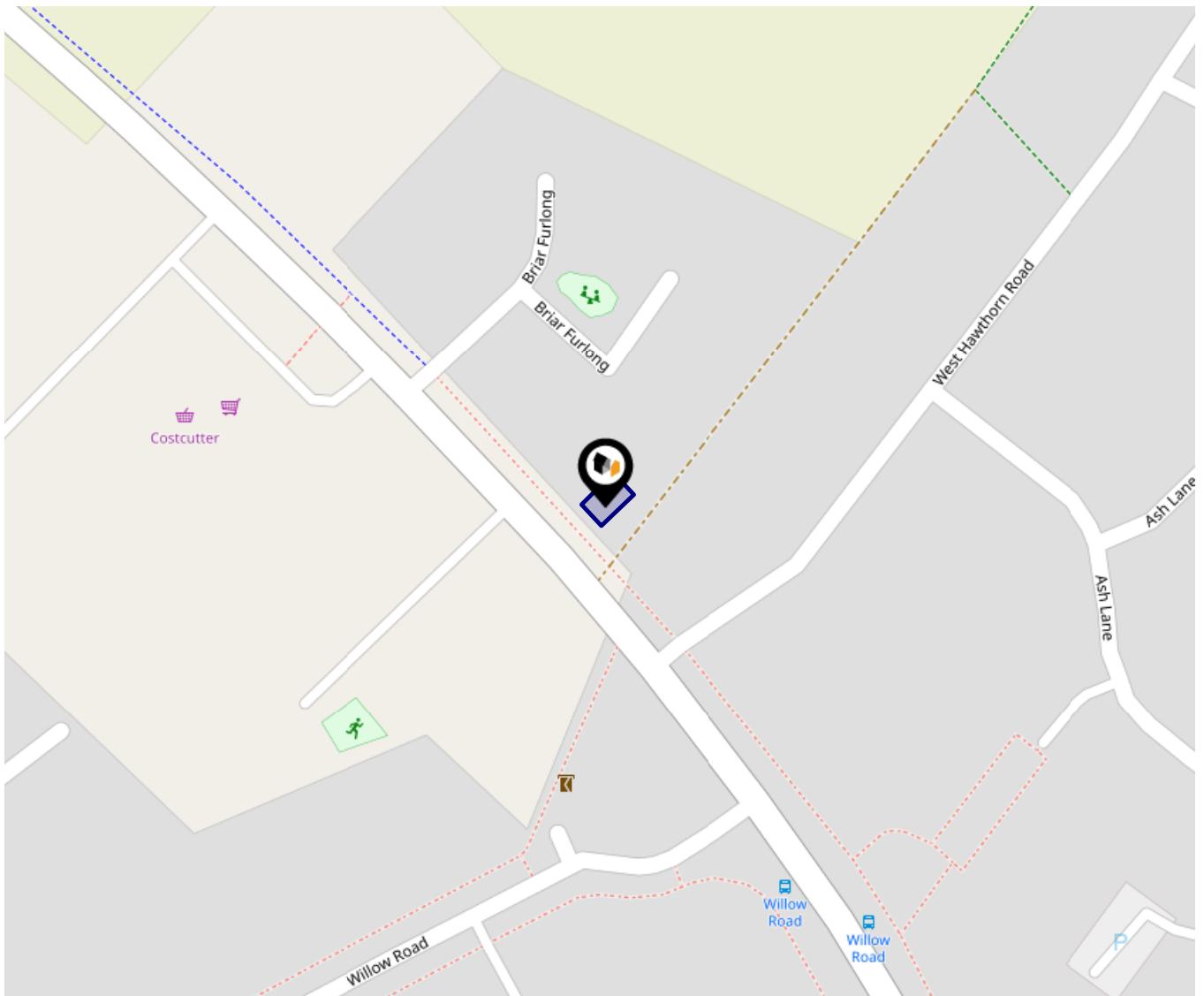


### What is Radon?

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:

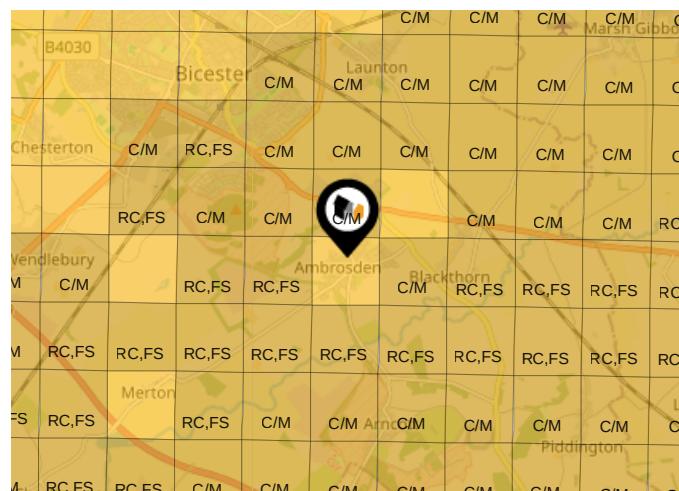
- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

