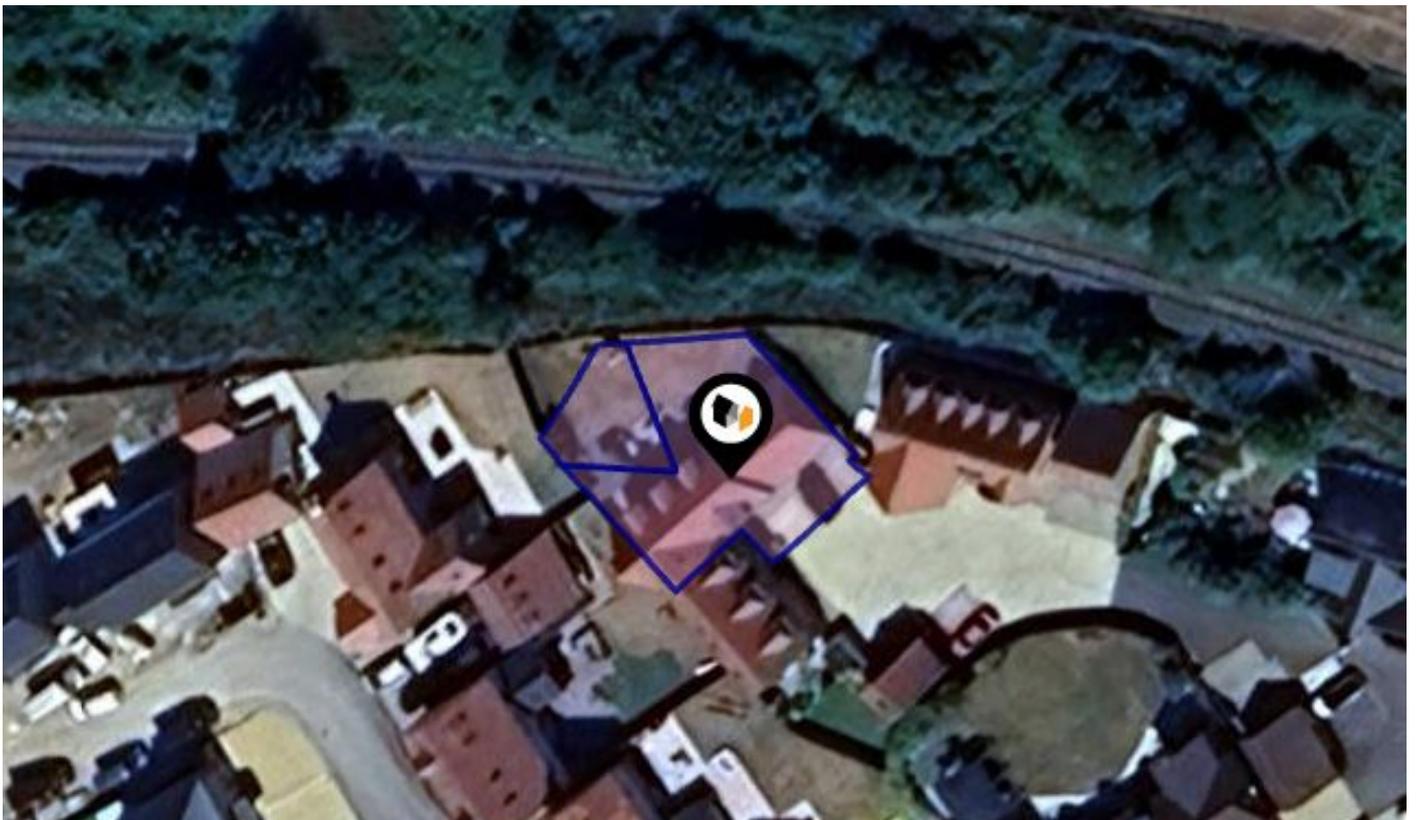




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 23rd March 2026



MERTON ROAD, AMBROSDEN, BICESTER, OX25

Avocado Property

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Introduction

Our Comments



Seller's comments...

Moving out of London 6 years ago, into this new build house instantly felt like home.

The space in the kitchen made it so much fun to cook, and to entertain. We were able to build great new friendships with our neighbours, a community within a community.

Working in London and across the country was so much easier for us with the transport and rail links.

We have enjoyed hosting all the family Christmas' and holidays always having plenty of space for housing and entertaining guests, and the space in the garden made summer evenings by the well enjoyable and memorable.

The spacious rooms meant we could change the space however we needed, from a quiet young adults space, into study's, into work from home spaces just at the right time.

This is a beautiful home, in a lovely little community within a community. If we could pick up this house and move it, we would! It's a friendly close community behind that Barn gates. Messages on the Barns WhatsApp group will make you feel at home as it did for us.

Agent's comments...

Situated within a gated development in the village of Ambrosden, this impressive and deceptively spacious four-bedroom home, known as Wishing Well Barn, offers approximately 2,200 sq ft of well-designed accommodation, including the garage. The name is inspired by the feature well located within the rear garden.

The ground floor is centred around a spacious kitchen/dining room, fitted with a generous range of handleless units, quartz work surfaces and integrated Neff and Bosch appliances. Pocket doors lead through to the sitting room (with air conditioning), which features bi-fold doors opening onto the rear garden, creating a seamless indoor-outdoor flow. There is also a study to the front, along with a utility room and a separate W.C., providing practical and flexible living space.

Upstairs, the property offers four double bedrooms leading from a spacious and well lit landing. The main bedroom benefits from an en-suite shower room (with air conditioning), while also enjoying a dressing room. A family bathroom with both a bath and separate shower serves the remaining bedrooms, and there is useful eaves storage.

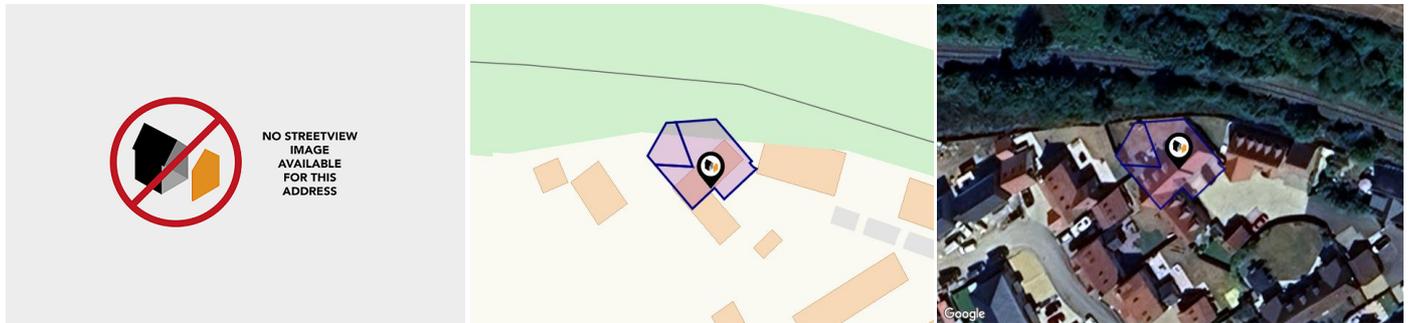
Externally, the rear garden is mainly laid to lawn with a feature well and a large patio area, ideal for outdoor dining and entertaining. The garden is not overlooked to the rear, offering a good degree of privacy. The property also benefits from a garage with an electric roller door and there is an EV charger installed.

Further features include underfloor heating, integrated Bluetooth speakers, a smart lock front door and there is approximately five years remaining on the new build warranty.

Ambrosden is a well-regarded village located around three miles south of Bicester and approximately 13 miles north of Oxford, offering a peaceful setting with convenient access to surrounding towns and transport links.

PLEASE NOTE: There is also an annual maintenance charge of approximately £130.
KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,905 ft ² / 177 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band F		
Annual Estimate:	£3,559		
Title Number:	ON361123		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	67 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



