

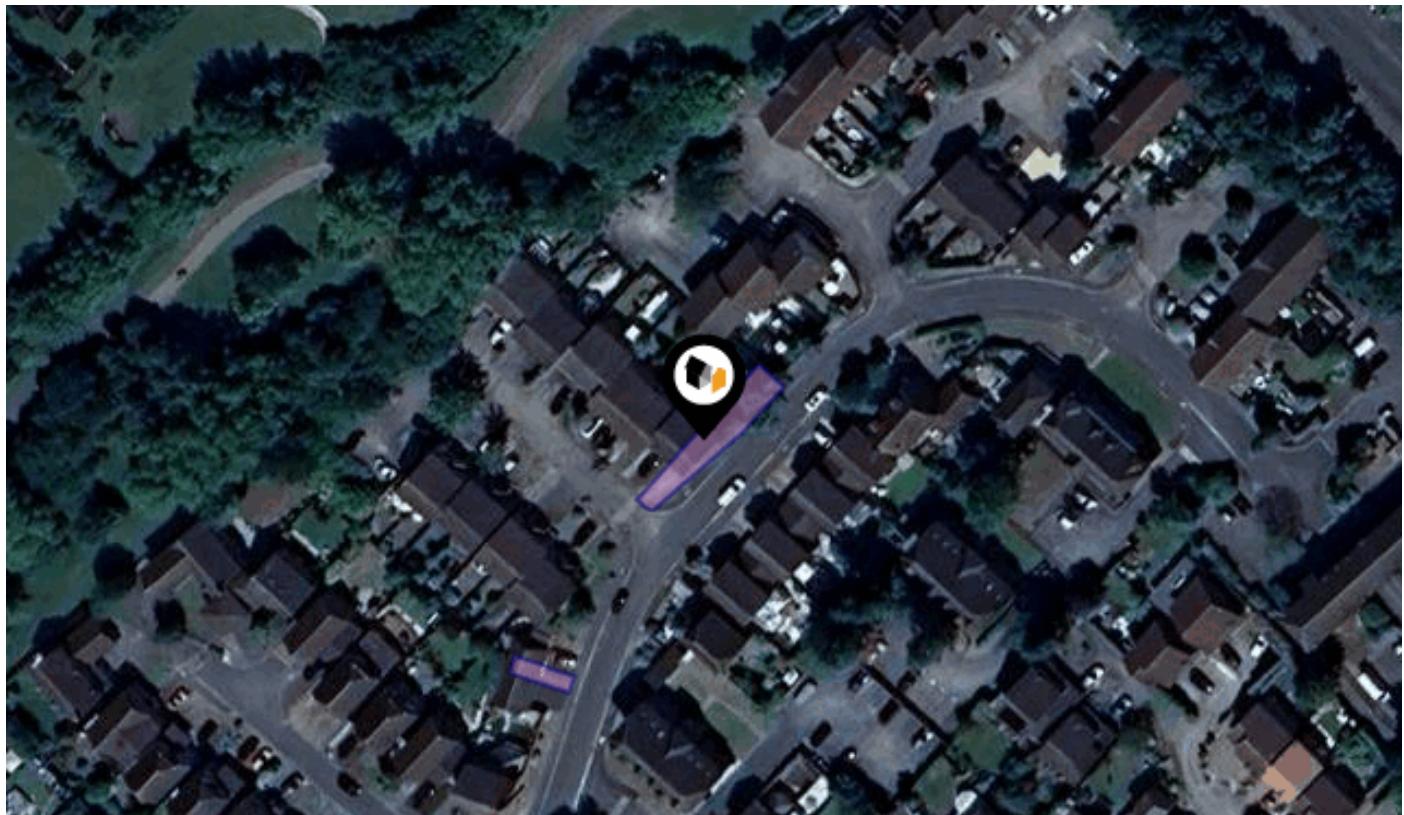


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 12<sup>th</sup> February 2026**



**HERON DRIVE, BICESTER, OX26**

**Avocado Property**

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[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)



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# Introduction

## Our Comments



### Seller's comments...

I have truly enjoyed renovating Heron Drive — it has been such a rewarding achievement to see how far it has come since the day I first got the keys. A lot of care and effort has gone into improving the property, making it a wonderful first home.

As life moves forward, I am now looking to upsize, but this home will always be special to me. I'm sure the next owners will enjoy adding their own personal touch, particularly to the driveway and bathroom, and continuing its journey.

The location is fantastic — just a short walk to the local town centre and train station, making commuting and day-to-day life incredibly convenient. With a nearby pub, supermarket, coffee shop, and Chinese takeaway all within walking distance, it's such an easy and stress-free place to live.

It will definitely be missed as my first home, and I hope the next buyer creates as many happy memories here as I have

### Agent's comments...

This refurbished two-bedroom end of terrace home occupies a corner plot and benefits from a garage and parking, along with a landscaped, low-maintenance garden.

The ground floor includes a kitchen/diner fitted with a new Howdens kitchen and recently installed tap. The living room features doors opening onto the rear garden. Flooring to the downstairs areas, bathroom and en-suite is Karndean design flooring, with new skirting boards and designer black tower radiators. Stainless steel plug sockets and light switches with USB points have been installed, and electric Somfy motorised blinds are fitted.

Upstairs, there are two bedrooms, including a main bedroom with a newly installed en-suite shower and sink, as well as a full blackout blind. White radiators have been replaced upstairs, and carpets have been fitted to the bedrooms, stairs and landing. The second bedroom is currently arranged with carpet tiles suitable for office use. The property also benefits from a modernised shower room.

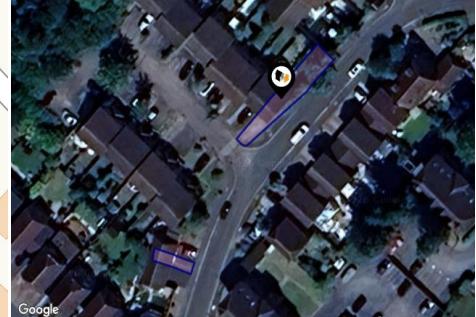
Further improvements include a new boiler (installed 2021), new fuse board (installed 2017), new garage door, full PVC windows and doors, and ceiling lights fitted with fire canisters.

The rear garden has been fully refurbished with decking, sleeper beds, panel fencing and artificial grass for ease of maintenance.

Fibre internet is installed in the main bedroom, with additional internet ports downstairs. The property is approximately a 10-minute walk to the train station and around 15 minutes to the town centre, with a pub, Tesco, coffee shop and school nearby.

Please note - the seller provided information on what has been done on the home - we have not verified this.

# Property Overview



## Property

Type:	Terraced
Bedrooms:	2
Plot Area:	0.05 acres
Year Built :	1991-1995
Council Tax :	Band C
Annual Estimate:	£2,190
Title Number:	ON167306

Tenure: Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)



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



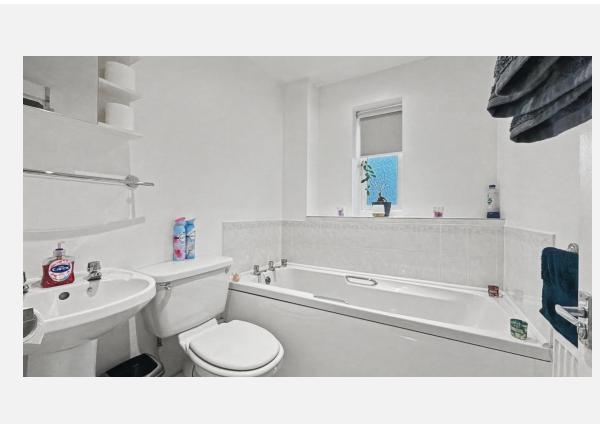
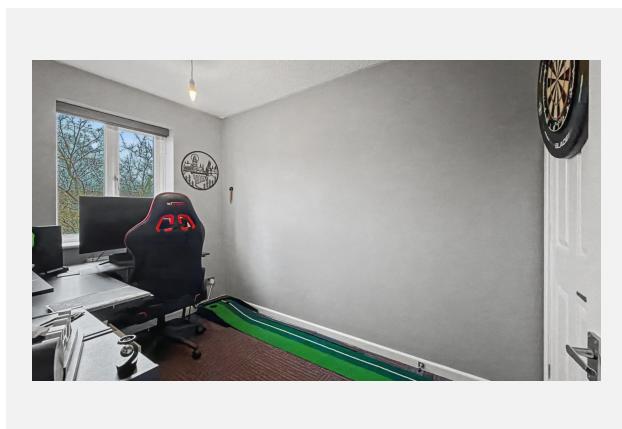
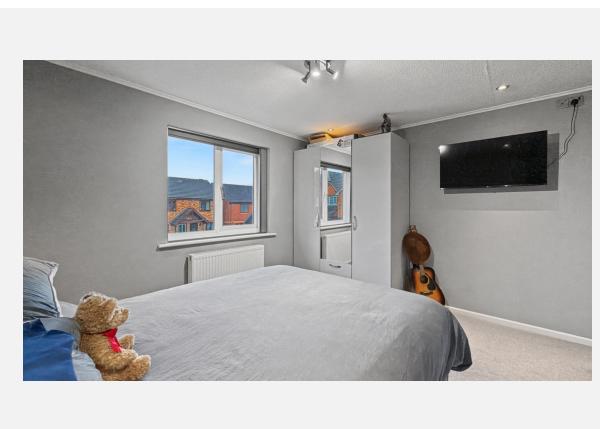
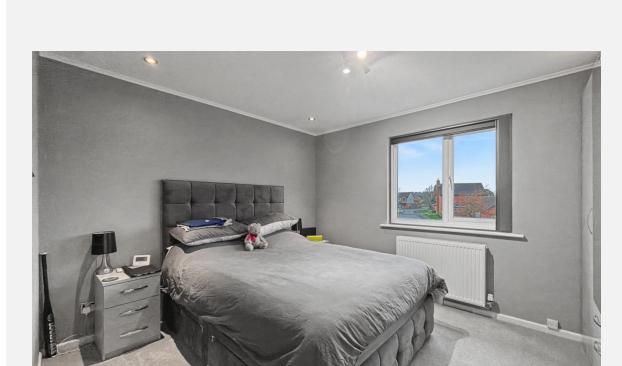
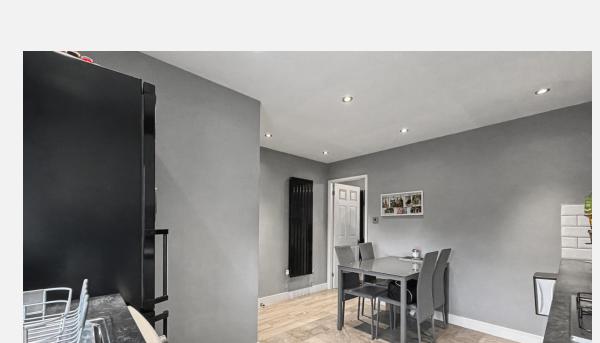
**Satellite/Fibre TV Availability:**



