# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th January 2026
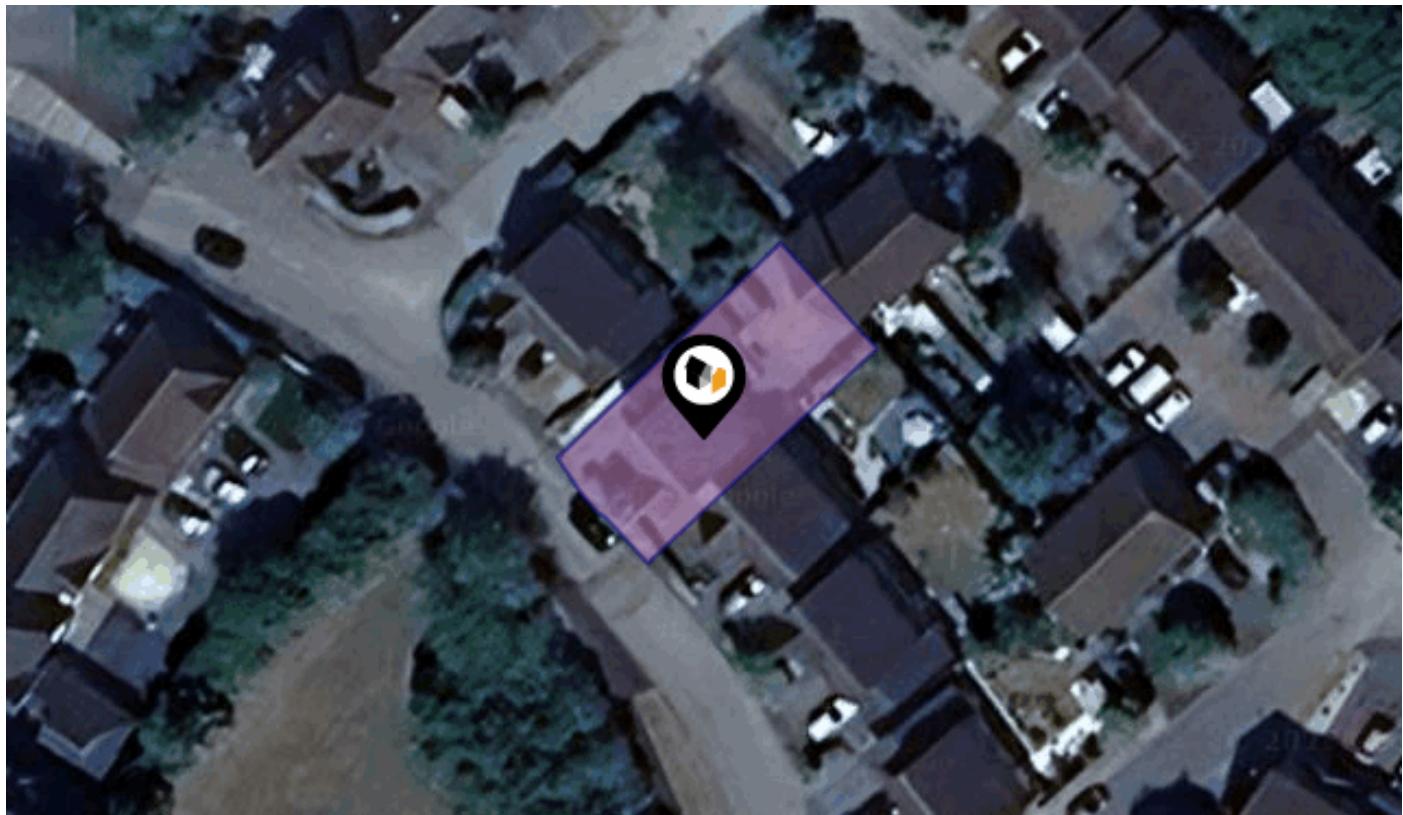
COOPERS GREEN, BICESTER, OX26

Avocado Property

07894820821

alistair@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

Seller's comments...

We have truly loved living in this detached family home. Set at the end of a quiet cul-de-sac, with open green space to the front and no passing traffic, it offers a peaceful, safe and friendly environment.
The house has been fully renovated with care. The kitchen and dining area were completely rebuilt and form the heart of the home, featuring natural stone flooring and underfloor heating. A practical utility room allows direct access from the driveway, and the living room benefits from a working gas fireplace.
All major elements have been updated, including a new boiler, new windows, new doors and modern lighting throughout. The large rear garden has been fully landscaped and provides direct access to the double garage, with parking for up to three cars.
With Coopers School just a short walk away and wonderful neighbours, this has been an ideal family home, ready for its next owners to enjoy.

Agent's comments...

Situated in a quiet cul-de-sac, this four-bedroom detached home has been refurbished within the last five years and is offered to the market with no onward chain.

The ground floor provides well-balanced accommodation, including a refitted kitchen/diner ideal for everyday family living, a comfortable lounge, and a convenient downstairs W.C. Upstairs, the main bedroom benefits from an en-suite shower room, complemented by three further bedrooms and a modern family bathroom.

Externally, the property offers a garage and off-road parking for two cars, making it a practical choice for families or those seeking a well-presented, ready-to-move-into home in a popular residential setting.

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,184 ft^2 / 110 m^2		
Plot Area:	0.08 acres		
Year Built :	1991-1995		
Council Tax :	Band E		
Annual Estimate:	£3,011		
Title Number:	ON172747		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12 mb/s	**79** mb/s	**10000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