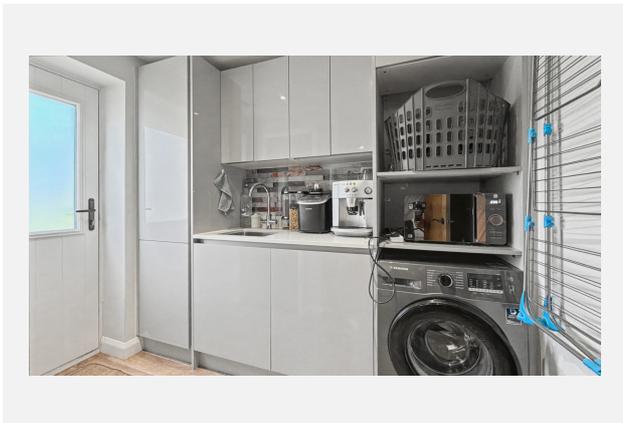
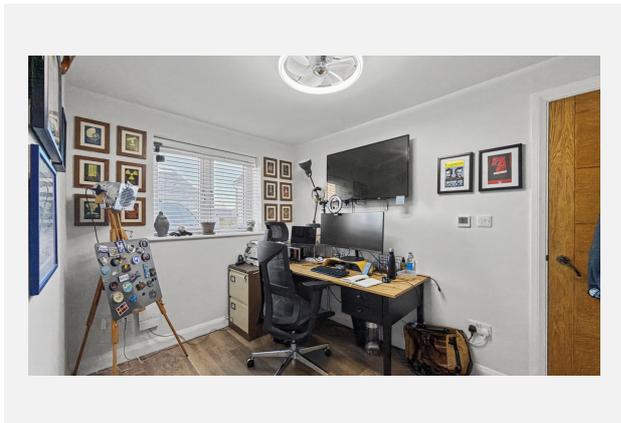
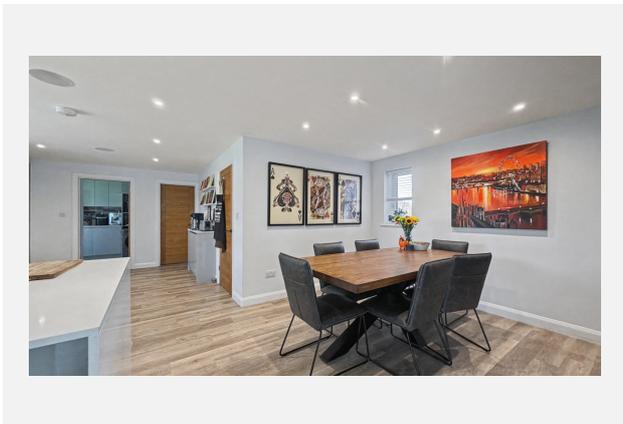
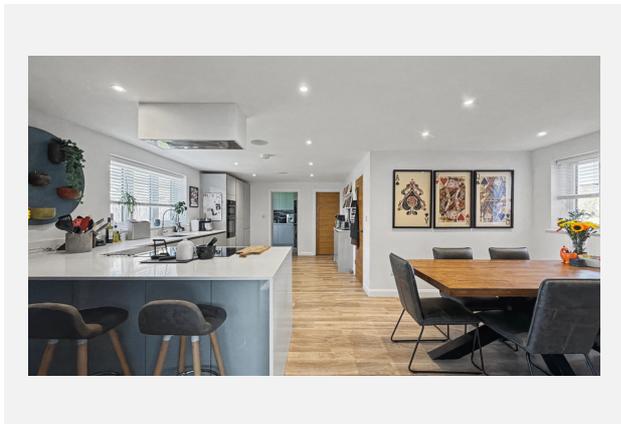
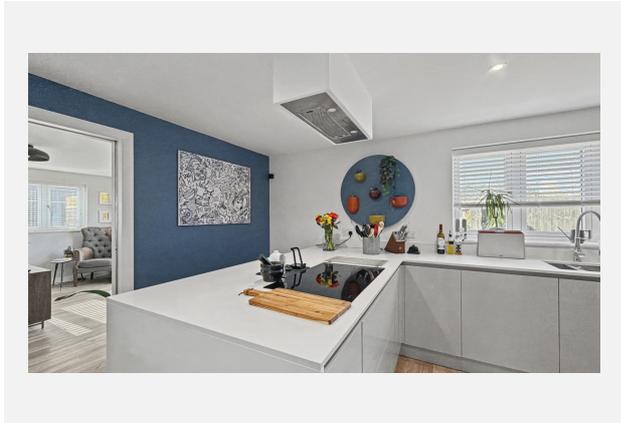
Satellite/Fibre TV Availability:



Gallery Photos



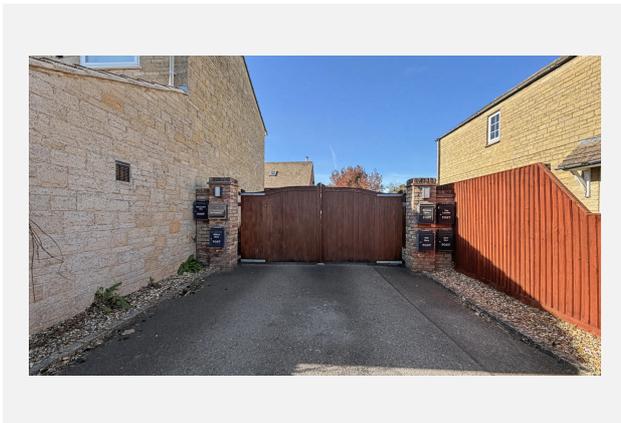
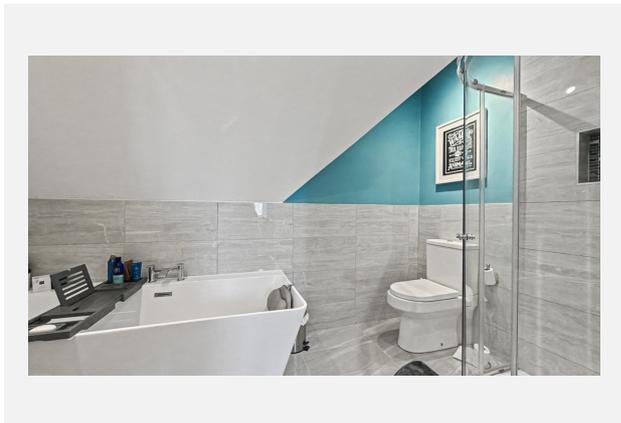
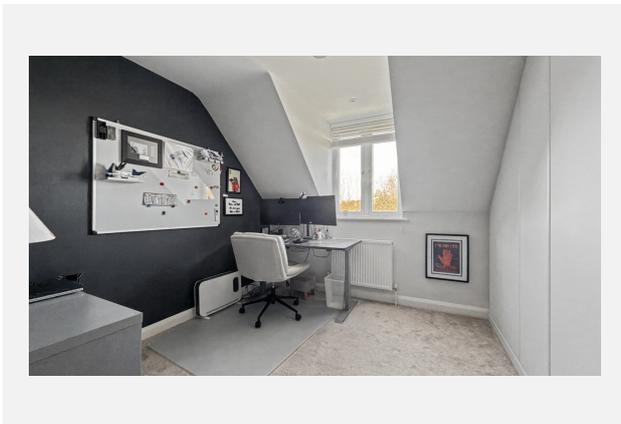
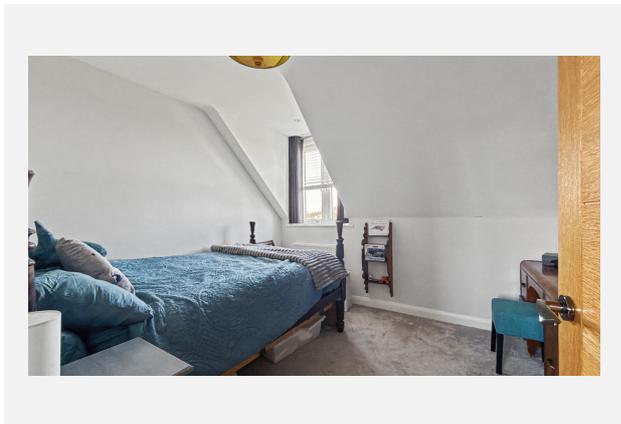
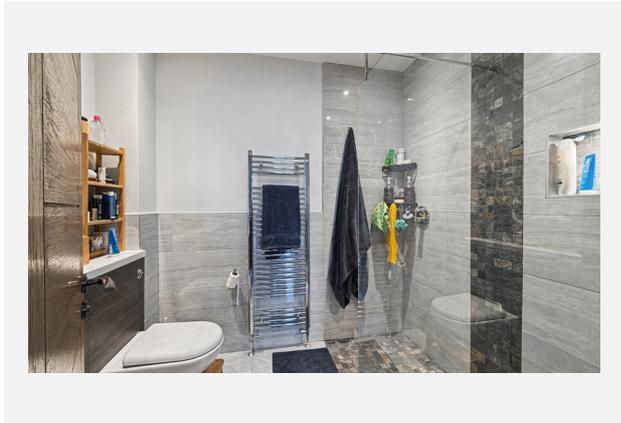
Gallery Photos



Gallery Photos



Gallery Photos

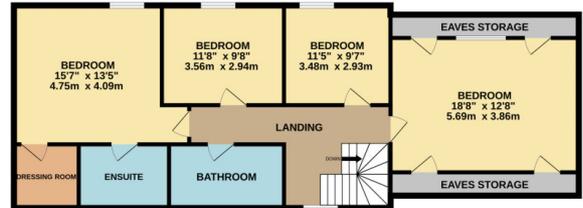


MERTON ROAD, AMBROSDEN, BICESTER, OX25

GROUND FLOOR



1ST 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



Merton Road, Ambrosden, OX25

Energy rating

B

Valid until 13.08.2030

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

Property

EPC - Additional Data



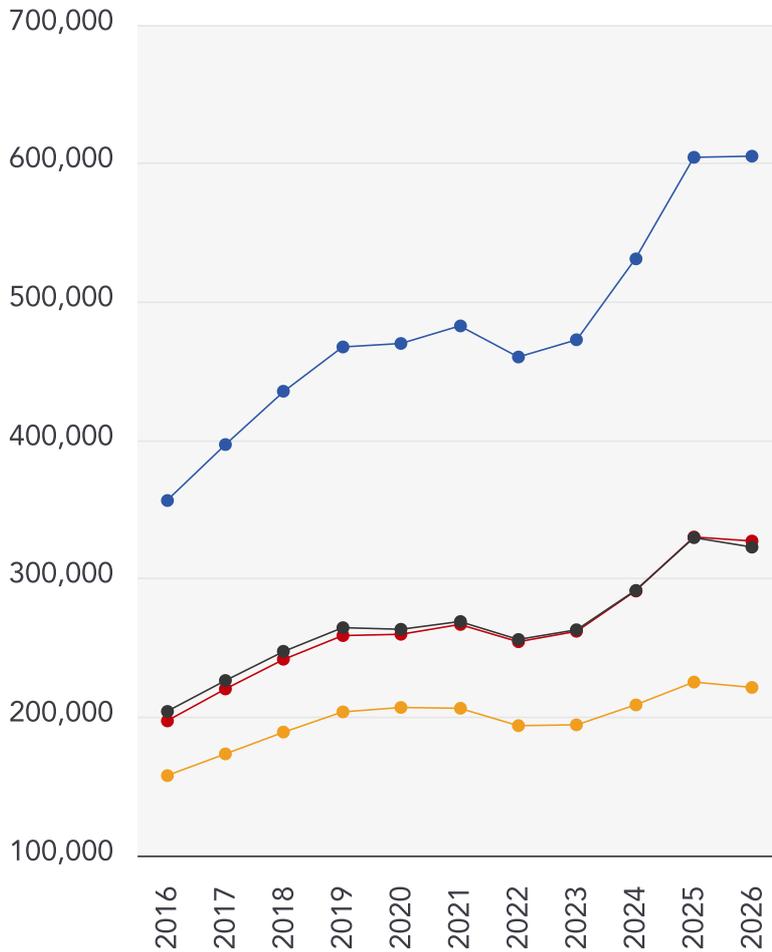
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
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 0.20 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m ² K
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, 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 0.13 W/m ² K
Total Floor Area:	177 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