# Gallery Photos

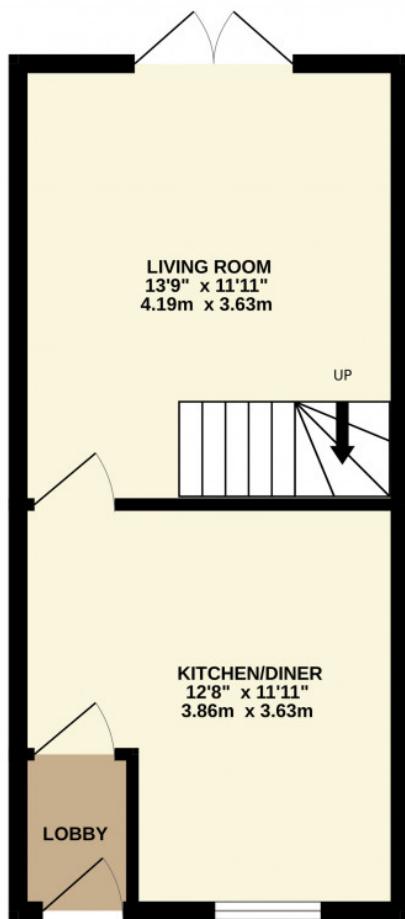


# Gallery Photos

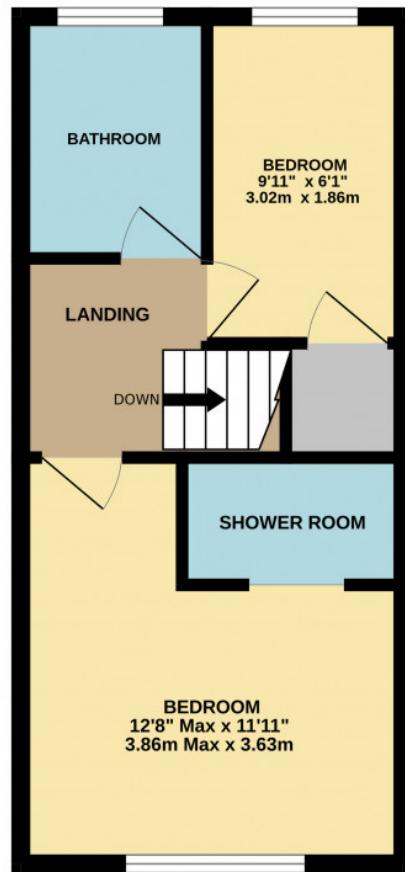


## HERON DRIVE, BICESTER, OX26

GROUND FLOOR



1ST FLOOR

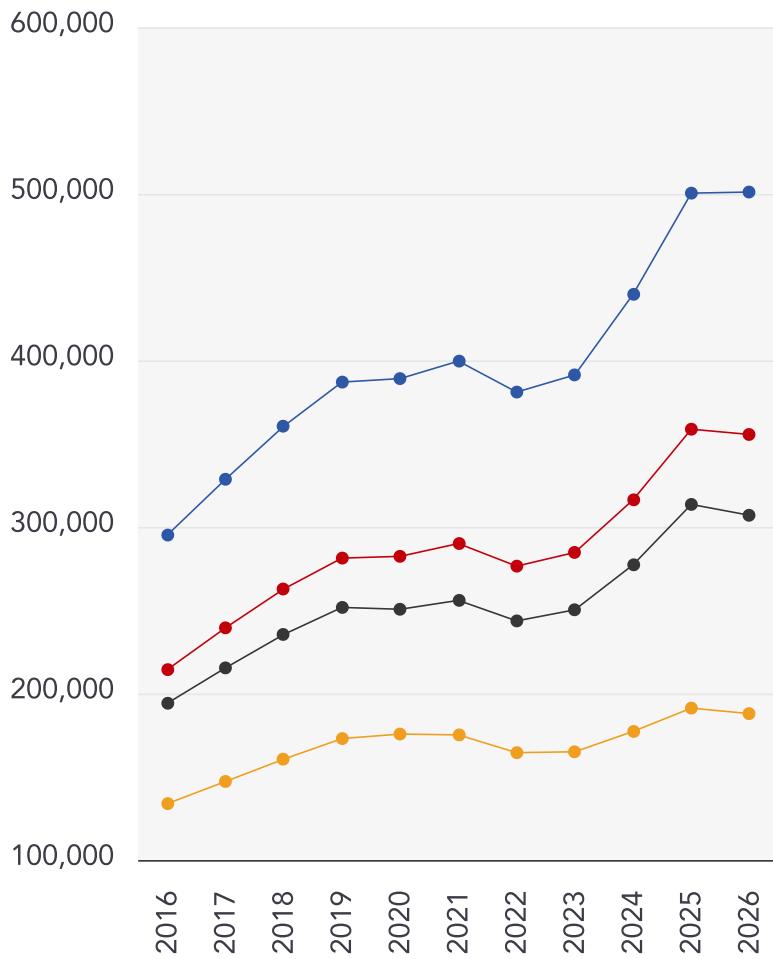


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2026

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in OX26



Detached

**+69.78%**

Semi-Detached

**+65.88%**

Terraced

**+58.14%**

Flat

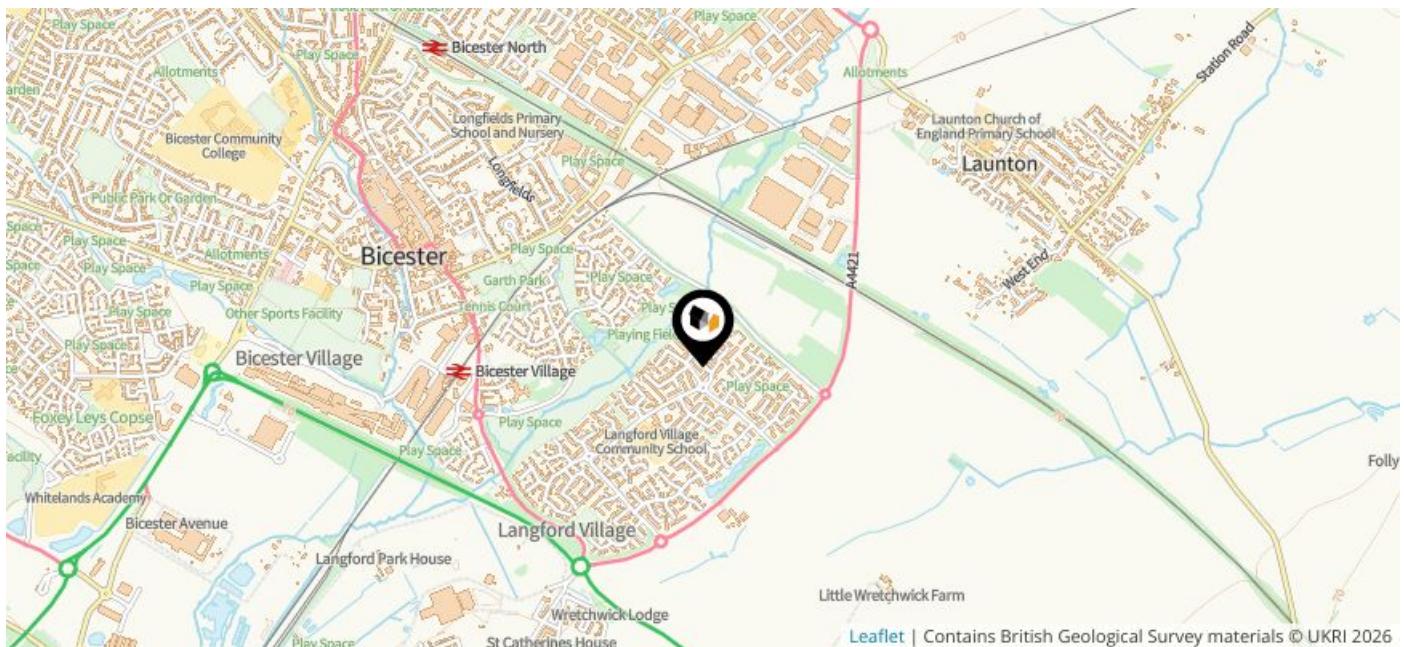
**+40.36%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### 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.