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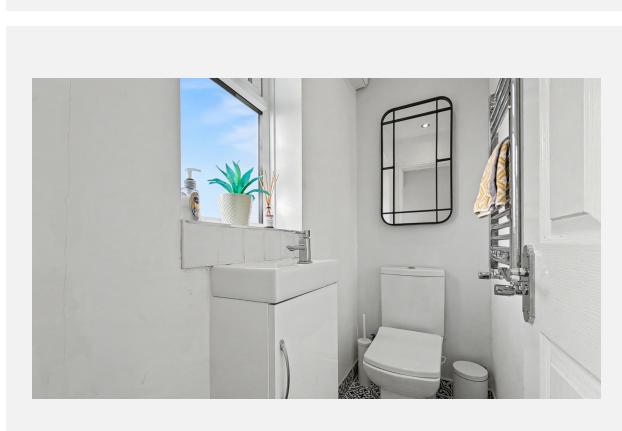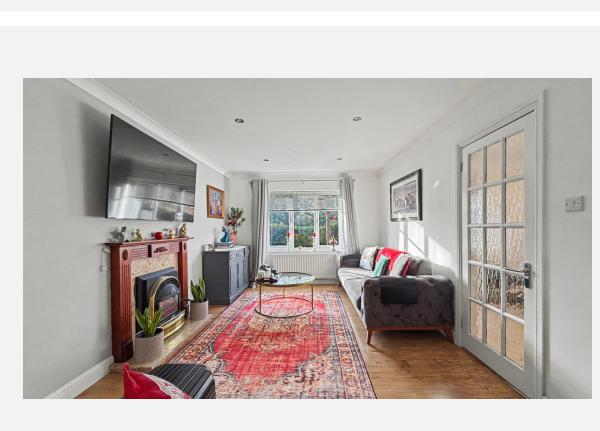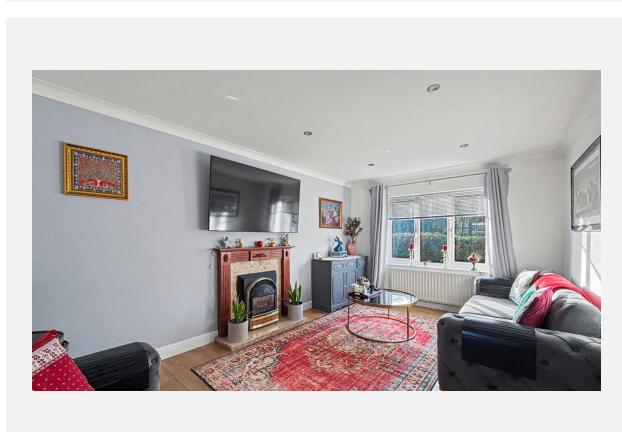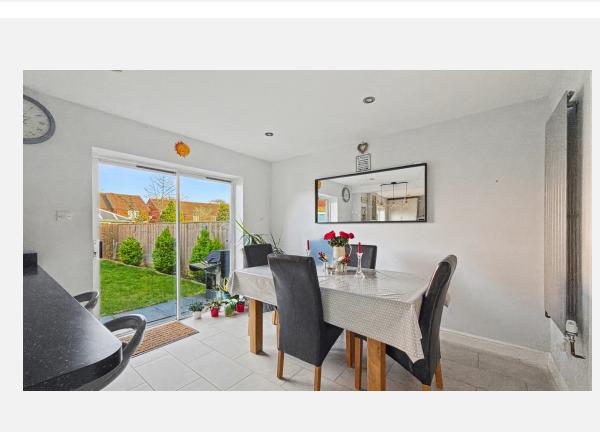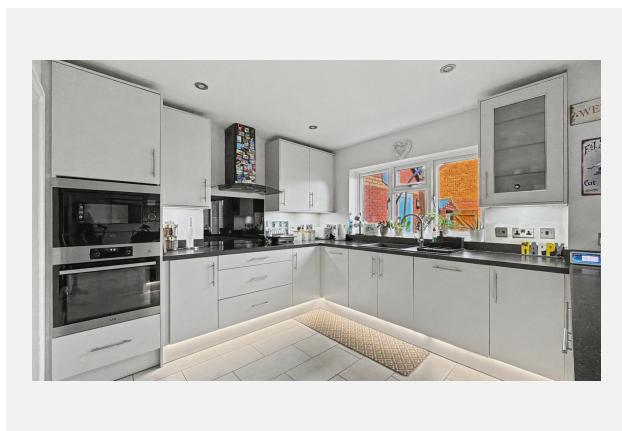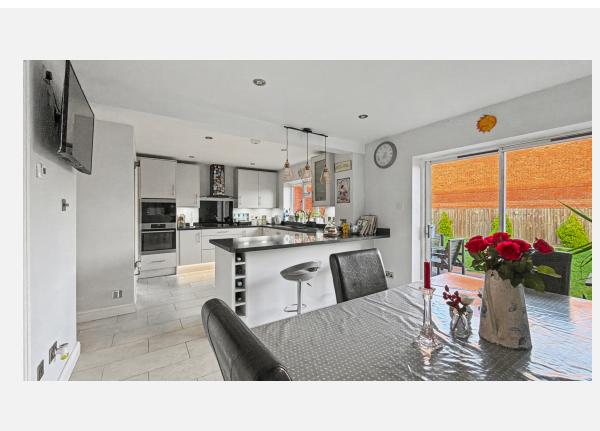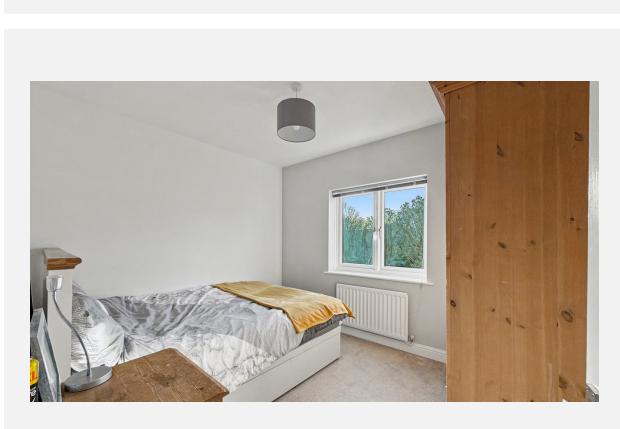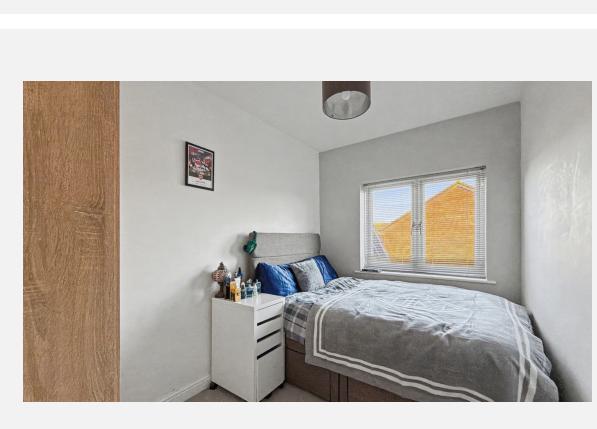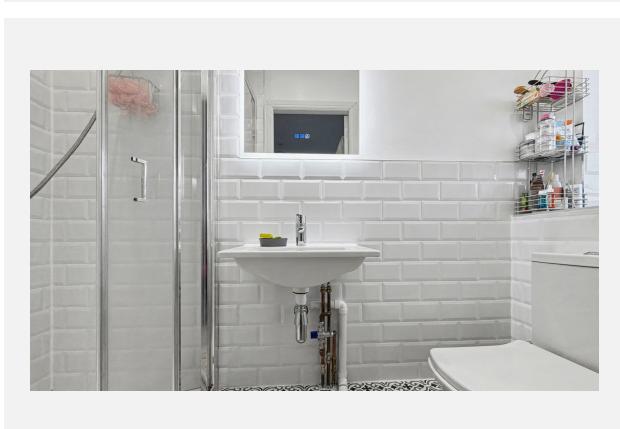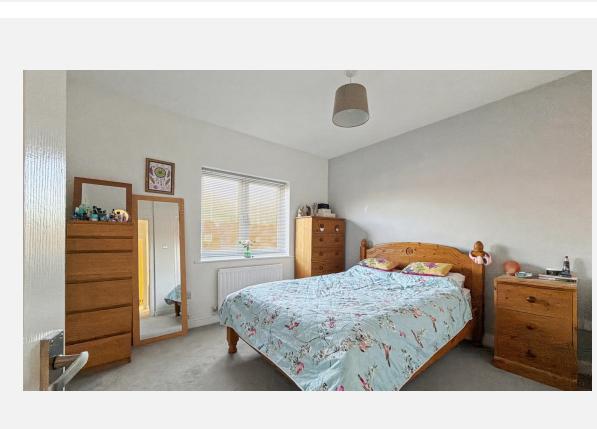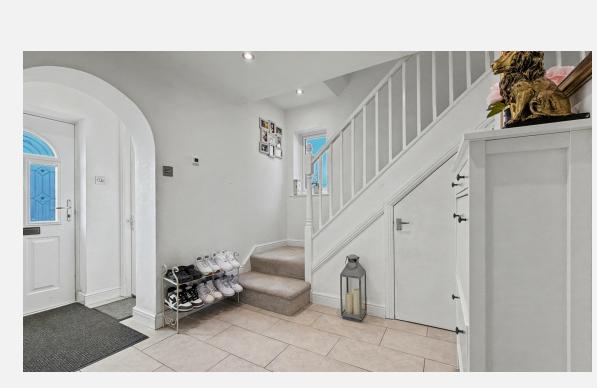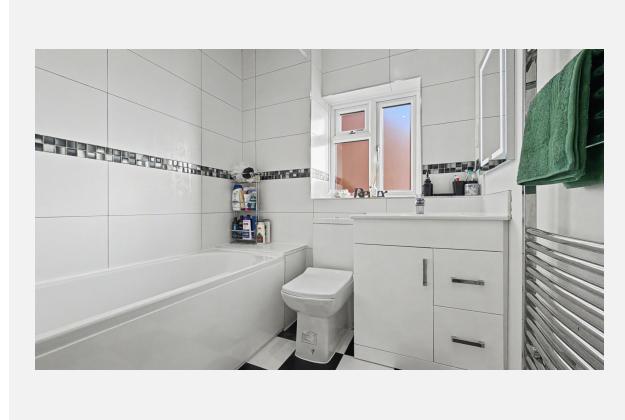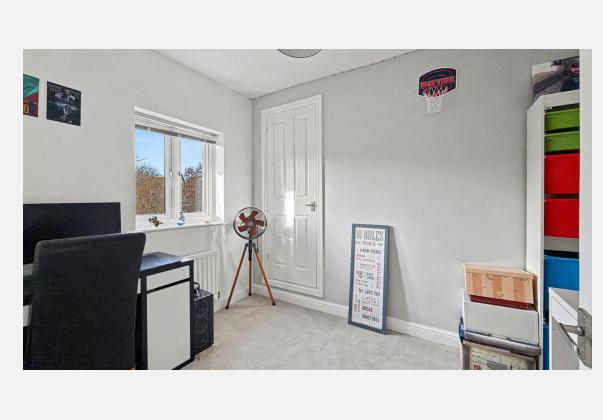
COOPERS GREEN, BICESTER, OX26