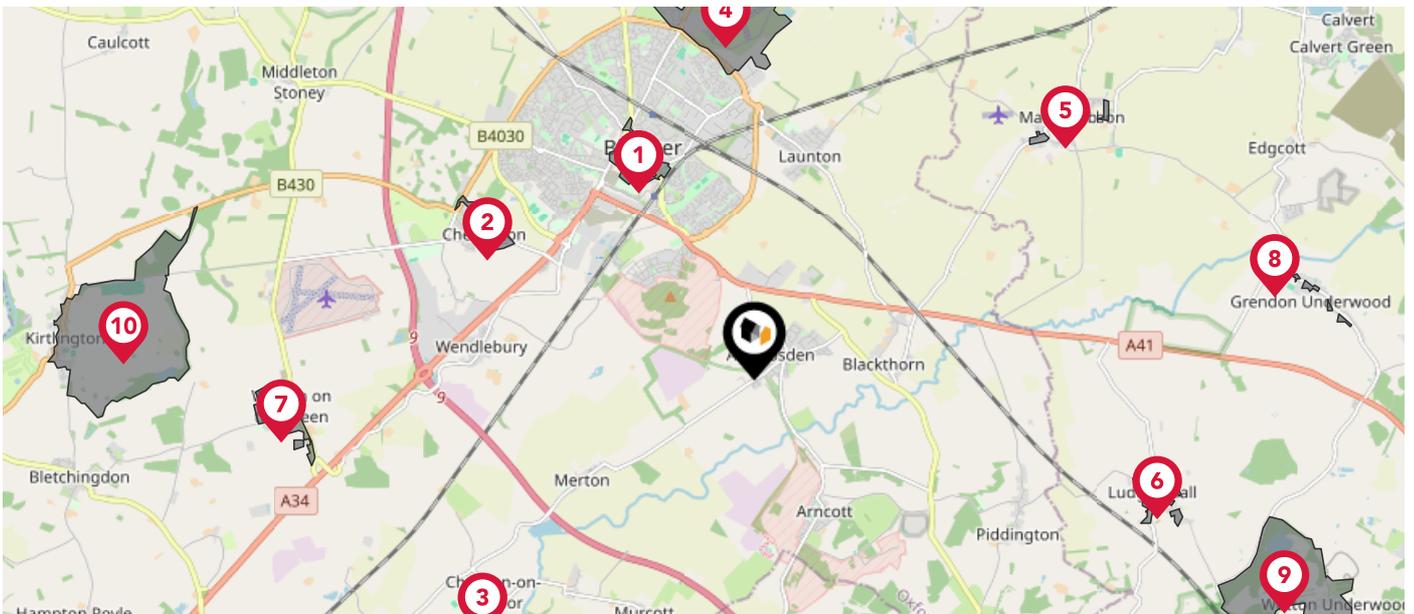
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.



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

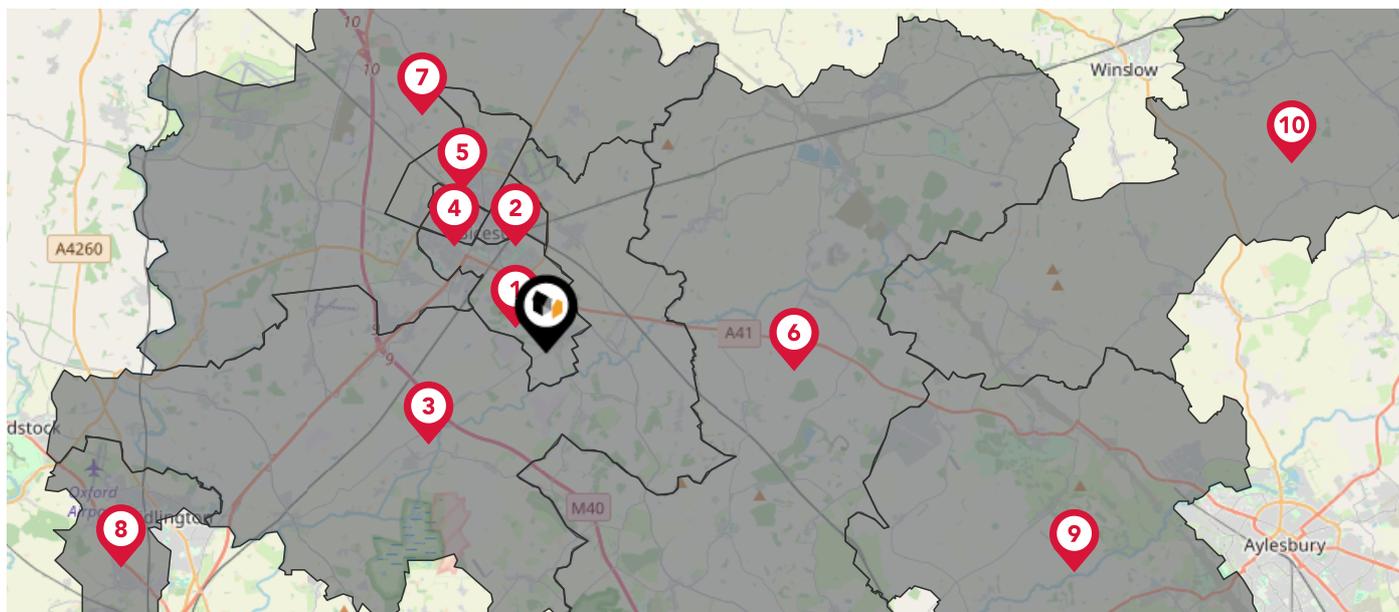
- 1 Bicester
- 2 Chesterton
- 3 Charlton-on-Otmoor
- 4 RAF Bicester
- 5 Marsh Gibbon
- 6 Ludgershall
- 7 Weston on the Green
- 8 Grendon Underwood
- 9 Wotton Underwood
- 10 Kirtlington

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

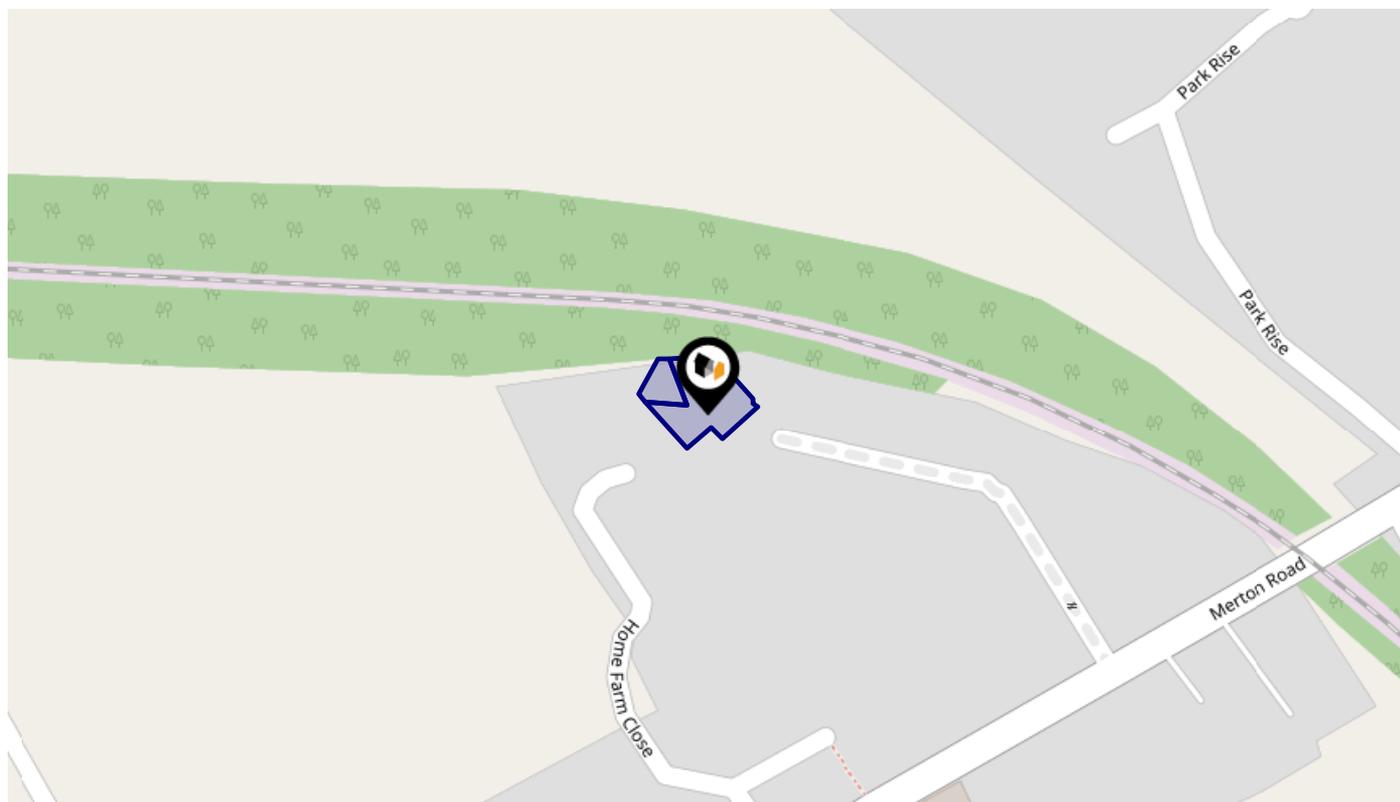
-  1 Bicester South & Ambrosden Ward
-  2 Bicester East Ward
-  3 Launton & Otmoor Ward
-  4 Bicester West Ward
-  5 Bicester North & Caversfield Ward
-  6 Grendon Underwood Ward
-  7 Fringford & Heyfords Ward
-  8 Kidlington West Ward
-  9 Stone and Waddesdon Ward
-  10 Great Brickhill Ward