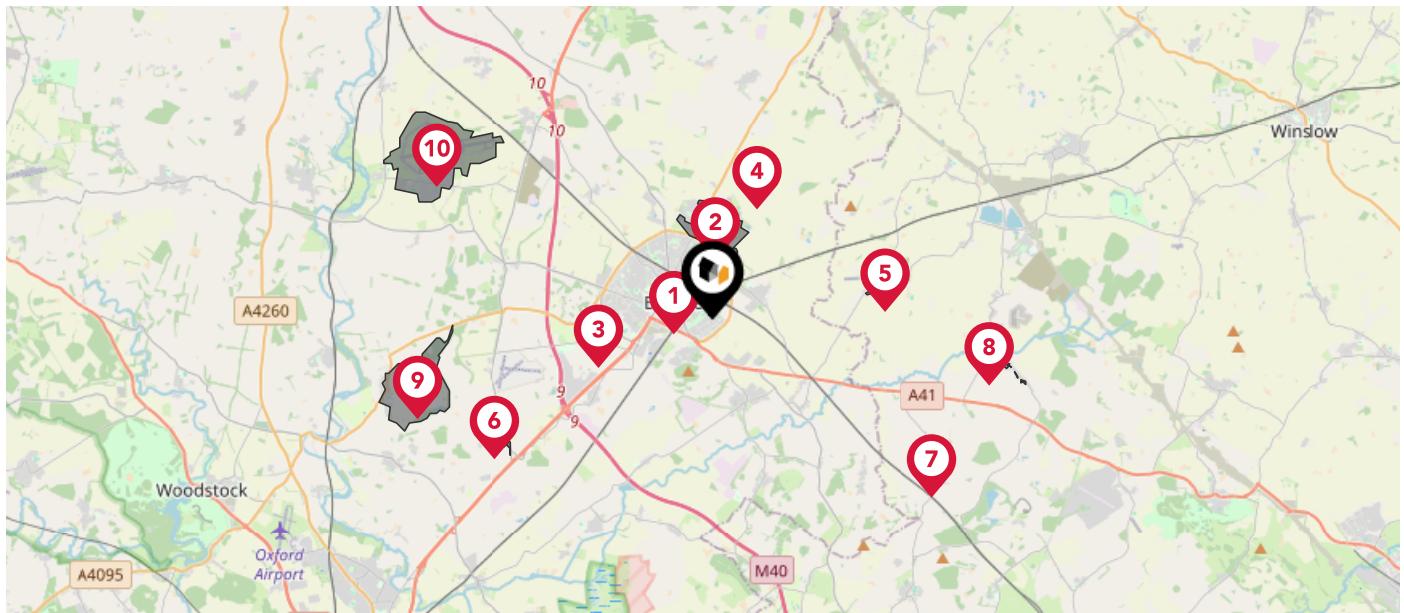
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

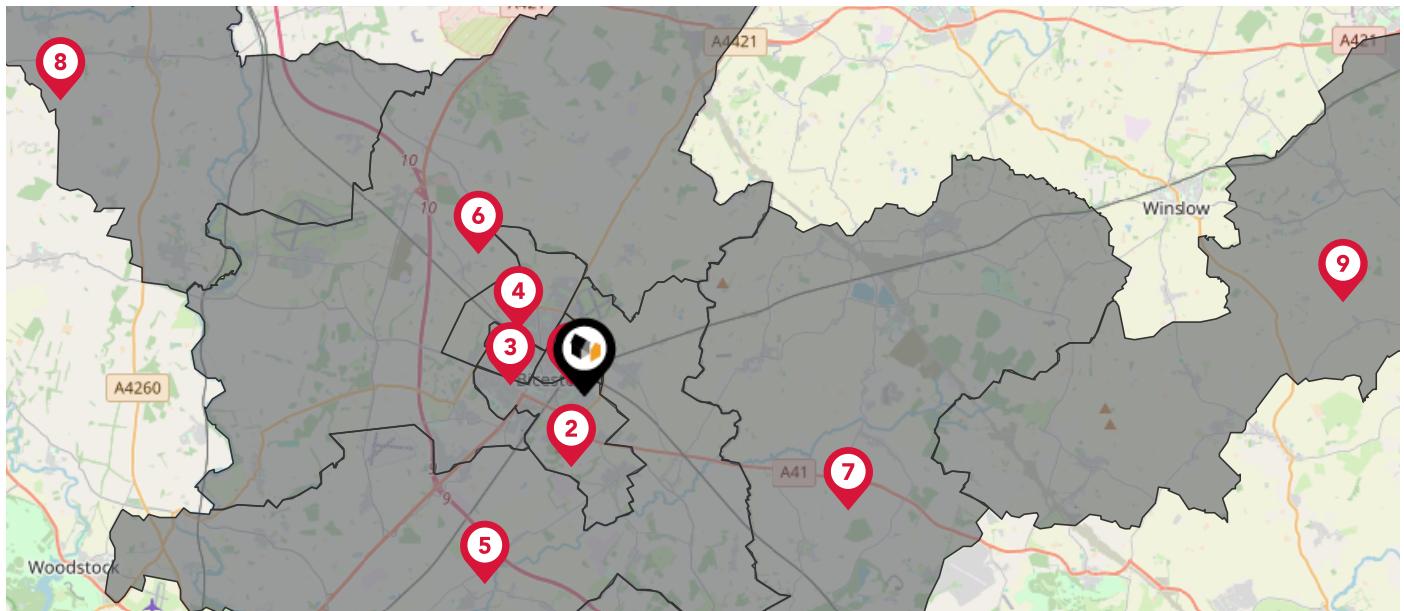
- 1 Bicester
- 2 RAF Bicester
- 3 Chesterton
- 4 Stratton Audley
- 5 Marsh Gibbon
- 6 Weston on the Green
- 7 Ludgershall
- 8 Grendon Underwood
- 9 Kirtlington
- 10 RAF Upper Heyford

# Maps

## Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

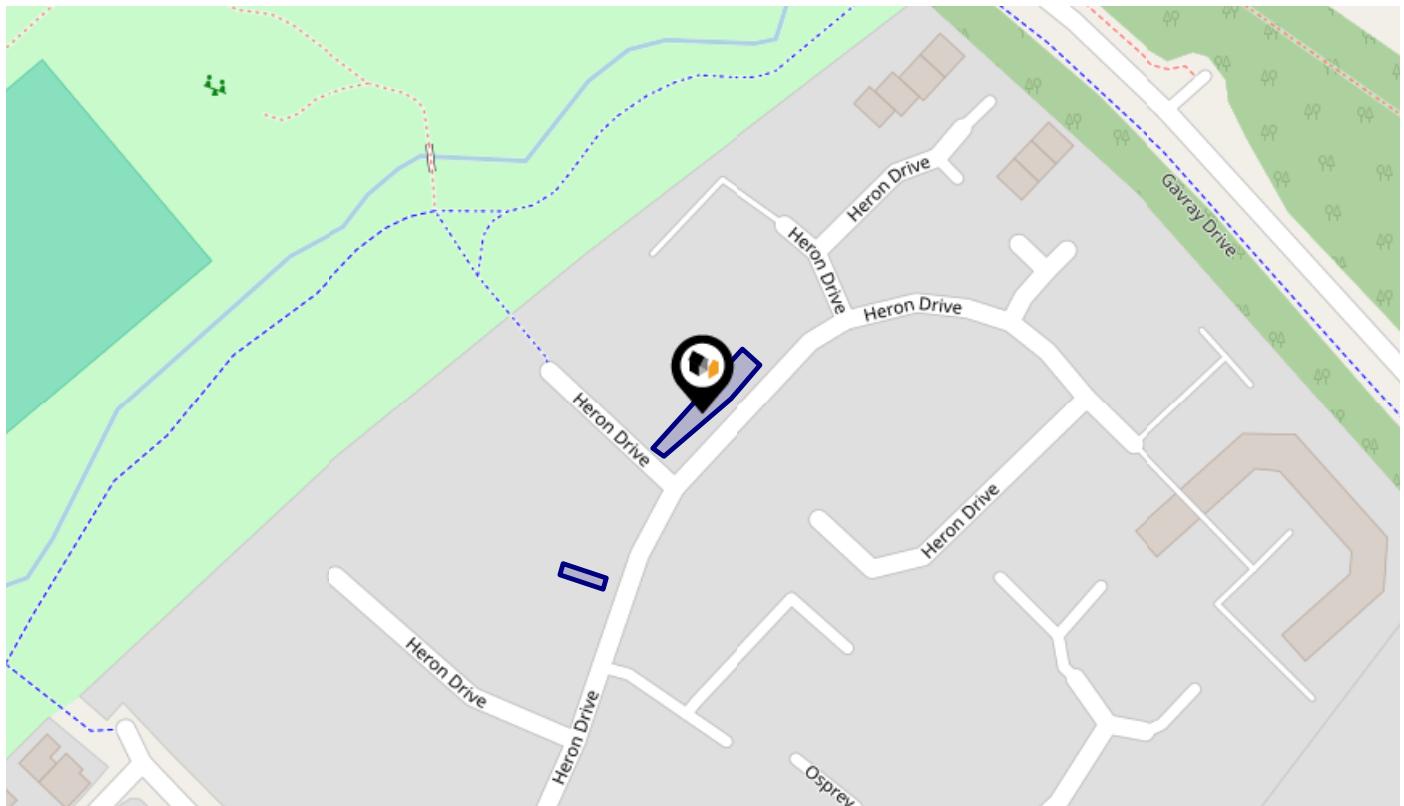
- 1 Bicester East Ward
- 2 Bicester South & Ambrosden Ward
- 3 Bicester West Ward
- 4 Bicester North & Caversfield Ward
- 5 Launton & Otmoor Ward
- 6 Fringford & Heyfords Ward
- 7 Grendon Underwood Ward
- 8 Deddington Ward
- 9 Great Brickhill Ward