GROUND FLOOR
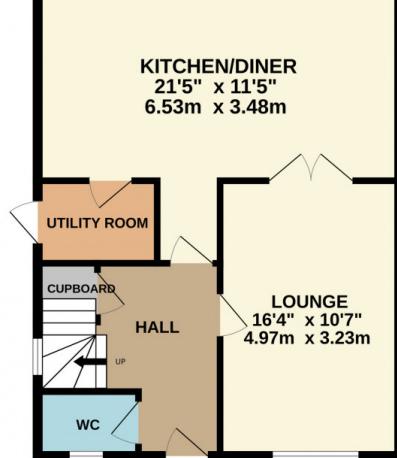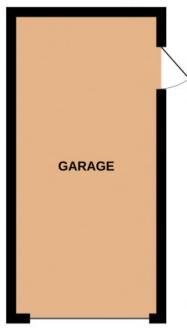
1ST FLOOR
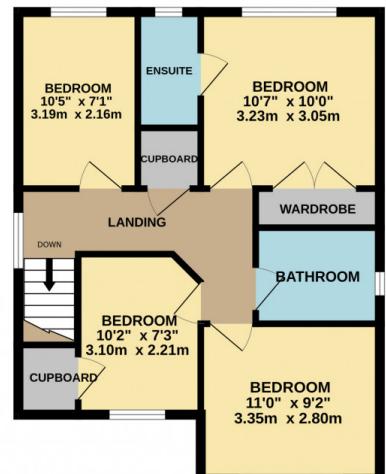
GARAGE

KITCHEN/DINER
21'5" x 11'5"
6.53m x 3.48m

UTILITY ROOM

CUPBOARD

LOUNGE
16'4" x 10'7"
4.97m x 3.23m

HALL

UP

WC

BEDROOM
10'5" x 7'1"
3.19m x 2.16m

ENSUITE

CUPBOARD

BEDROOM
10'7" x 10'0"
3.23m x 3.05m

LANDING

DOWN

WARDROBE

BATHROOM

BEDROOM
10'2" x 7'3"
3.10m x 2.21m

CUPBOARD

BEDROOM
11'0" x 9'2"
3.35m x 2.80m

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KFB - Key Facts For Buyers

Coopers Green, OX26

Energy rating

C

Valid until 09.08.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 | B
55-68	D	70 | C	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	110 m^2

House Price Statistics

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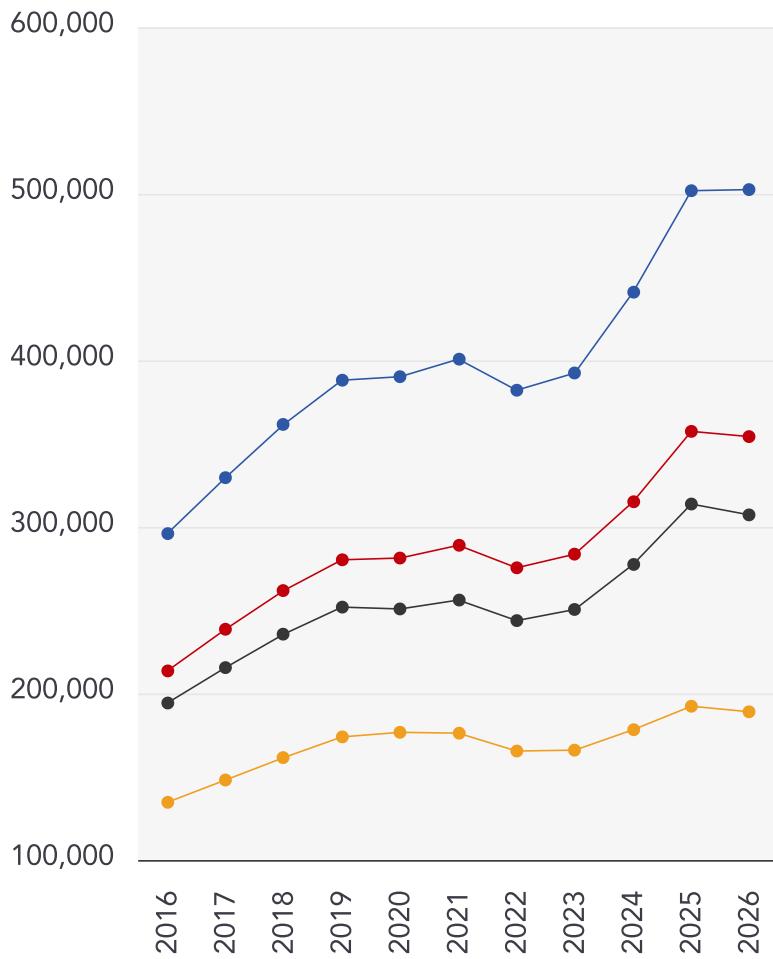