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:

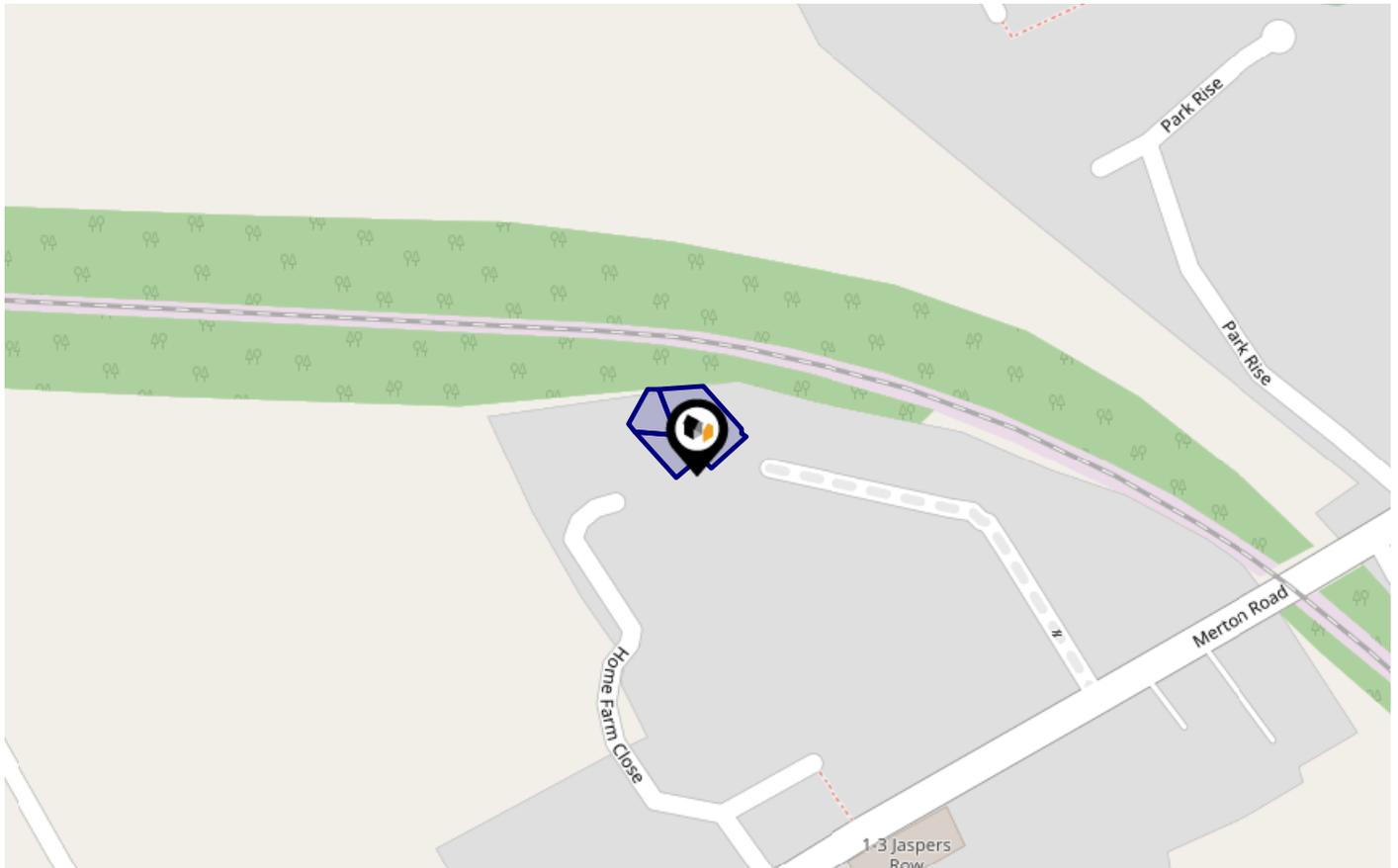
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

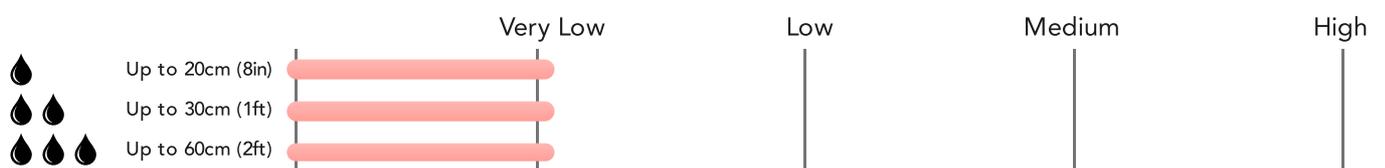


Risk Rating: Very low

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:

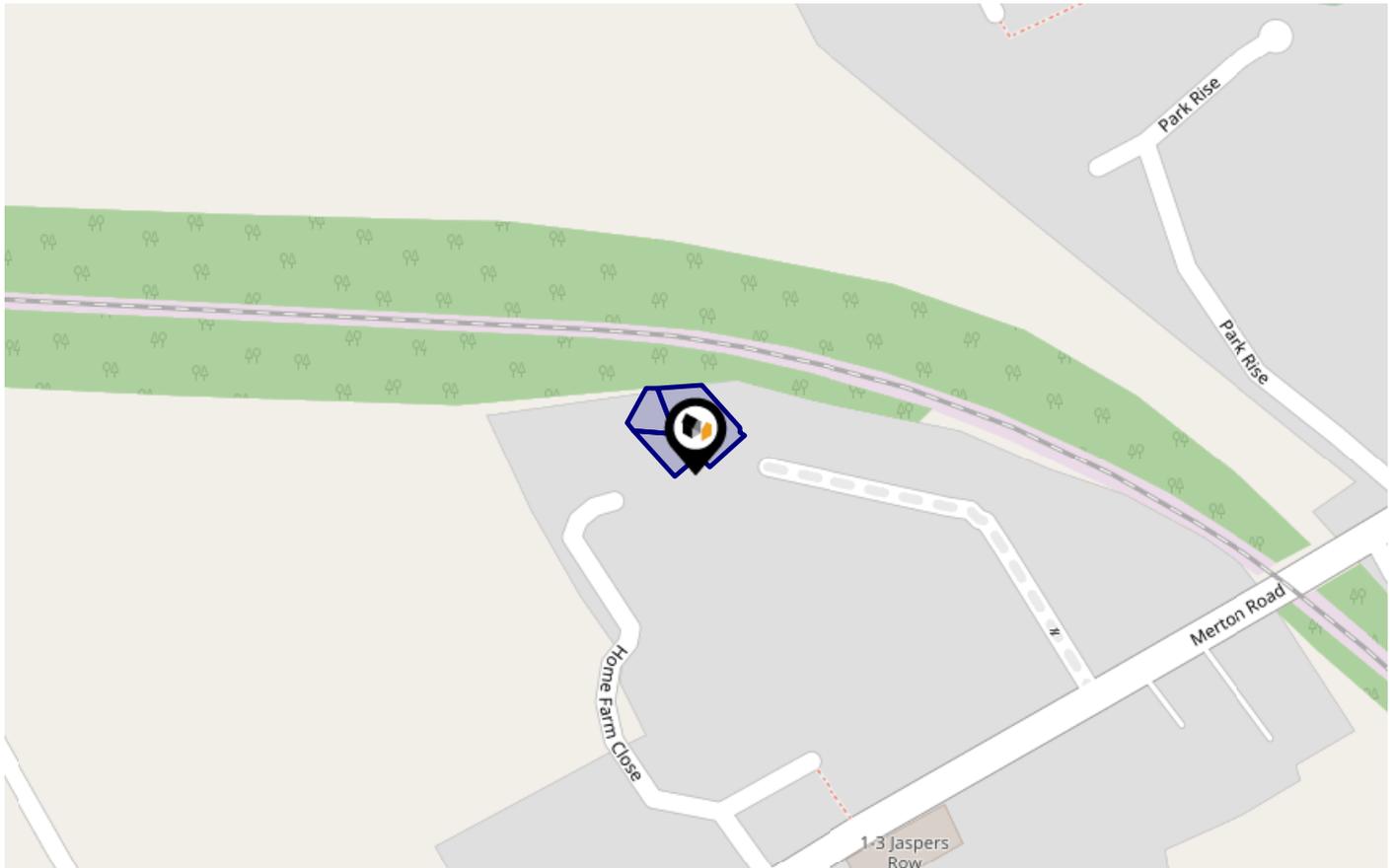


Flood Risk

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.
- **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:

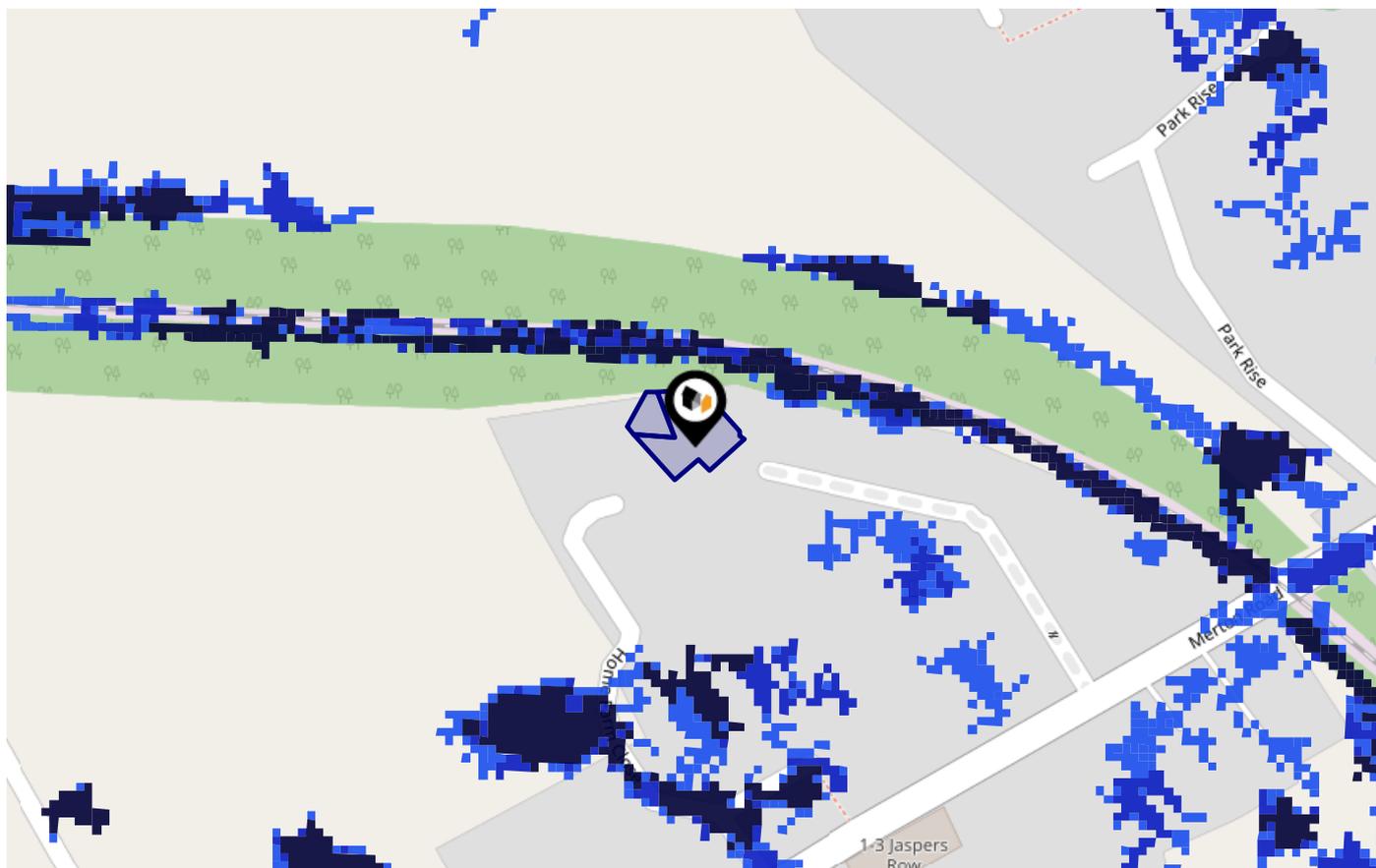


Flood Risk

Surface Water - 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.

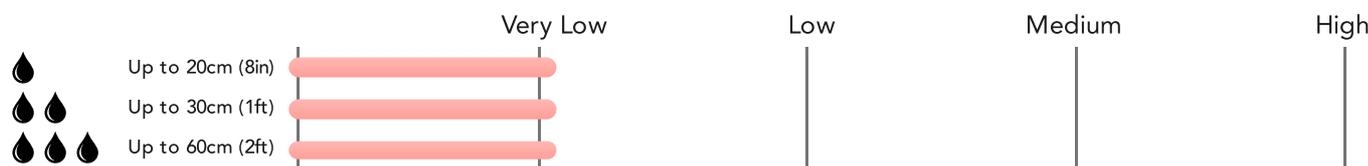


Risk Rating: Very low

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:

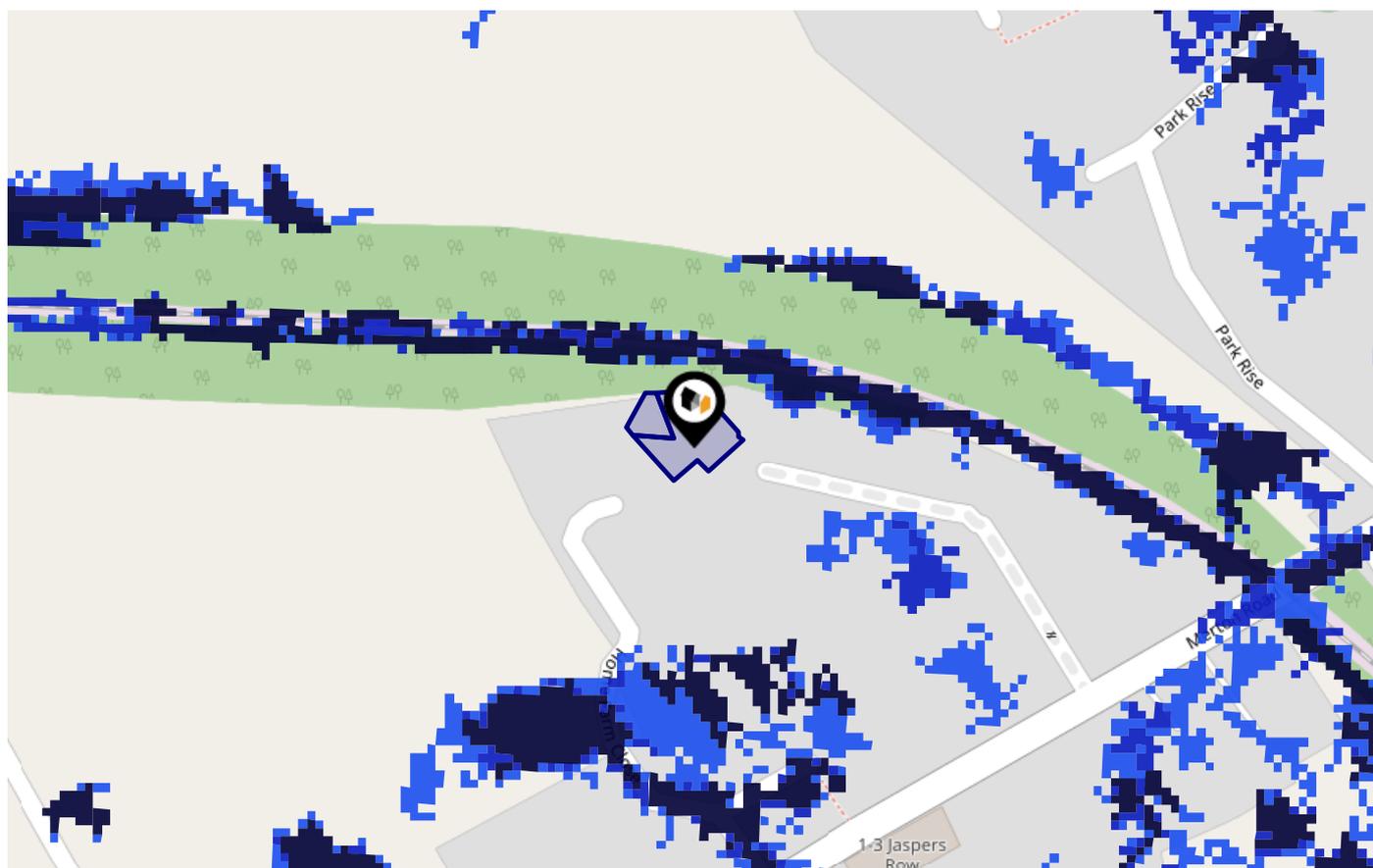


Flood Risk

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:

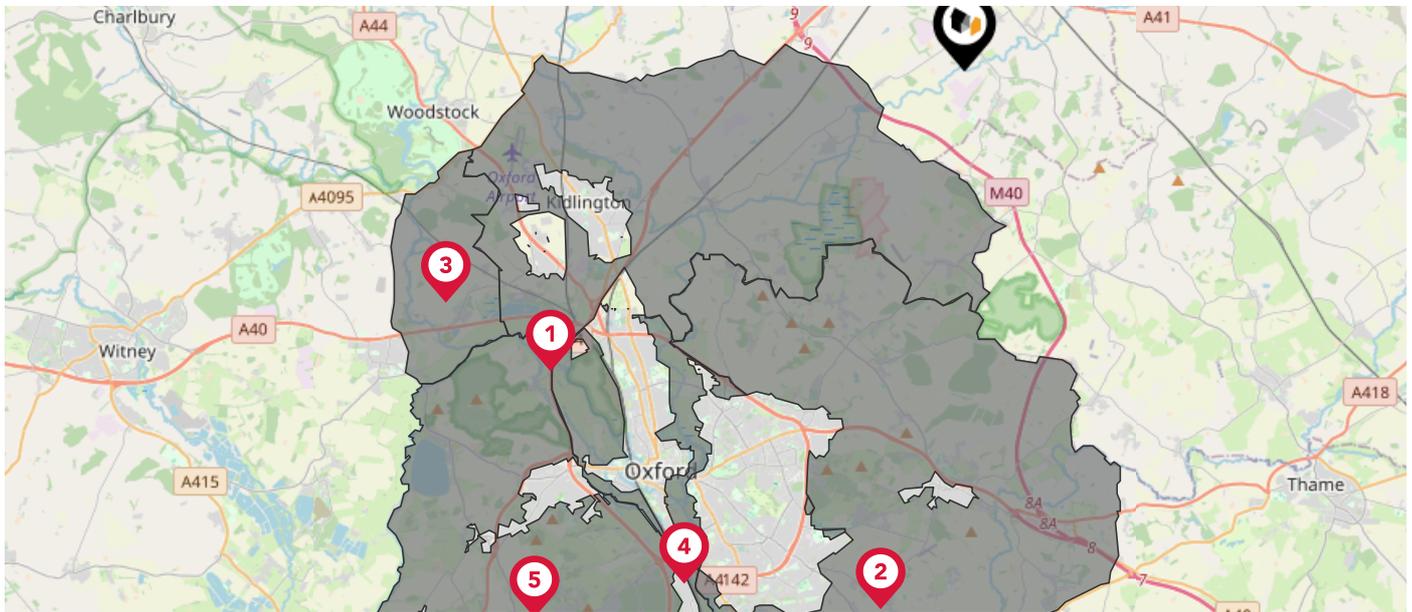


Maps

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 - South Oxfordshire
-  Oxford Green Belt - West 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

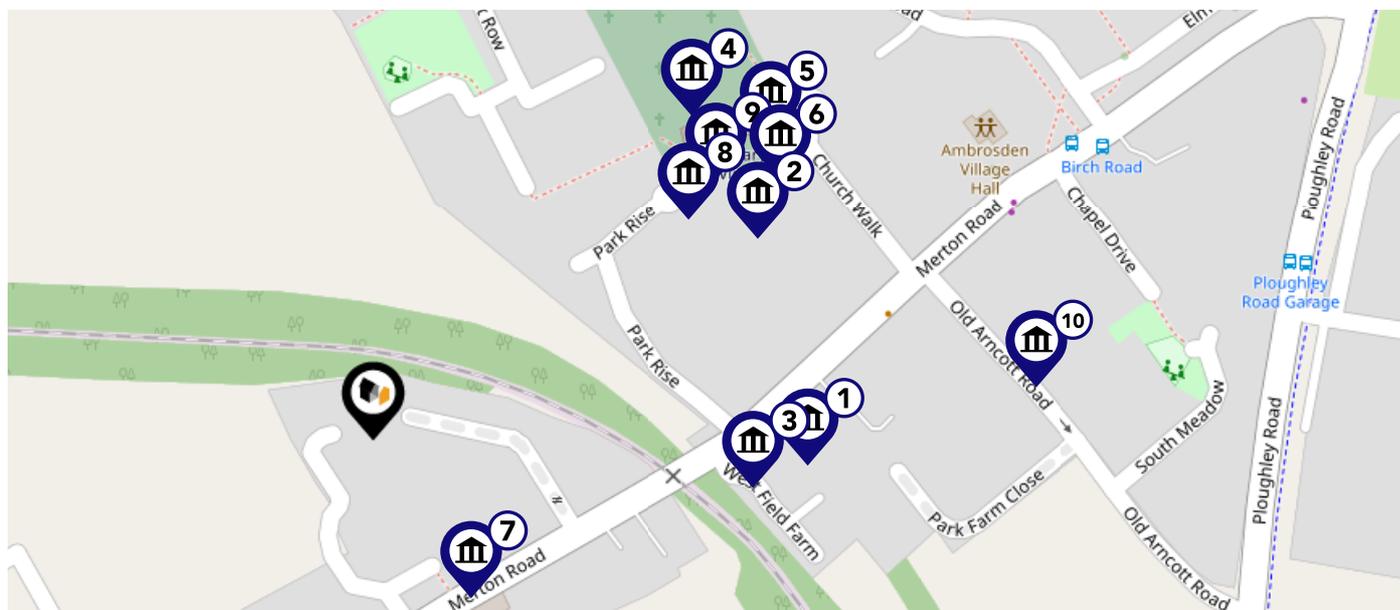
1	London Road-Bicester, Oxfordshire	Historic Landfill
2	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill
3	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill
4	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill
5	Gowell Farm-Bicester, Oxfordshire	Historic Landfill
6	Park Farm-Lazarus Bottoms, Kirtlington	Historic Landfill
7	Kingswood Lane-Wotton Underwood, Buckinghamshire	Historic Landfill
8	Kingswood-Kingswood Lane, Kingswood, Buckinghamshire	Historic Landfill
9	No name provided by source	Active Landfill
10	No name provided by source	Active Landfill

Maps

Listed Buildings

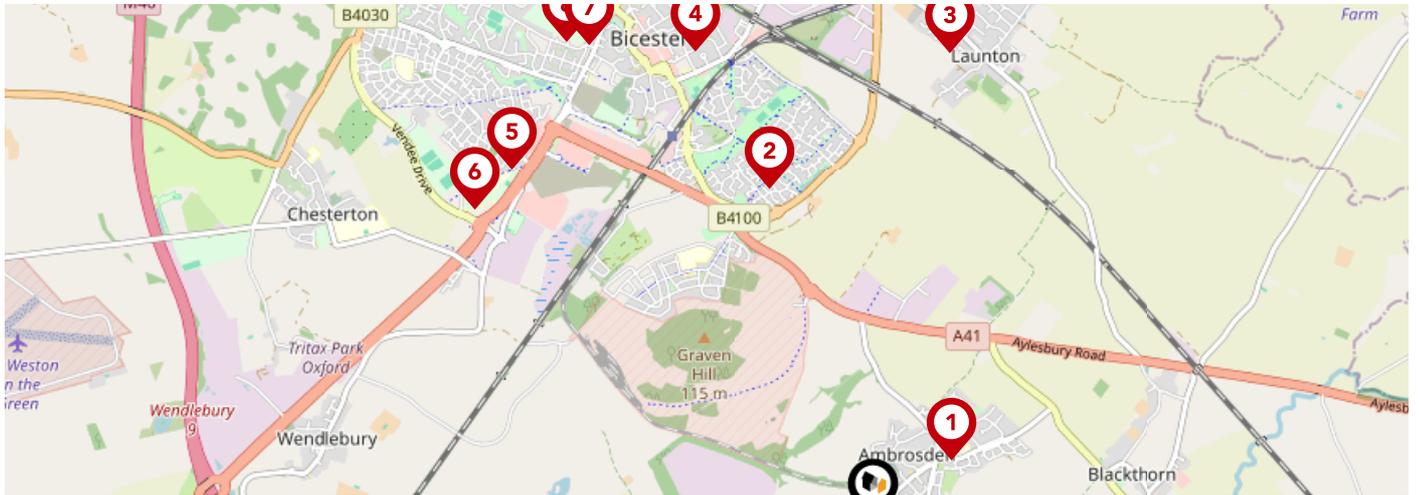


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1200138 - Park Farmhouse	Grade II	0.1 miles
1200129 - Dryden House Kennet House	Grade II	0.1 miles
1046527 - 19, Merton Road	Grade II	0.1 miles
1200126 - King Memorial Approximately 10 Metres North Of Church Of St Mary	Grade II	0.1 miles
1046524 - Gatepiers, Gates And Attached Walled Garden To East Of Church Of St Mary	Grade II	0.1 miles
1369740 - Churchyard Cross Approximately 8 Metres South East Of Chancel Of Church Of St Mary	Grade II	0.1 miles
1369741 - Holly Tree Cottage	Grade II	0.1 miles
1046526 - Headstone Approximately 10 Metres South Of Tower Of Church Of St Mary	Grade II	0.1 miles
1046525 - Church Of St Mary The Virgin	Grade II	0.1 miles
1046528 - 12, Old Arccott Road	Grade II	0.2 miles

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Five Acres Primary School Ofsted Rating: Good Pupils: 352 Distance:0.45	<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:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Launton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 150 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Longfields Primary and Nursery School Ofsted Rating: Good Pupils: 388 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Edburg's Church of England (VA) School Ofsted Rating: Good Pupils: 489 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Whitelands Academy Ofsted Rating: Good Pupils: 467 Distance:2.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Mary's Catholic Primary School, Bicester Ofsted Rating: Good Pupils: 229 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The Bicester School Ofsted Rating: Good Pupils: 1239 Distance:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