# Environment Soils & Clay



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

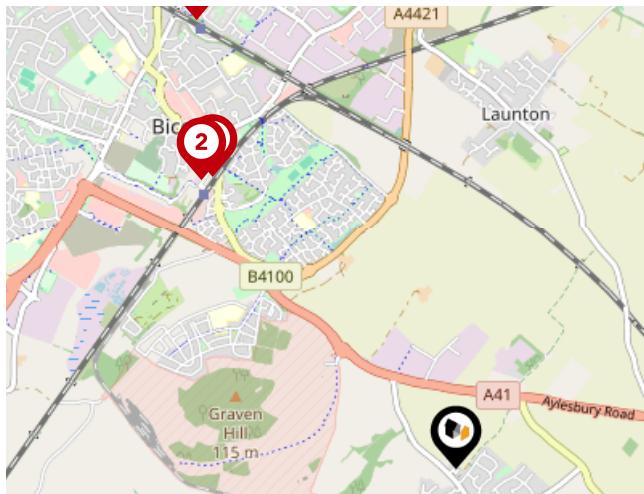
**Carbon Content:** NONE      **Soil Texture:** CLAY TO SANDY LOAM  
**Parent Material Grain:** ARGILLIC -      **Soil Depth:** DEEP  
ARENACEOUS  
**Soil Group:** ALL



## Primary Classifications (Most Common Clay Types)

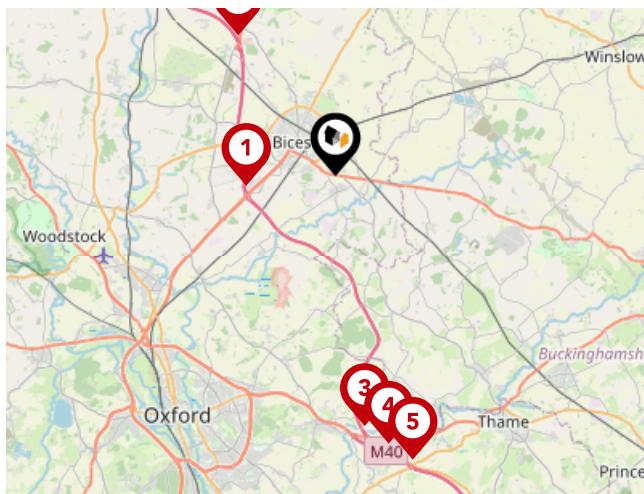
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)



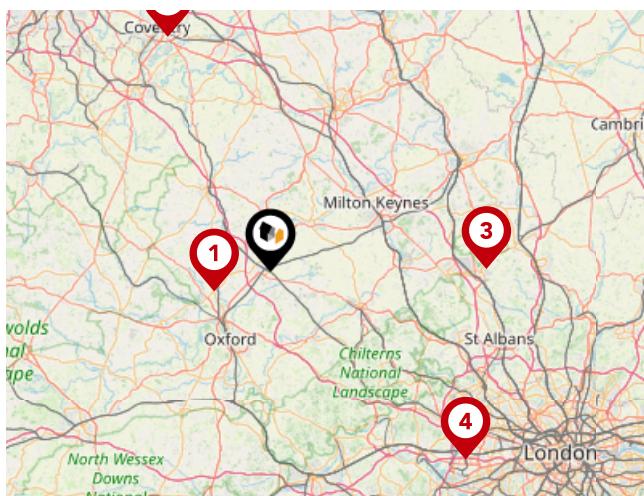
## National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	1.74 miles
2	Bicester Village Rail Station	1.76 miles
3	Bicester North Rail Station	2.37 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	3.28 miles
2	M40 J10	6.28 miles
3	M40 J8A	9.18 miles
4	M40 J8	9.98 miles
5	M40 J7	10.73 miles



## Airports/Helpipads

Pin	Name	Distance
1	Kidlington	8.59 miles
2	Baginton	37.32 miles
3	Luton Airport	31.82 miles
4	Heathrow Airport	39.84 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Willow Road	0.09 miles
2	Birch Road	0.25 miles
3	Ploughley Road Garage	0.26 miles
4	Symmetry Park	0.49 miles
5	Symmetry Park	0.68 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 than 2 weeks. If you want a personal professional service, Alistair is definitely the guy to call, would highly recommend - 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.

Powered by



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