Detached

+69.78%

Semi-Detached

+65.88%

Terraced

+58.14%

Flat

+40.36%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.
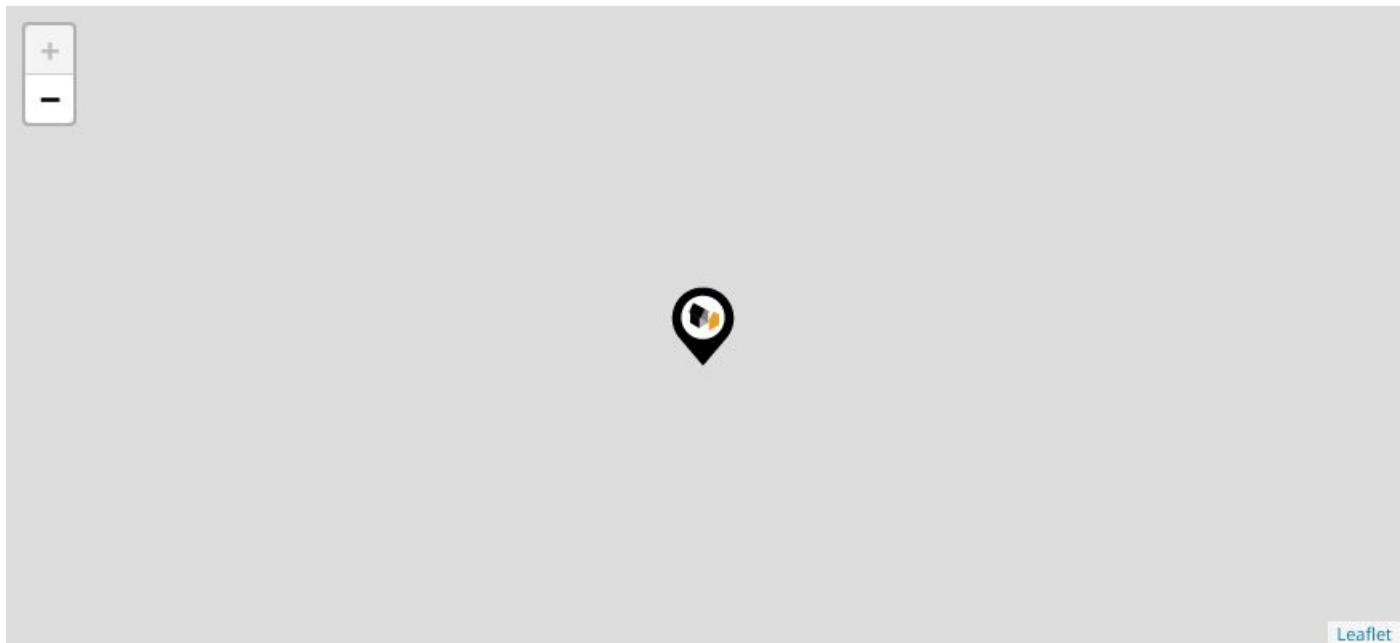
Mine Entry

✕   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.

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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.
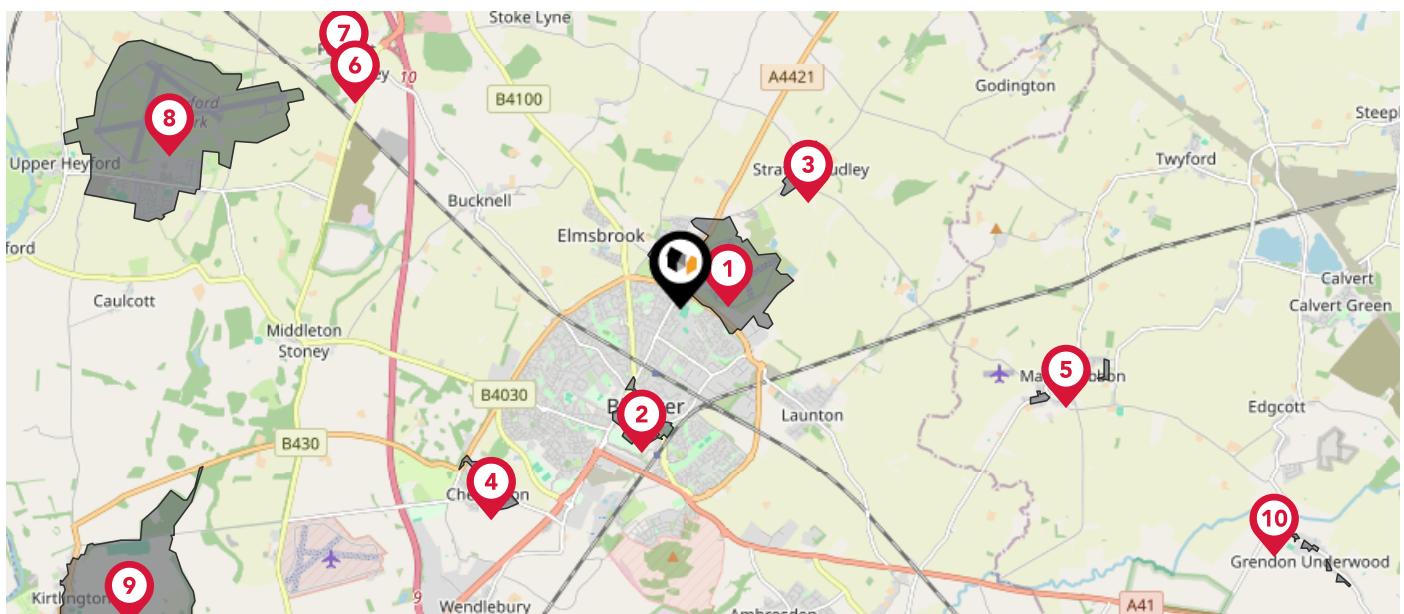
Nearby Conservation Areas

1	RAF Bicester
2	Bicester
3	Stratton Audley
4	Chesterton
5	Marsh Gibbon
6	Ardley
7	Fewcott
8	RAF Upper Heyford
9	Kirtlington
10	Grendon Underwood