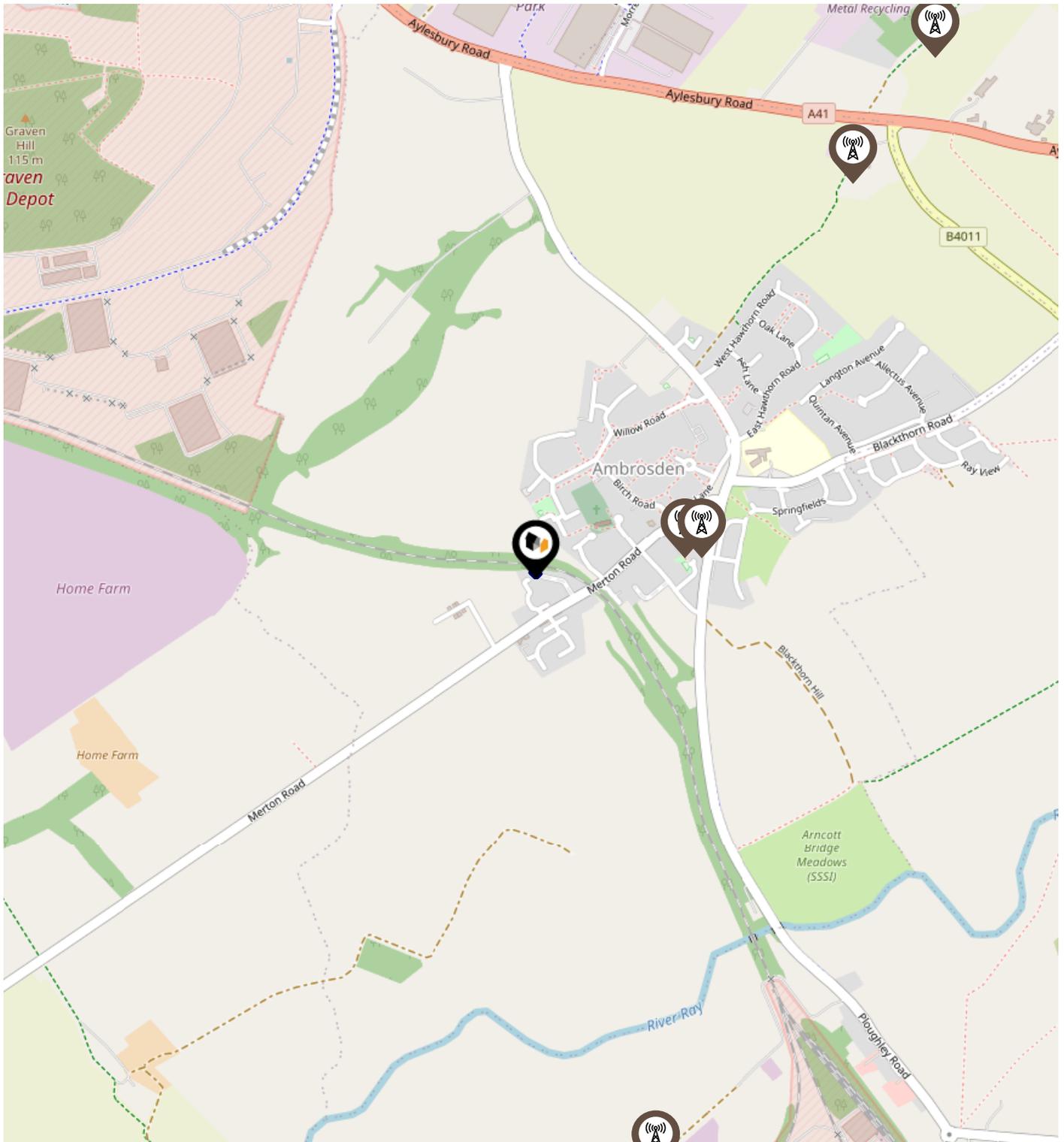
Area Schools



		Nursery	Primary	Secondary	College	Private
	Brookside Primary School Ofsted Rating: Good Pupils: 320 Distance:2.65	<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:2.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cooper School Ofsted Rating: Requires improvement Pupils: 1272 Distance:2.8	<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:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bardwell School Ofsted Rating: Good Pupils: 113 Distance:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chesterton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 195 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bure Park Primary School Ofsted Rating: Good Pupils: 415 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charlton-on-Otmoor Church of England Primary School Ofsted Rating: Good Pupils: 88 Distance:3.13	<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

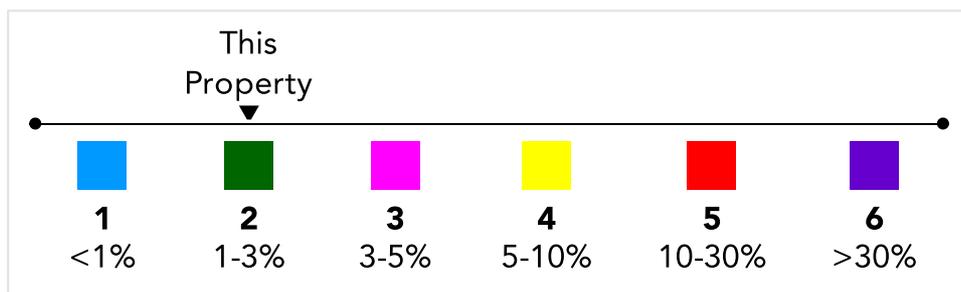
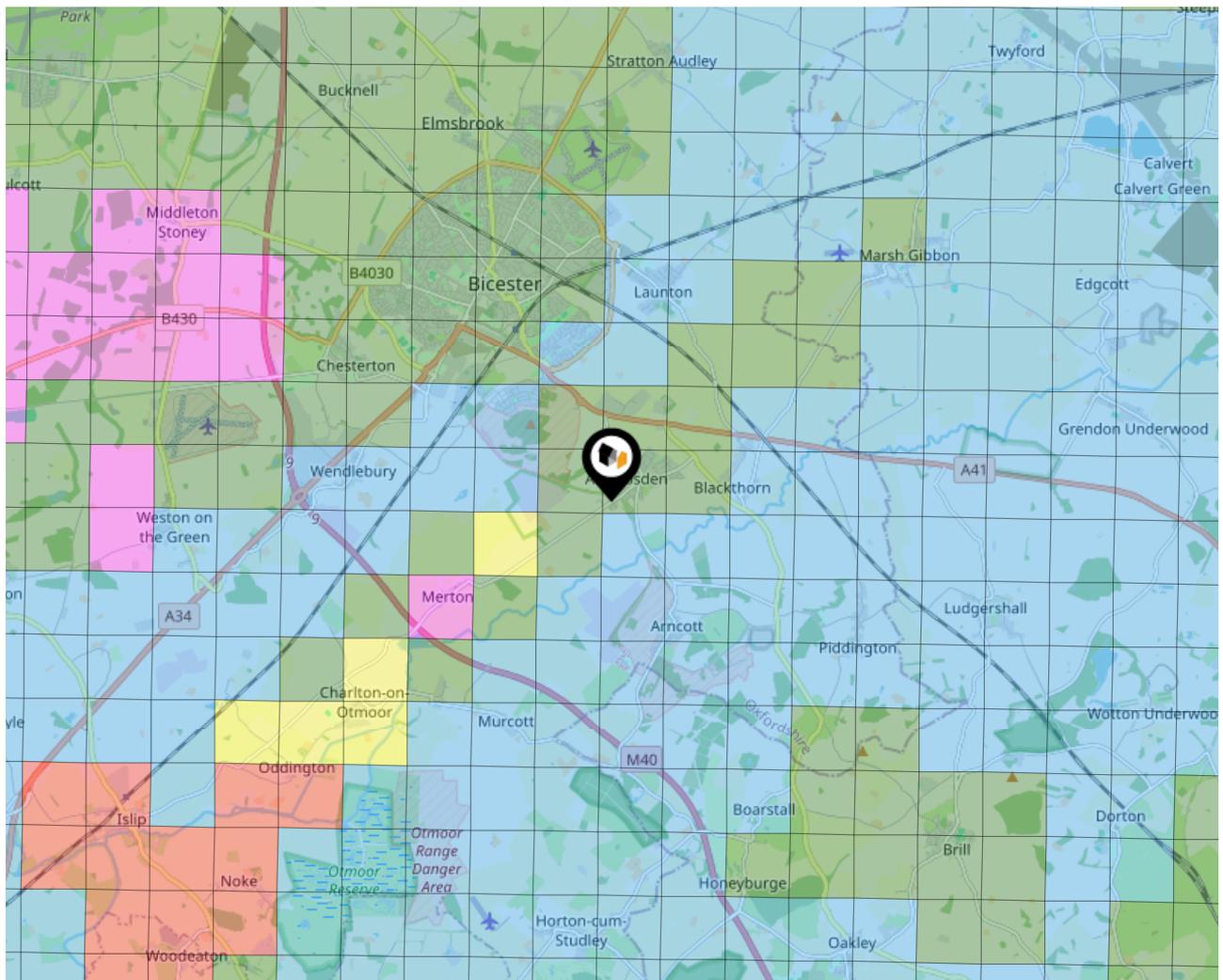
Environment