# Maps

## Rail Noise



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

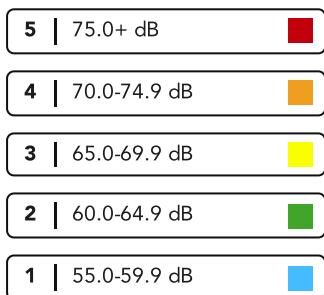


### Rail Noise Data

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:

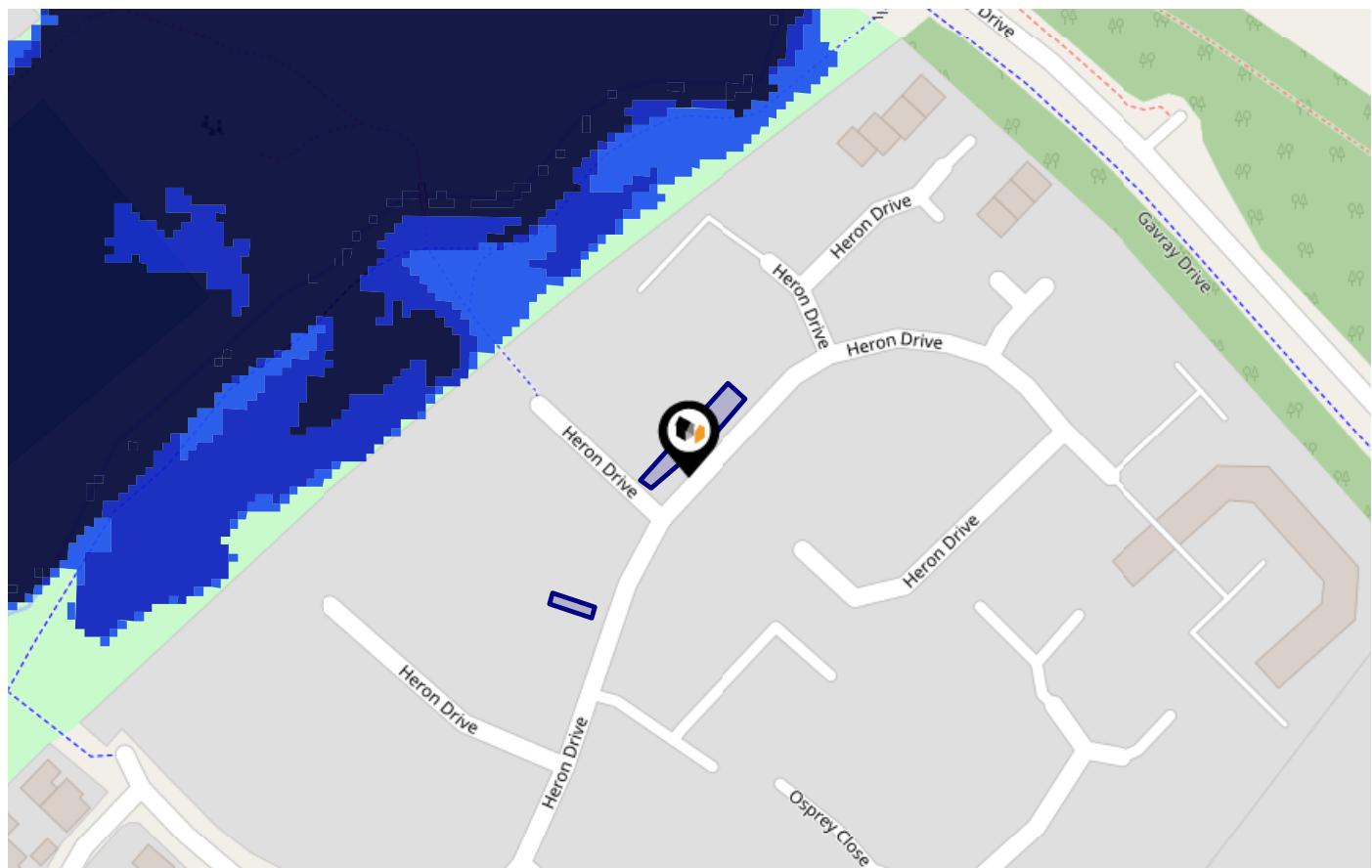


# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

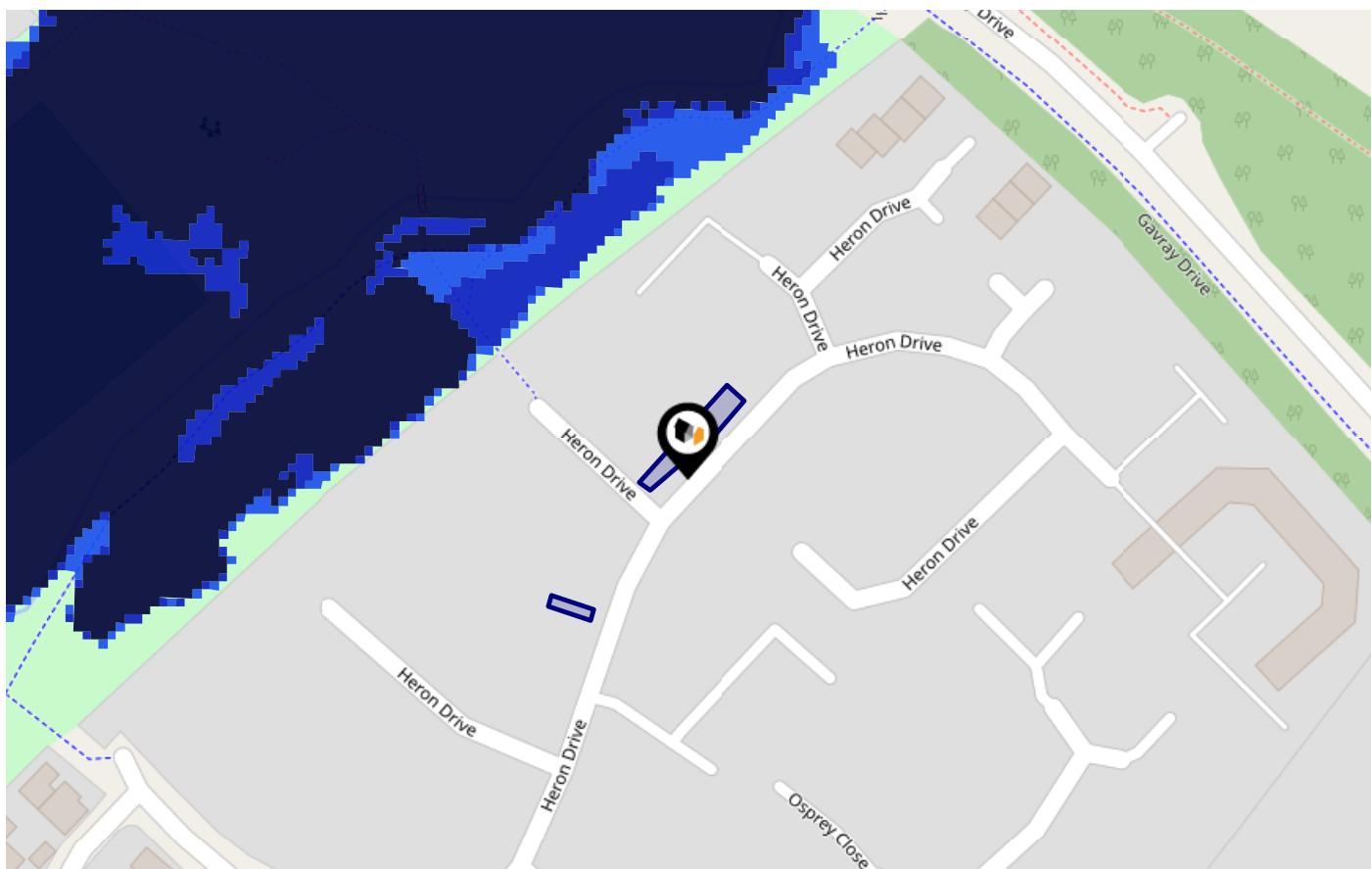


# Flood Risk

## Rivers & Seas - Climate Change



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

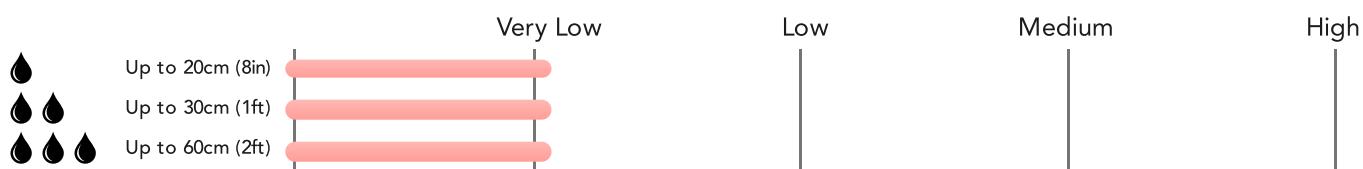


**Risk Rating: Very low**

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- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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Chance of flooding to the following depths at this property:

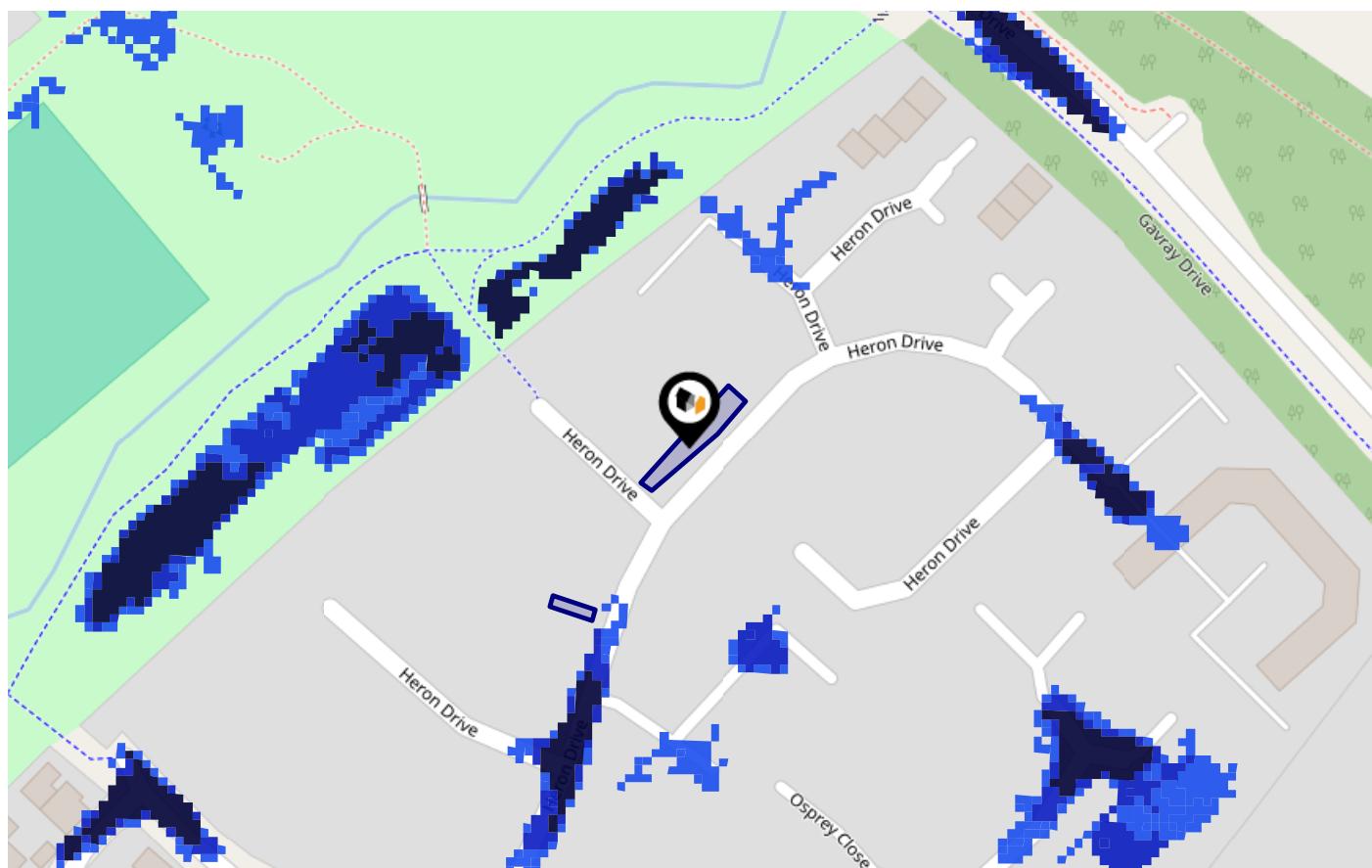


# Flood Risk

## Surface Water - 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.

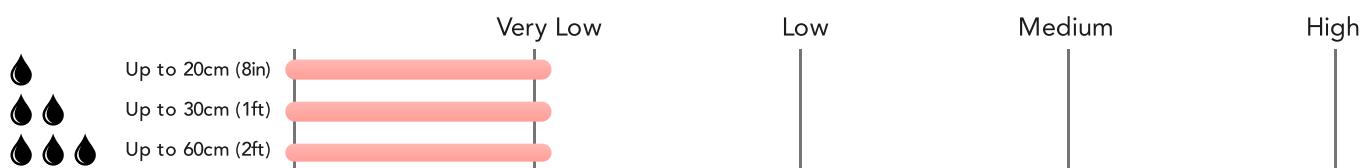


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

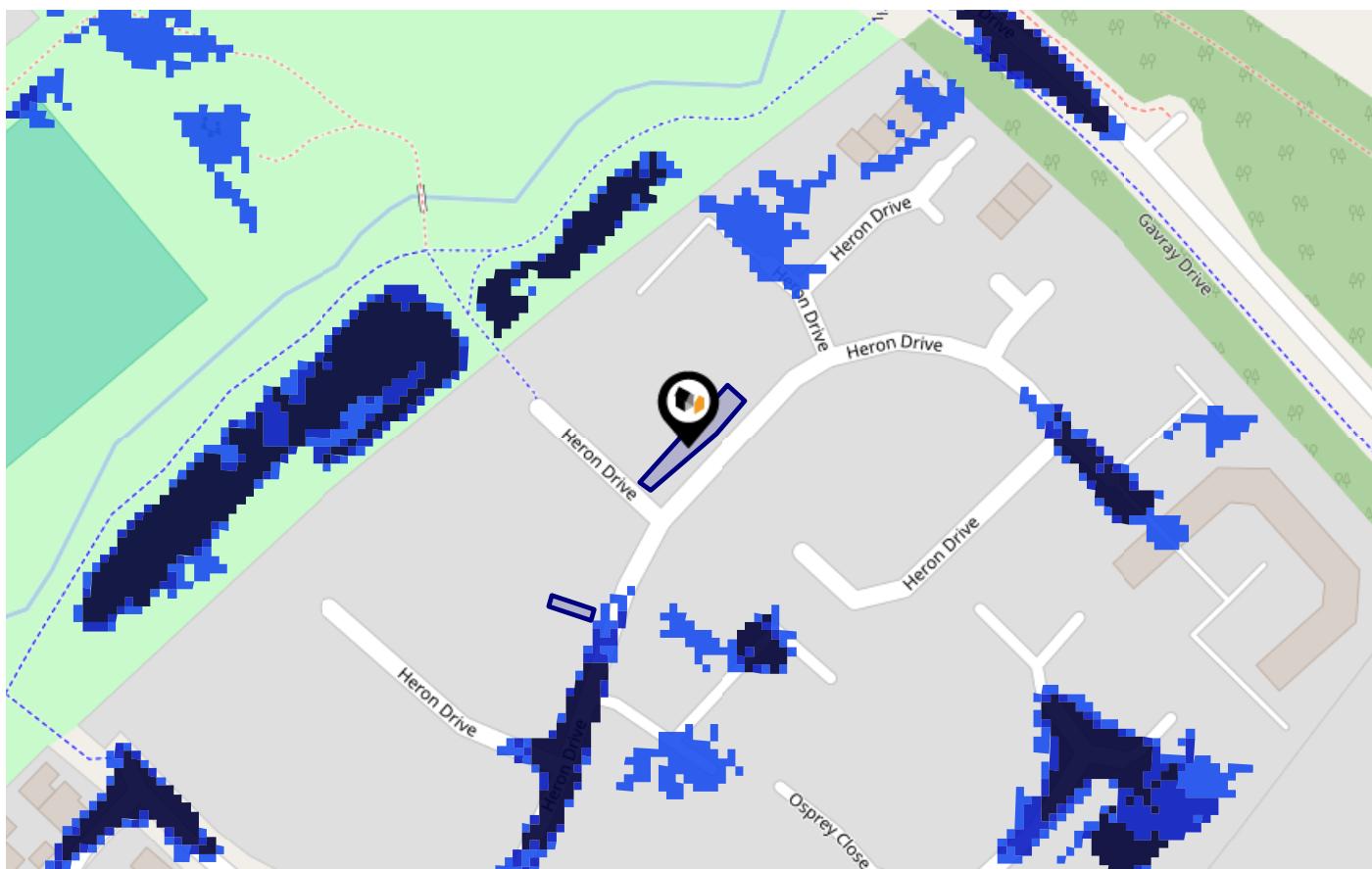


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

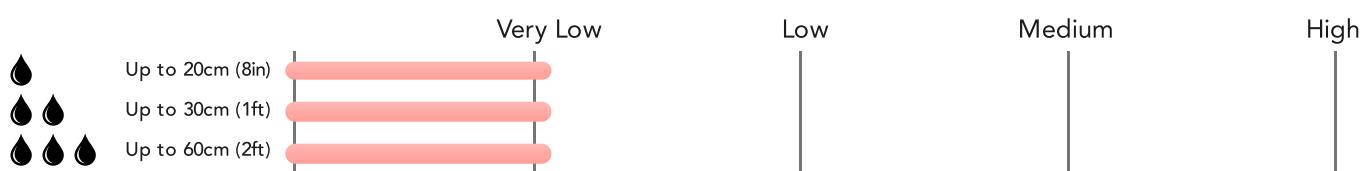


**Risk Rating:** Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

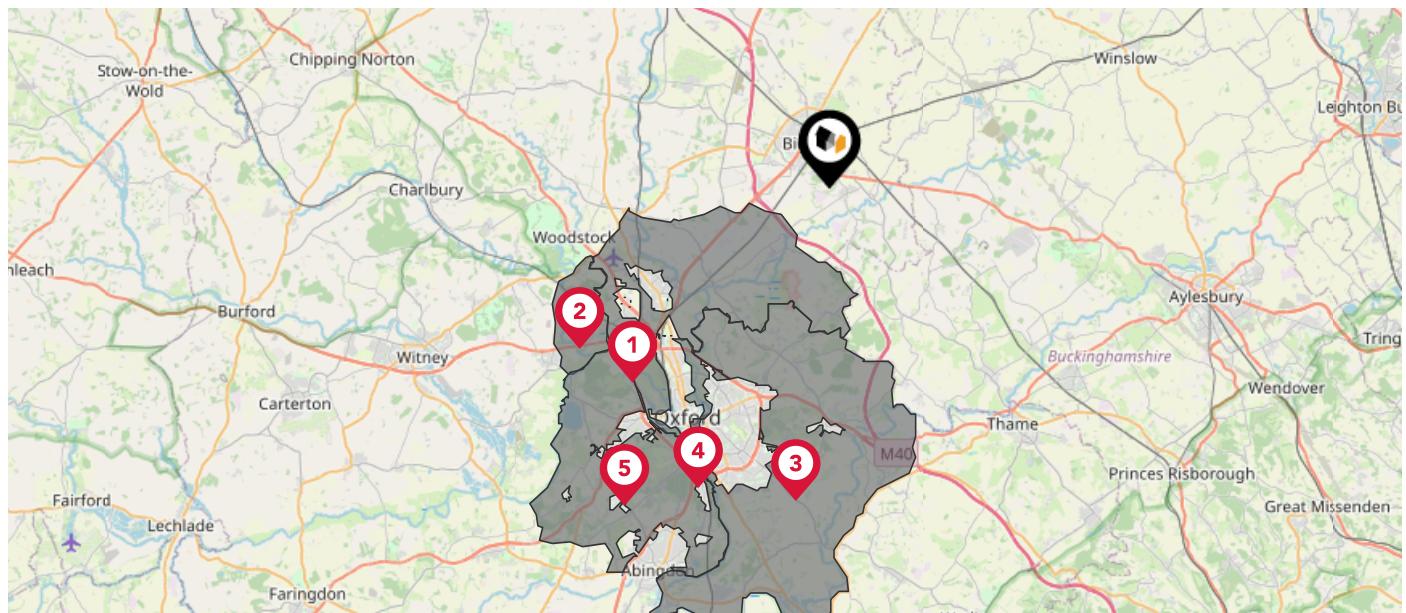


# Maps

## Green Belt



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



### Nearby Green Belt Land

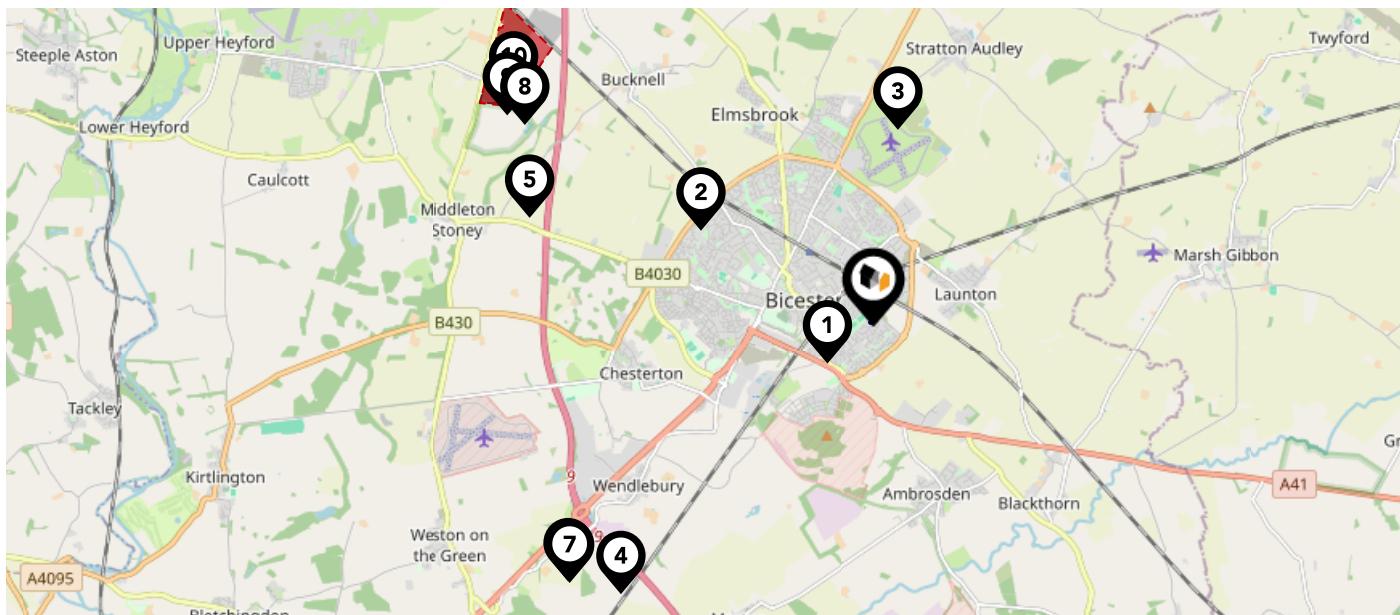
- 1 Oxford Green Belt - Cherwell
- 2 Oxford Green Belt - West Oxfordshire
- 3 Oxford Green Belt - South Oxfordshire
- 4 Oxford Green Belt - Oxford
- 5 Oxford Green Belt - Vale of White Horse

# 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

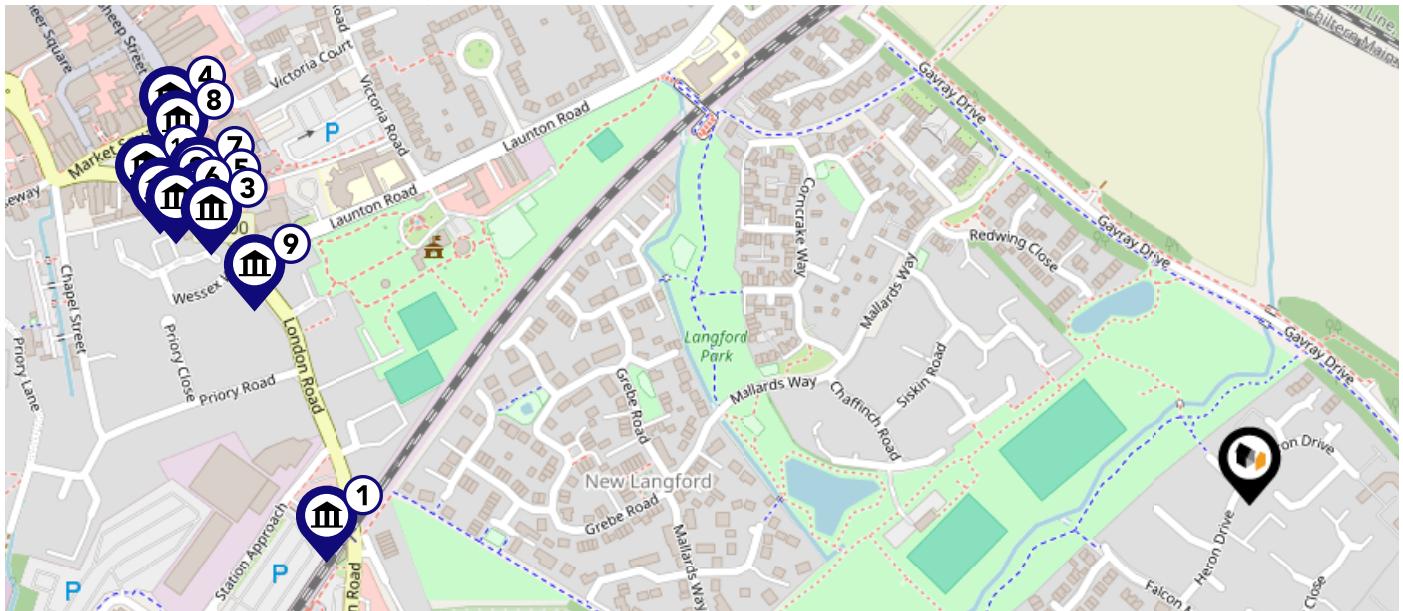
1	London Road-Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
2	Gowell Farm-Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
3	Disused Tip at Elm Farm Quarry-Stratton Audley, Oxfordshire	Historic Landfill	<input type="checkbox"/>
4	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
5	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
6	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
7	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill	<input type="checkbox"/>
8	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
9	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
10	No name provided by source	Active Landfill	<input checked="" 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
 <sup>1</sup>	1046495 - Station House Approximately 15 Metres North West Of Level Crossing	Grade II	0.5 miles
 <sup>2</sup>	1200431 - 38, Market Square	Grade II	0.6 miles
 <sup>3</sup>	1369767 - Bicester Hall	Grade II	0.6 miles
 <sup>4</sup>	1046474 - White Hart Inn	Grade II	0.6 miles
 <sup>5</sup>	1300936 - 1 And 3, London Road	Grade II	0.6 miles
 <sup>6</sup>	1200421 - Kings Arms Hotel	Grade II	0.6 miles
 <sup>7</sup>	1046465 - 2, Market Square	Grade II	0.6 miles
 <sup>8</sup>	1200227 - 7 And 8, Market Square	Grade II	0.6 miles
 <sup>9</sup>	1200116 - 9, London Road	Grade II	0.6 miles
 <sup>10</sup>	1046459 - 49 And 50, Market Square	Grade II	0.6 miles