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
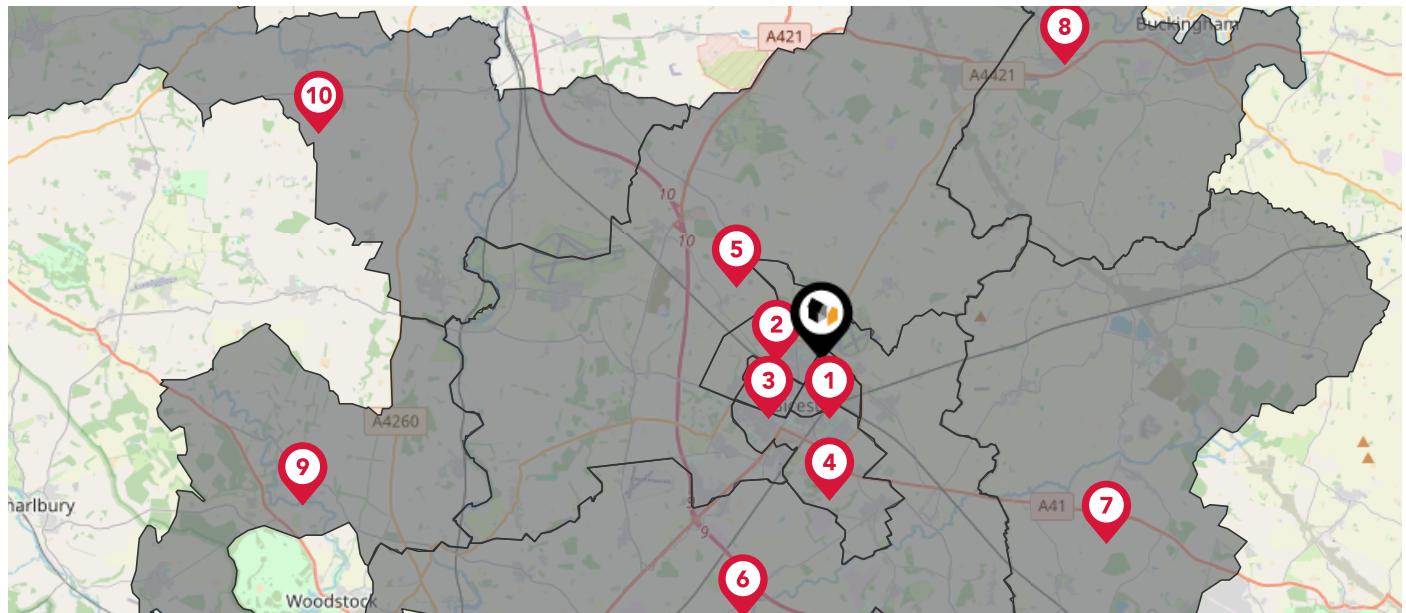

Nearby Council Wards

1	Bicester East Ward
2	Bicester North & Caversfield Ward
3	Bicester West Ward
4	Bicester South & Ambrosden Ward
5	Fringford & Heyfords Ward
6	Launton & Otmoor Ward
7	Grendon Underwood Ward
8	Buckingham West Ward
9	Stonesfield and Tackley Ward
10	Deddington Ward

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Maps
Rail Noise

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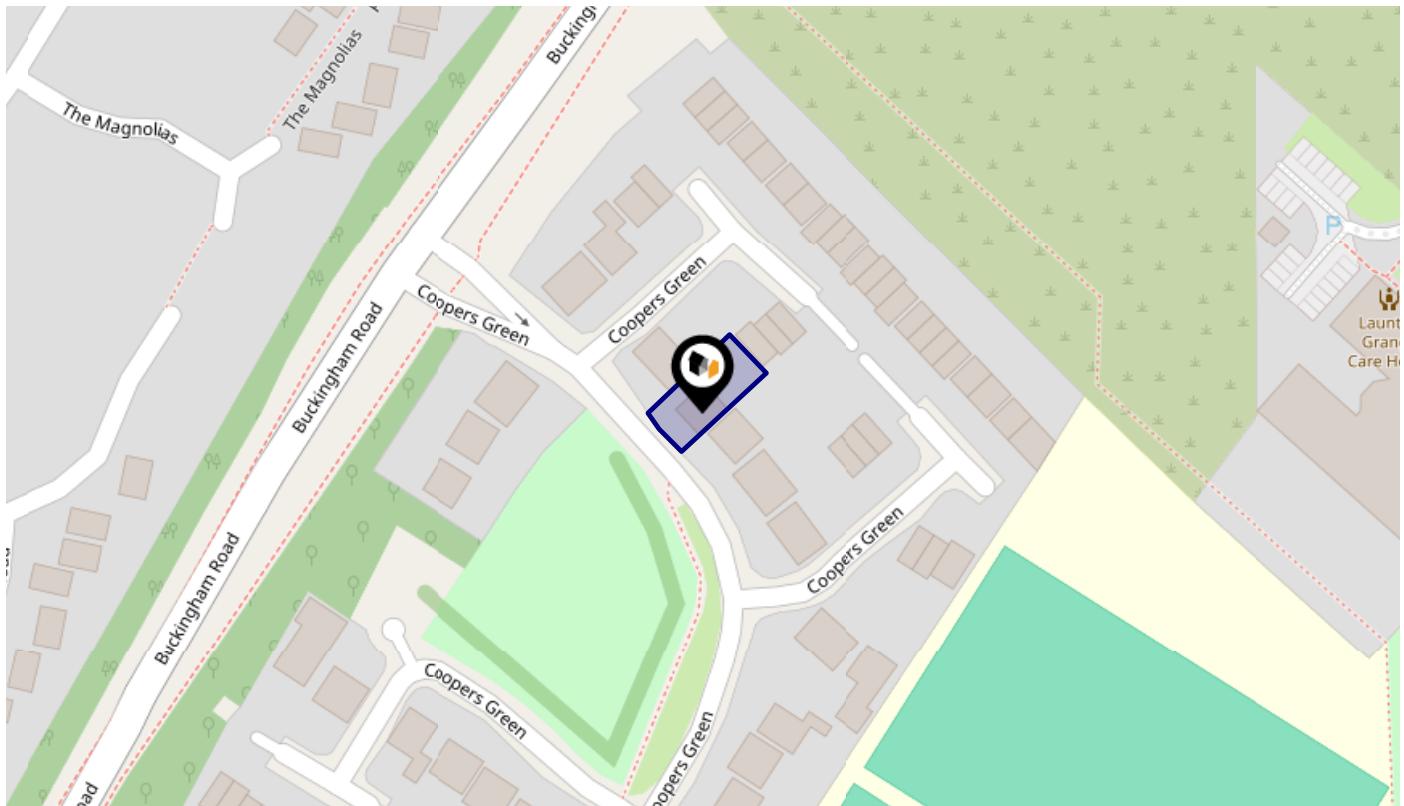
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Flood Risk
Rivers & Seas - Flood Risk

avocado property

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


Risk Rating: Very low

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

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

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Flood Risk
Rivers & Seas - Climate Change

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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.

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

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Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.