Radon Gas

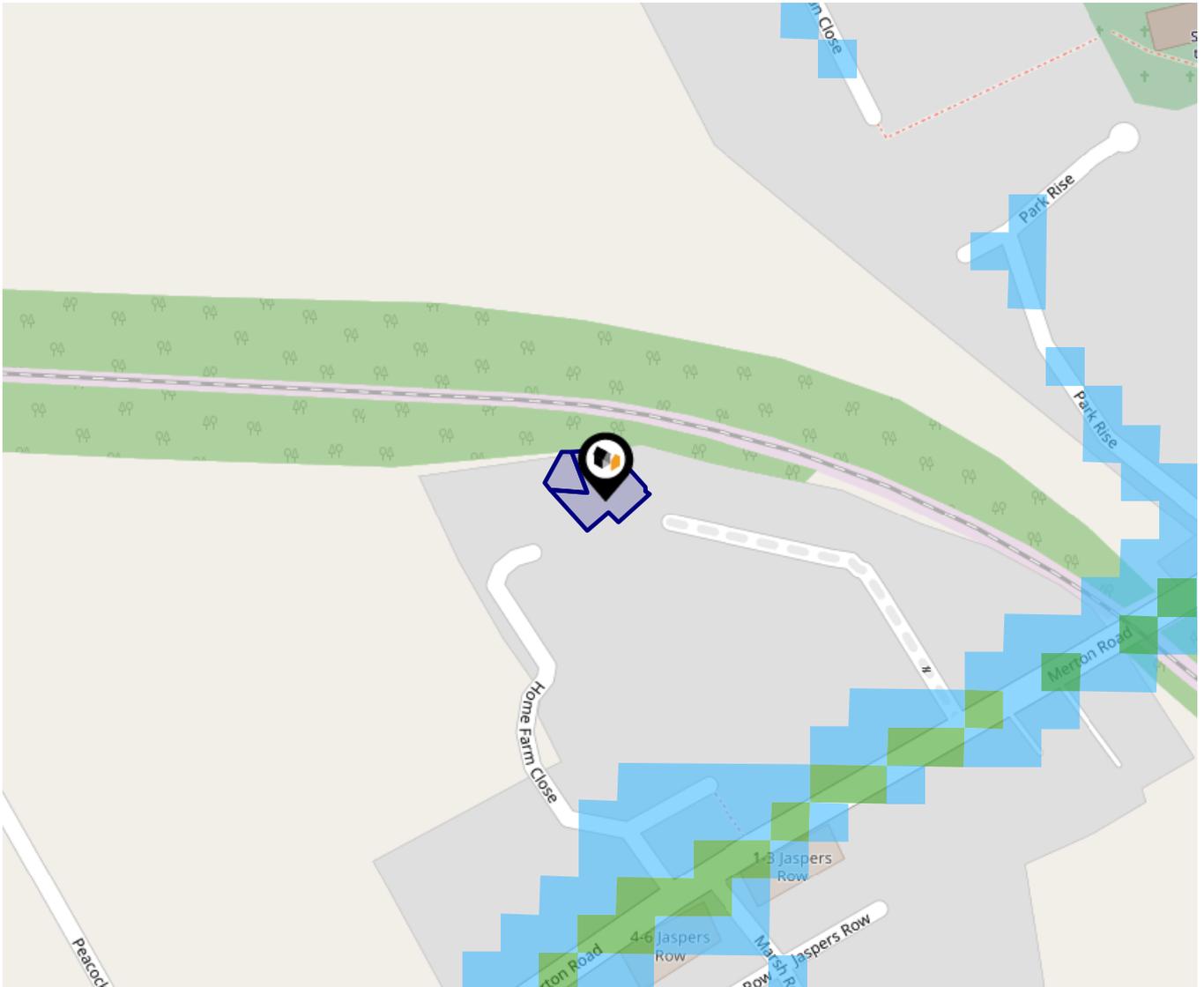


What is Radon?

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

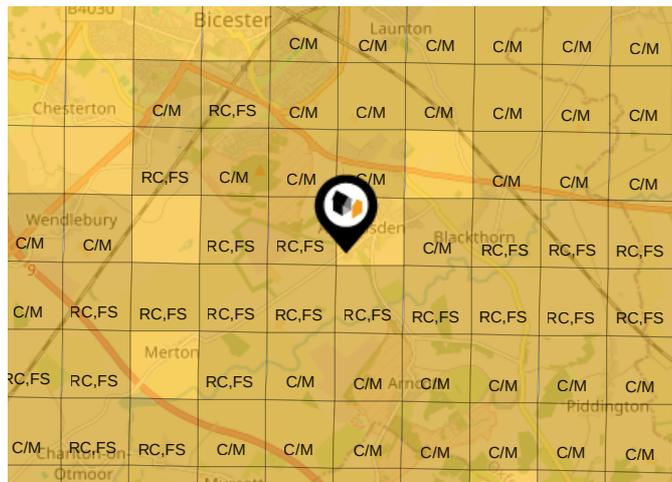


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 SANDY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** DEEP
 ARENACEOUS
Soil Group: ALL

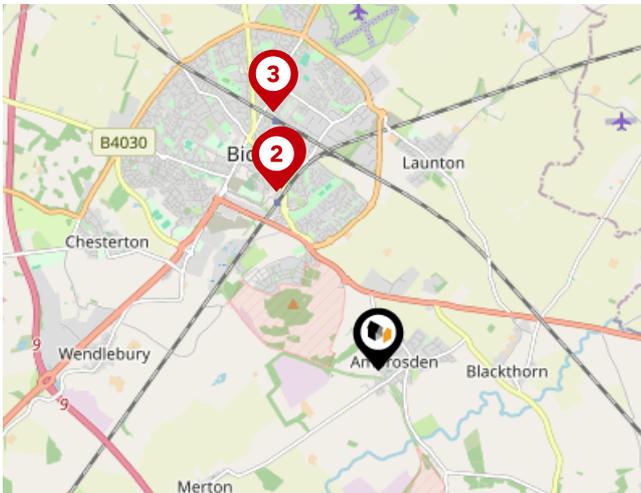


Primary Classifications (Most Common Clay Types)

- 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

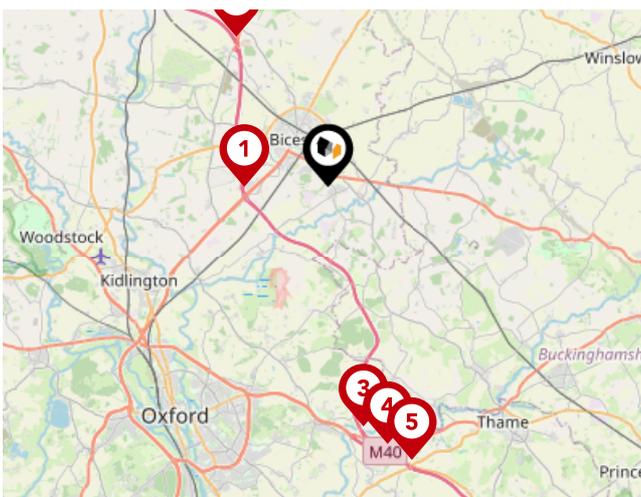
Area

Transport (National)



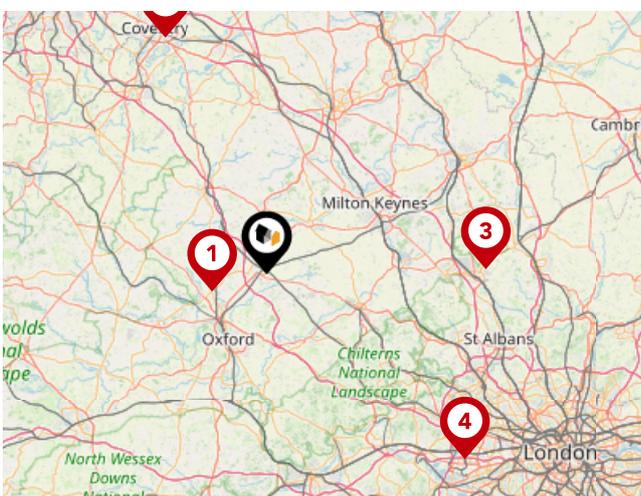
National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	1.88 miles
2	Bicester Village Rail Station	1.89 miles
3	Bicester North Rail Station	2.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	3.03 miles
2	M40 J10	6.43 miles
3	M40 J8A	8.89 miles
4	M40 J8	9.72 miles
5	M40 J7	10.49 miles

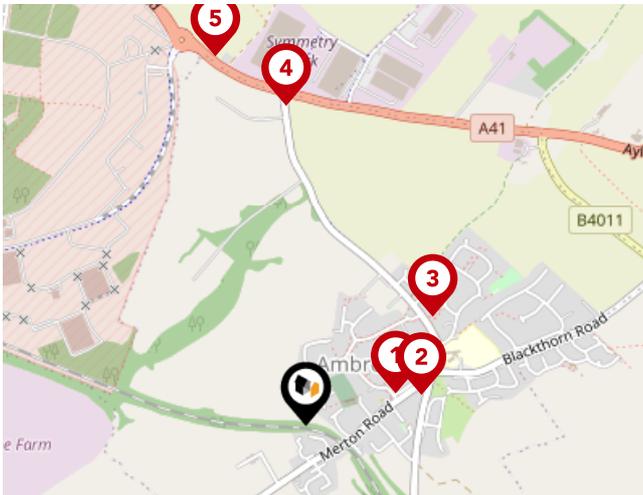


Airports/Helipads

Pin	Name	Distance
1	Kidlington	8.27 miles
2	Baginton	37.53 miles
3	Luton Airport	32.07 miles
4	Heathrow Airport	39.79 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Birch Road	0.22 miles
2	Ploughley Road Garage	0.28 miles
3	Willow Road	0.38 miles
4	Symmetry Park	0.73 miles
5	Symmetry Park	0.87 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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