# Area Schools



Nursery Primary Secondary College Private

## 1 Langford Village Community Primary School

Ofsted Rating: Good | Pupils: 421 | Distance: 0.27



## 2 Longfields Primary and Nursery School

Ofsted Rating: Good | Pupils: 388 | Distance: 0.61



## 3 Launton Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 150 | Distance: 0.79



## 4 The Cooper School

Ofsted Rating: Requires improvement | Pupils: 1272 | Distance: 1.03



## 5 St Mary's Catholic Primary School, Bicester

Ofsted Rating: Good | Pupils: 229 | Distance: 1.05



## 6 Glory Farm Primary School

Ofsted Rating: Good | Pupils: 344 | Distance: 1.1



## 7 Brookside Primary School

Ofsted Rating: Good | Pupils: 320 | Distance: 1.11

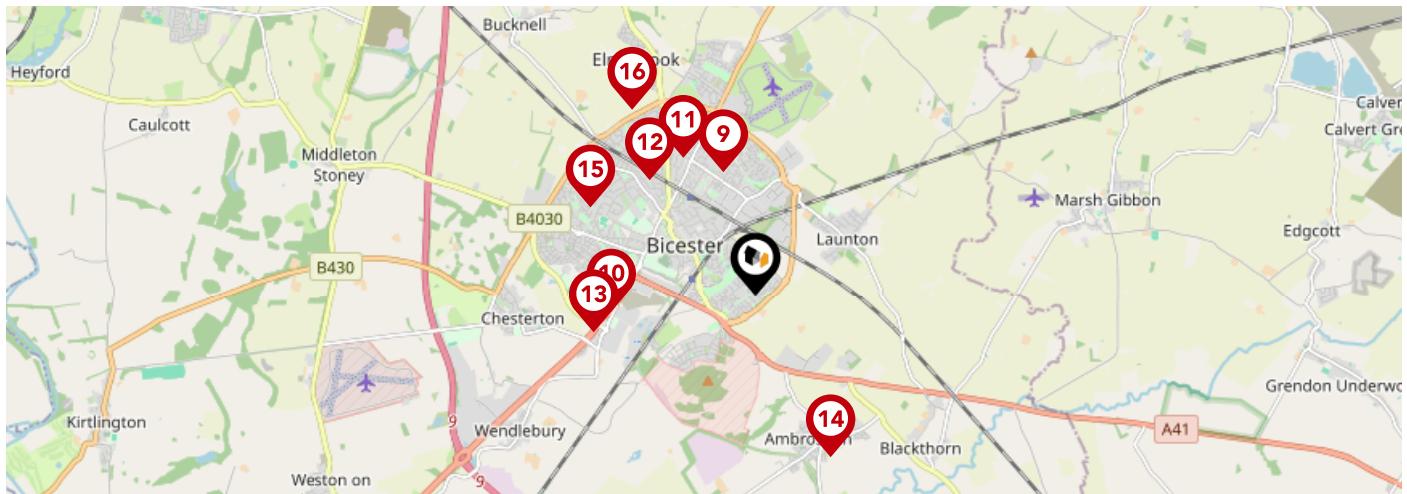


## 8 The Bicester School

Ofsted Rating: Good | Pupils: 1239 | Distance: 1.15



# Area Schools



Nursery Primary Secondary College Private



## Bardwell School

Ofsted Rating: Good | Pupils: 113 | Distance: 1.16



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

Ofsted Rating: Good | Pupils: 489 | Distance: 1.32



## Southwold Primary School

Ofsted Rating: Good | Pupils: 350 | Distance: 1.41



## Bure Park Primary School

Ofsted Rating: Good | Pupils: 415 | Distance: 1.43



## Whitelands Academy

Ofsted Rating: Good | Pupils: 467 | Distance: 1.51



## Five Acres Primary School

Ofsted Rating: Good | Pupils: 352 | Distance: 1.63



## King's Meadow Primary School

Ofsted Rating: Good | Pupils: 445 | Distance: 1.71

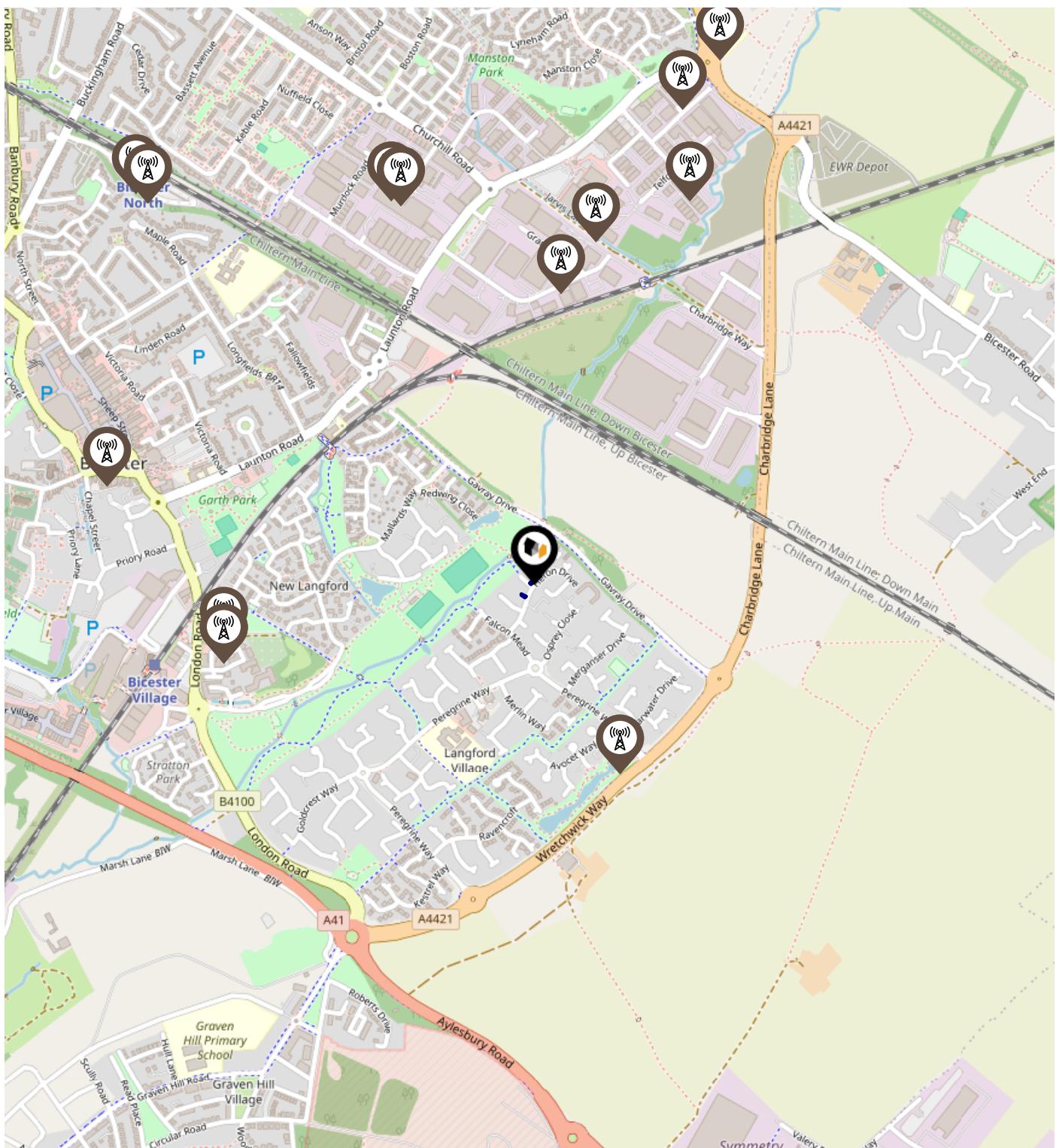


## Gagle Brook Primary School

Ofsted Rating: Good | Pupils: 164 | Distance: 2.03



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

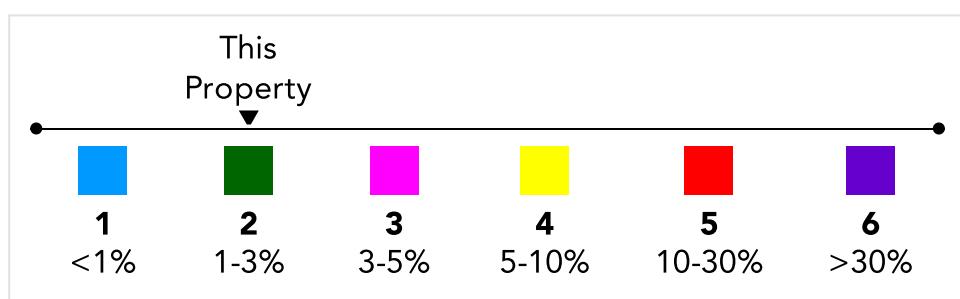
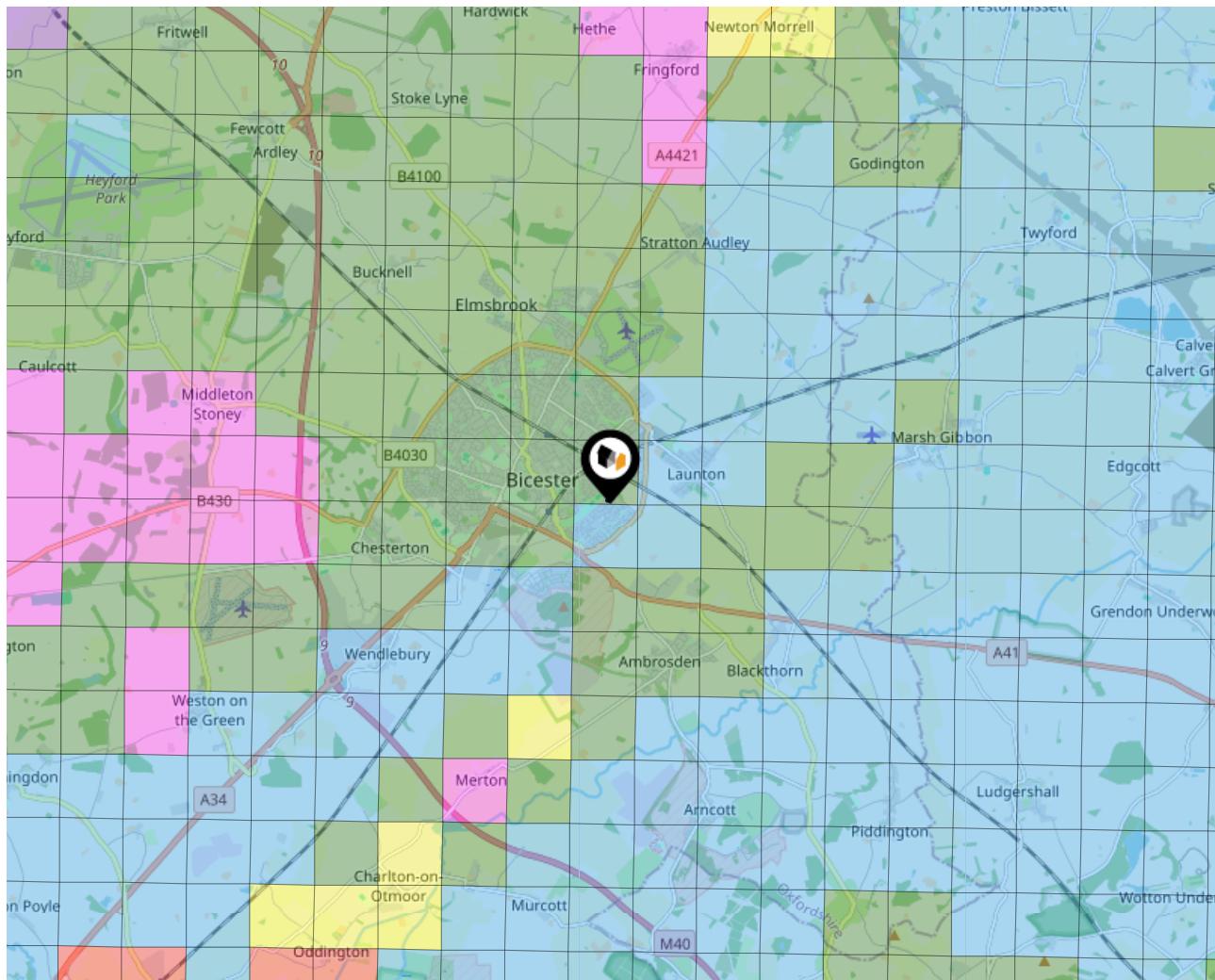
# Environment