Risk Rating: Very low

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

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

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Flood Risk
Surface Water - Climate Change

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

Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

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

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Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
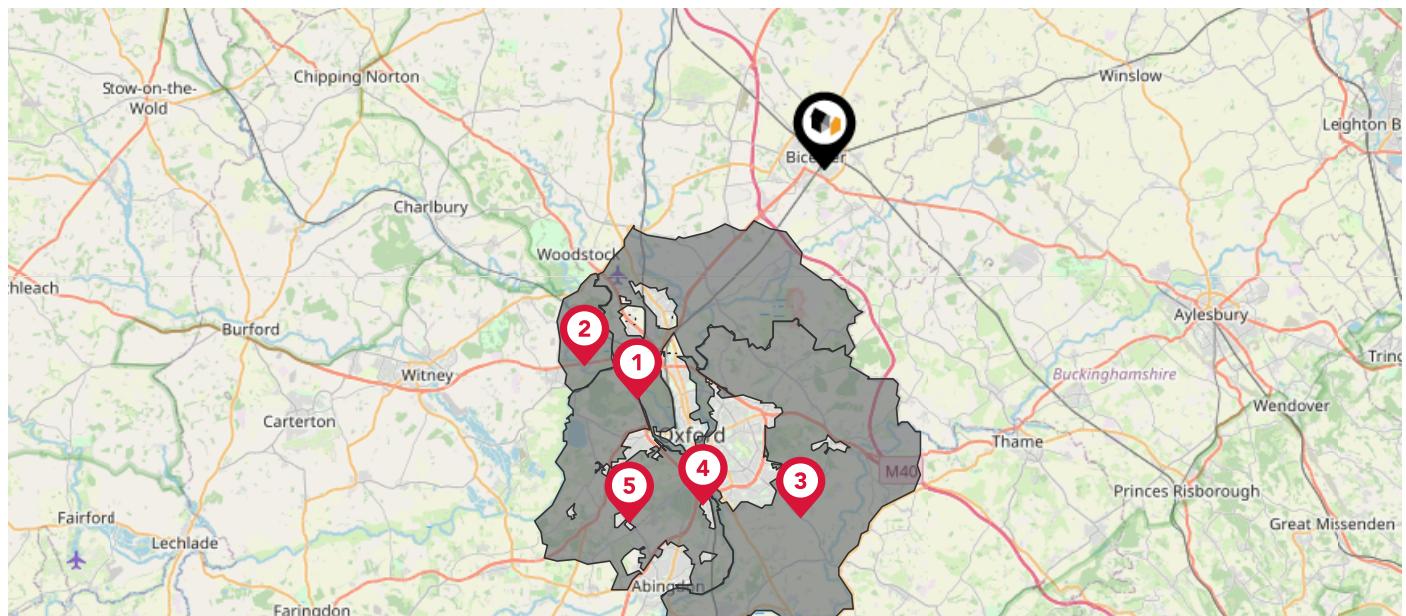
Nearby Green Belt Land	
1	Oxford Green Belt - Cherwell
2	Oxford Green Belt - West Oxfordshire
3	Oxford Green Belt - South Oxfordshire
4	Oxford Green Belt - Oxford
5	Oxford Green Belt - Vale of White Horse

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Maps
Landfill Sites

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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	Disused Tip at Elm Farm Quarry-Stratton Audley, Oxfordshire	Historic Landfill
2	Gowell Farm-Bicester, Oxfordshire	Historic Landfill
3	London Road-Bicester, Oxfordshire	Historic Landfill
4	EA/EPR/VP3999EL/V003 - Mr T Williams	Active Landfill
5	Fringford-A421 Fringford	Historic Landfill
6	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill
7	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill
8	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill
9	No name provided by source	Active Landfill
10	Ardley Wood-Ardley, Oxfordshire	Historic Landfill

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Listed Buildings

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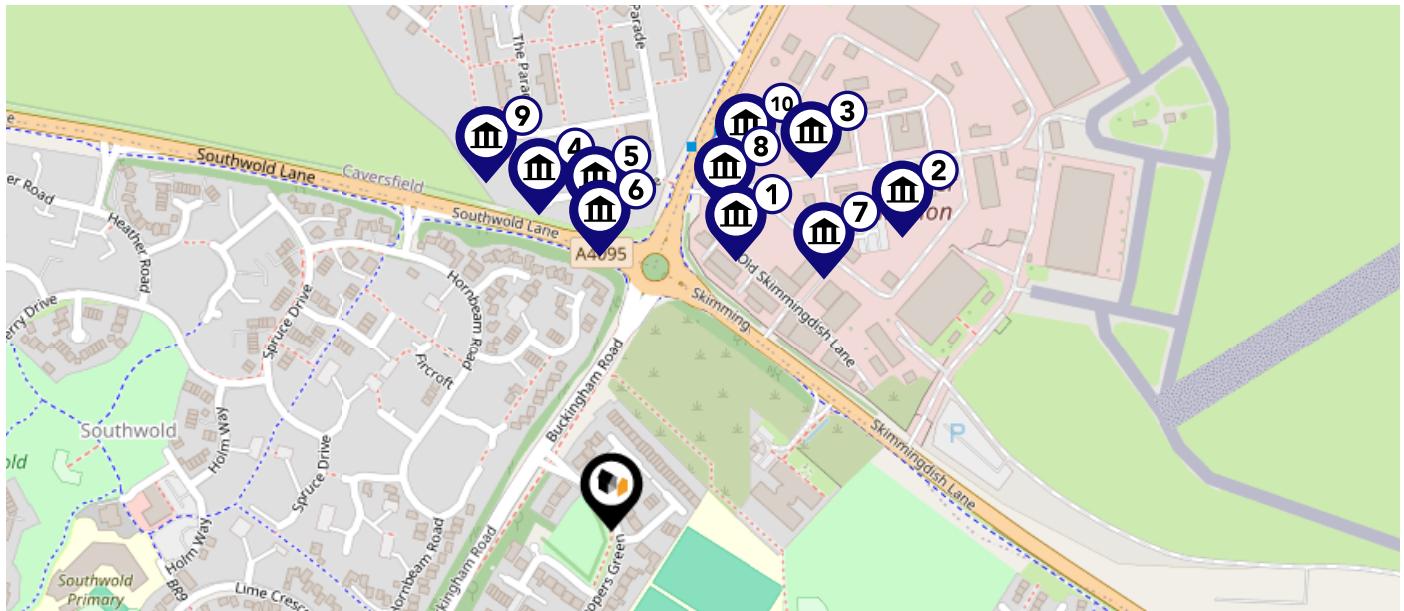