## Radon Gas

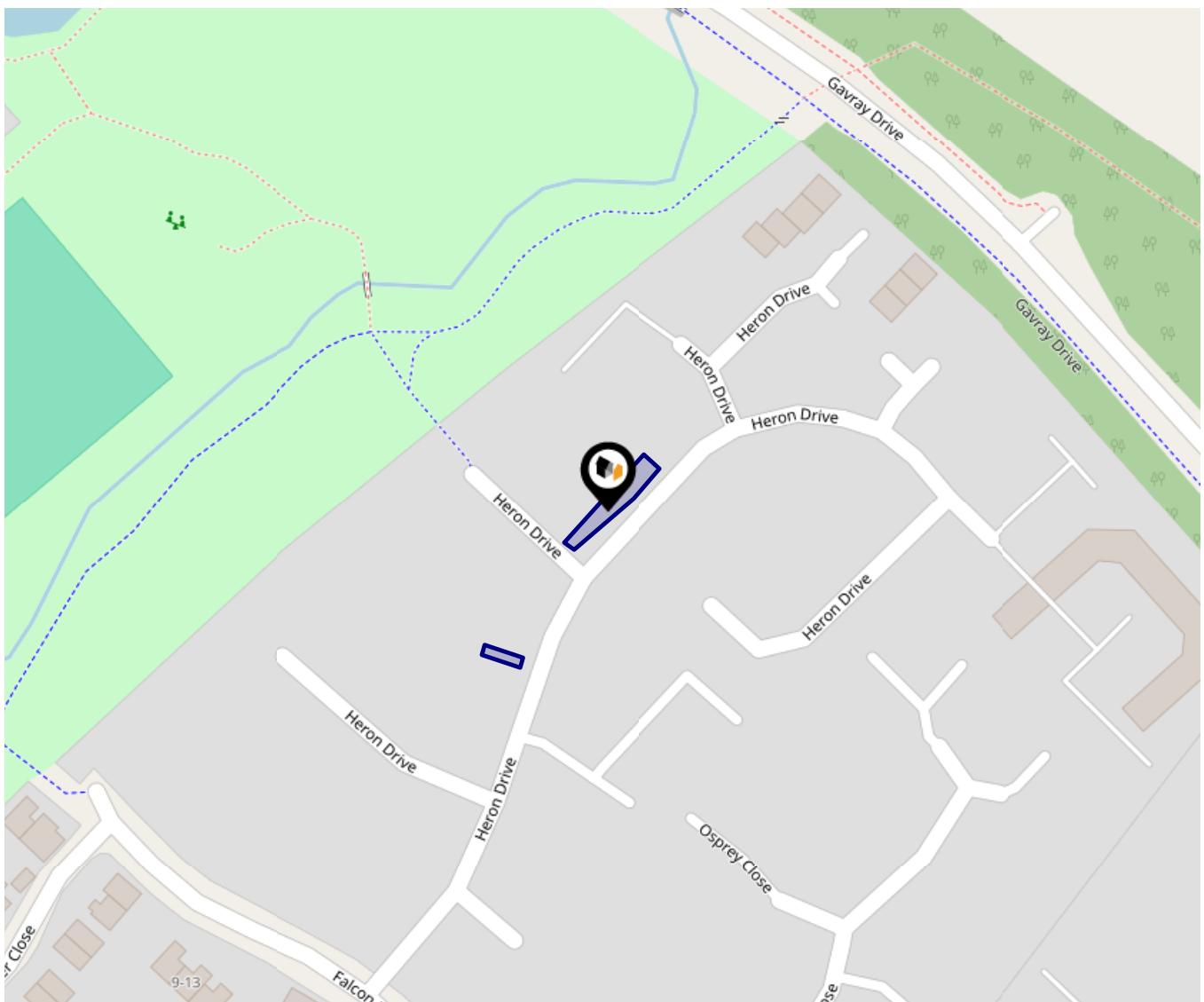


### What is Radon?

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 LOAM

**Parent Material Grain:**

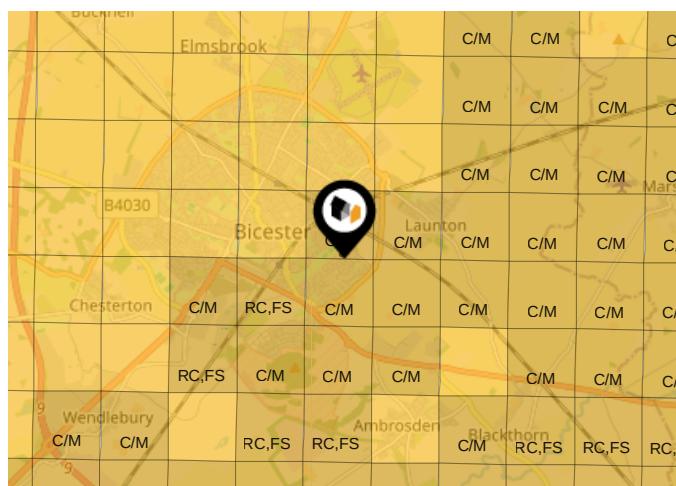
ARGILLACEOUS

**Soil Depth:**

DEEP

**Soil Group:**

HEAVY TO MEDIUM



## Primary Classifications (Most Common Clay Types)

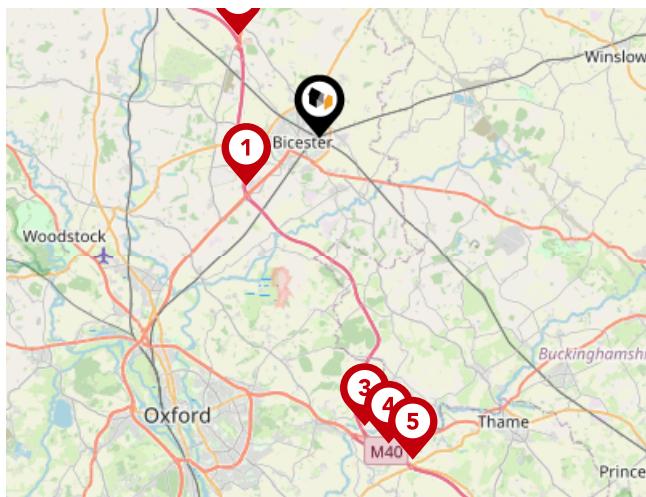
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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



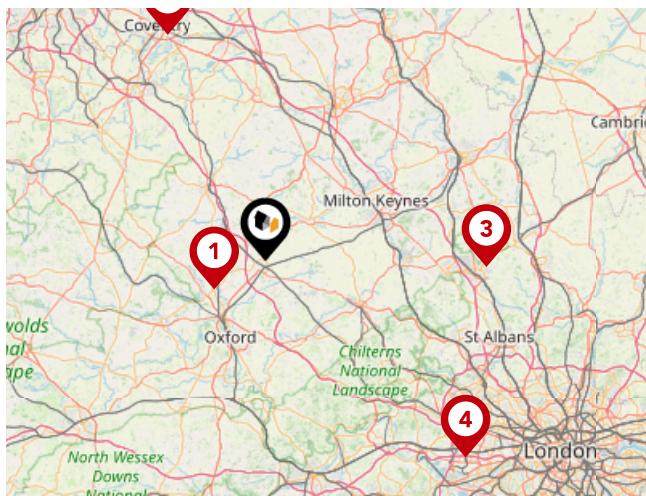
## National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	0.54 miles
2	Bicester Village Rail Station	0.6 miles
3	Bicester North Rail Station	0.87 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	3.2 miles
2	M40 J10	4.79 miles
3	M40 J8A	10.68 miles
4	M40 J8	11.5 miles
5	M40 J7	12.27 miles



## Airports/Helpads

Pin	Name	Distance
1	Kidlington	8.66 miles
2	Baginton	35.78 miles
3	Luton Airport	32.4 miles
4	Heathrow Airport	41.24 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Peregrine Way	0.16 miles
2	Peregrine Way	0.19 miles
3	Langford Medical Practice	0.2 miles
4	Ravencroft	0.42 miles
5	Clifton Close	0.44 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.

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