Listed Buildings in the local district	Grade	Distance
1 1393034 - Building Nos 146 And 147 (station Offices And Operation Block)	Grade II	0.2 miles
2 1393043 - Building No 123 (lecture Rooms And Armoury)	Grade II	0.2 miles
3 1393038 - Building No 90 (main Stores)	Grade II	0.2 miles
4 1393032 - Building Nos 43 And 46 (station Sick Quarters And Decontamination Centre)	Grade II	0.2 miles
5 1393028 - Building No 47 (ration And Adjutant Stores)	Grade II	0.2 miles
6 1392760 - Building 50 (decontamination Centre)	Grade II	0.2 miles
7 1393044 - Building Nos 129, 130 And 131 (motor Transport Sheds)	Grade II	0.2 miles
8 1393037 - Building No 89 (guard And Fire Party House)	Grade II	0.2 miles
9 1393031 - Buildings Nos 29, 42, 35 And 36 (type 'e' Barracks Blocks)	Grade II	0.2 miles
10 1393036 - Building No 87 (fire Party House)	Grade II	0.2 miles

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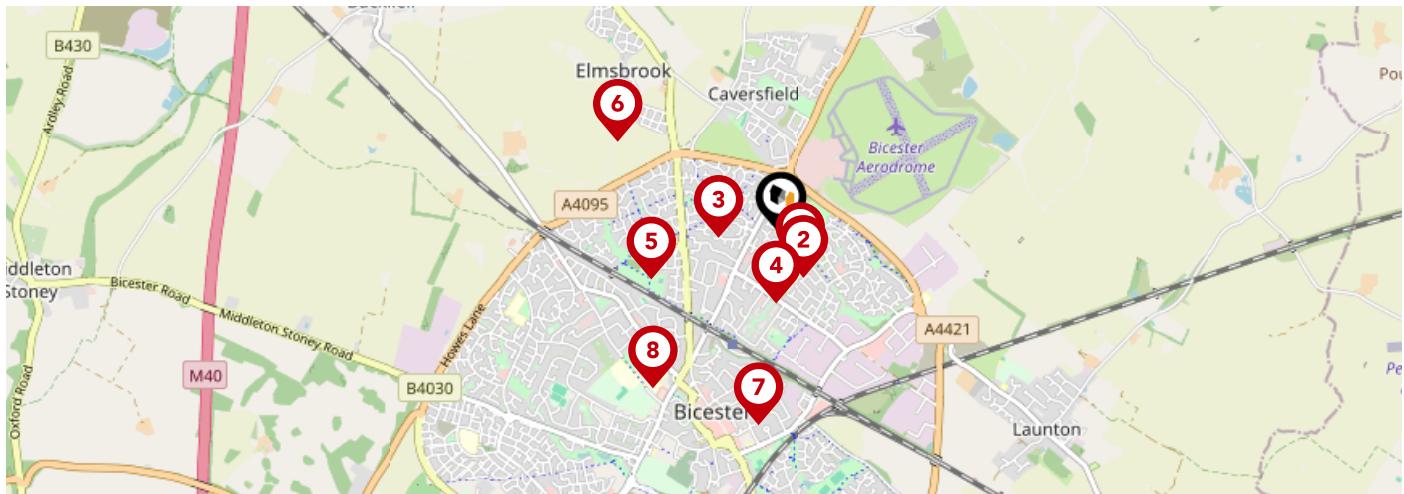
		Nursery	Primary	Secondary	College	Private
1	**Bardwell School** Ofsted Rating: Good	Pupils: 113	Distance:0.16	☐	☐	☑	☐	☐
2	**Glory Farm Primary School** Ofsted Rating: Good	Pupils: 344	Distance:0.22	☐	☑	☐	☐	☐
3	**Southwold Primary School** Ofsted Rating: Good	Pupils: 350	Distance:0.29	☐	☑	☐	☐	☐
4	**The Cooper School** Ofsted Rating: Requires improvement	Pupils: 1272	Distance:0.32	☐	☐	☑	☐	☐
5	**Bure Park Primary School** Ofsted Rating: Good	Pupils: 415	Distance:0.63	☐	☑	☐	☐	☐
6	**Gagle Brook Primary School** Ofsted Rating: Good	Pupils: 164	Distance:0.86	☐	☑	☐	☐	☐
7	**Longfields Primary and Nursery School** Ofsted Rating: Good	Pupils: 388	Distance:0.88	☐	☑	☐	☐	☐
8	**Brookside Primary School** Ofsted Rating: Good	Pupils: 320	Distance:0.92	☐	☑	☐	☐	☐

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		Nursery	Primary	Secondary	College	Private
9	**St Mary's Catholic Primary School, Bicester** Ofsted Rating: Good | Pupils: 229 | Distance:1.03	☐	☑	☐	☐	☐
10	**The Bicester School** Ofsted Rating: Good | Pupils: 1239 | Distance:1.08	☐	☐	☑	☐	☐
11	**King's Meadow Primary School** Ofsted Rating: Good | Pupils: 445 | Distance:1.23	☐	☑	☐	☐	☐
12	**Launton Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 150 | Distance:1.37	☐	☑	☐	☐	☐
13	**Langford Village Community Primary School** Ofsted Rating: Good | Pupils: 421 | Distance:1.52	☐	☑	☐	☐	☐
14	**St Edburg's Church of England (VA) School** Ofsted Rating: Good | Pupils: 489 | Distance:1.7	☐	☑	☐	☐	☐
15	**Whitelands Academy** Ofsted Rating: Good | Pupils: 467 | Distance:1.94	☐	☐	☑	☐	☐
16	**Chesterton Church of England Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 195 | Distance:2.42	☐	☑	☐	☐	☐
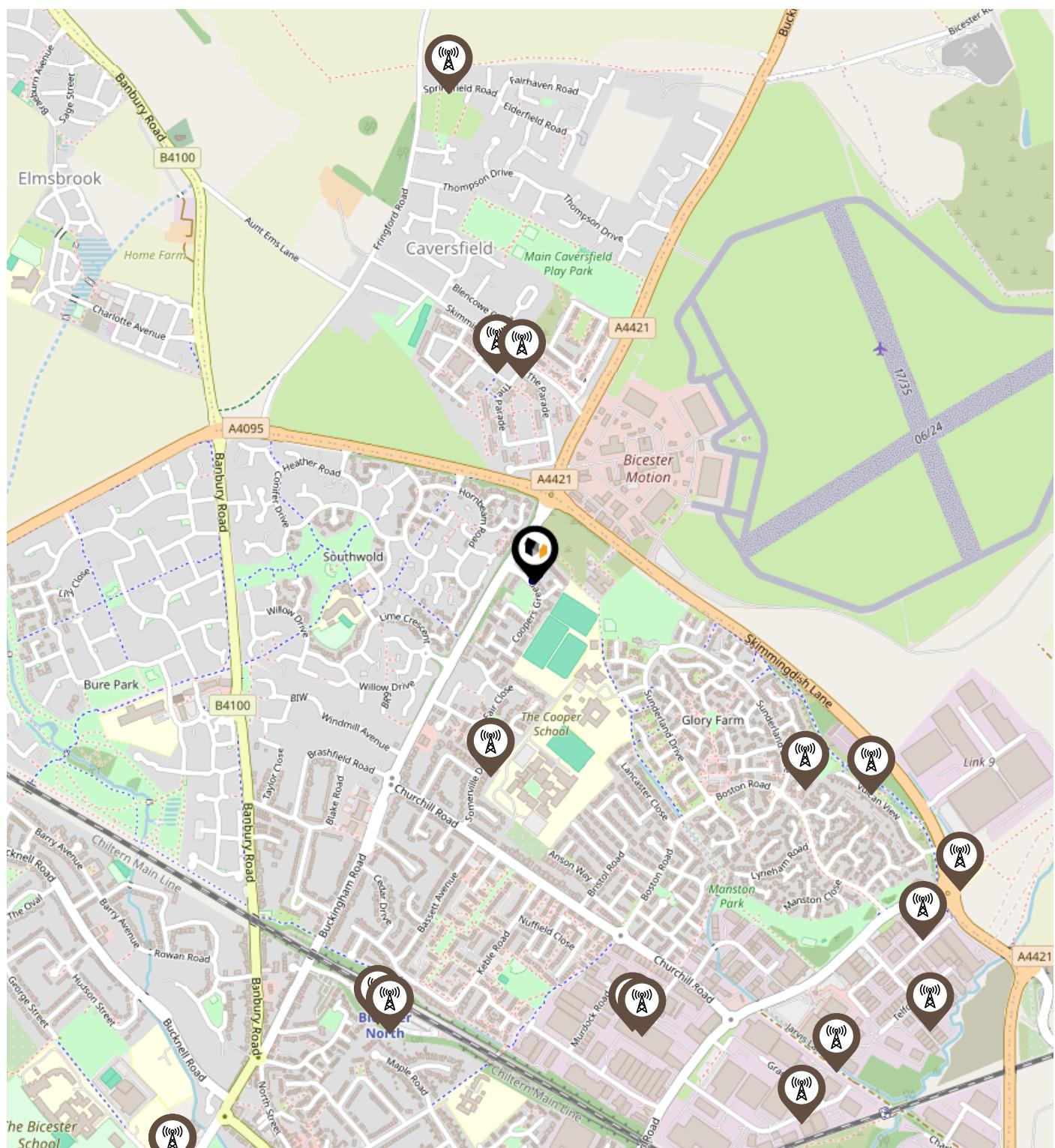
Key:

 Power Pylons

 Communication Masts

Environment
Radon Gas

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).
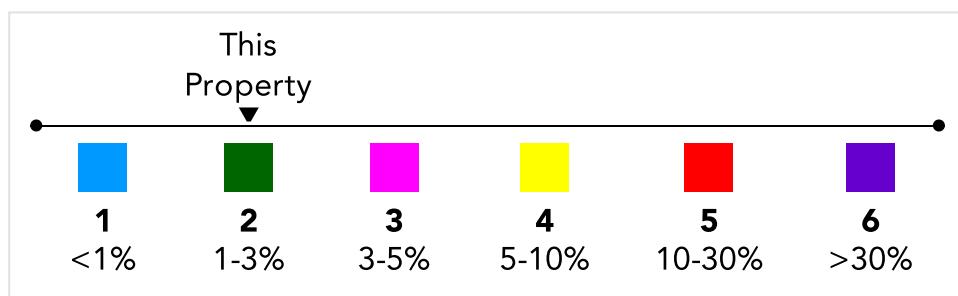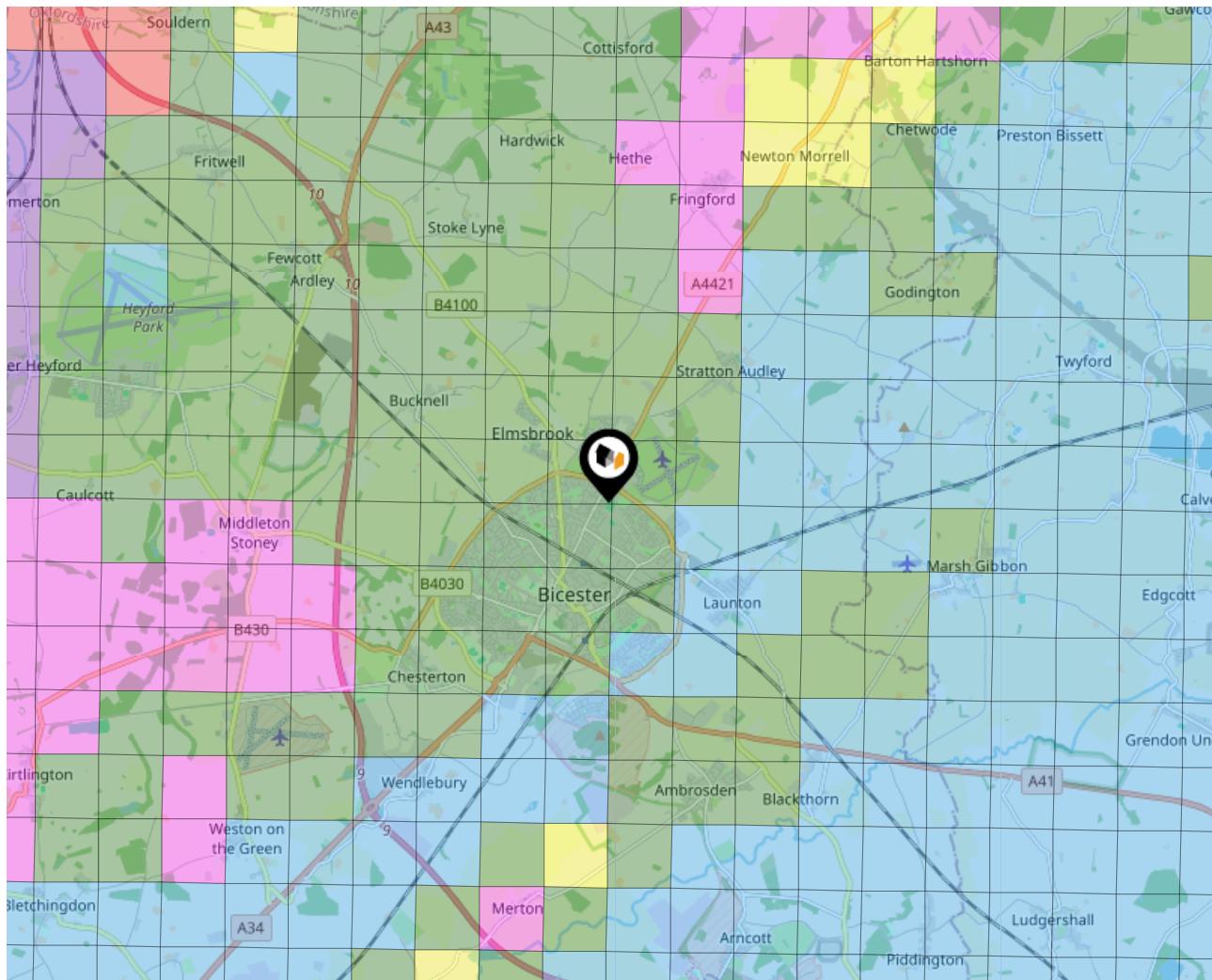
This
Property
▼

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

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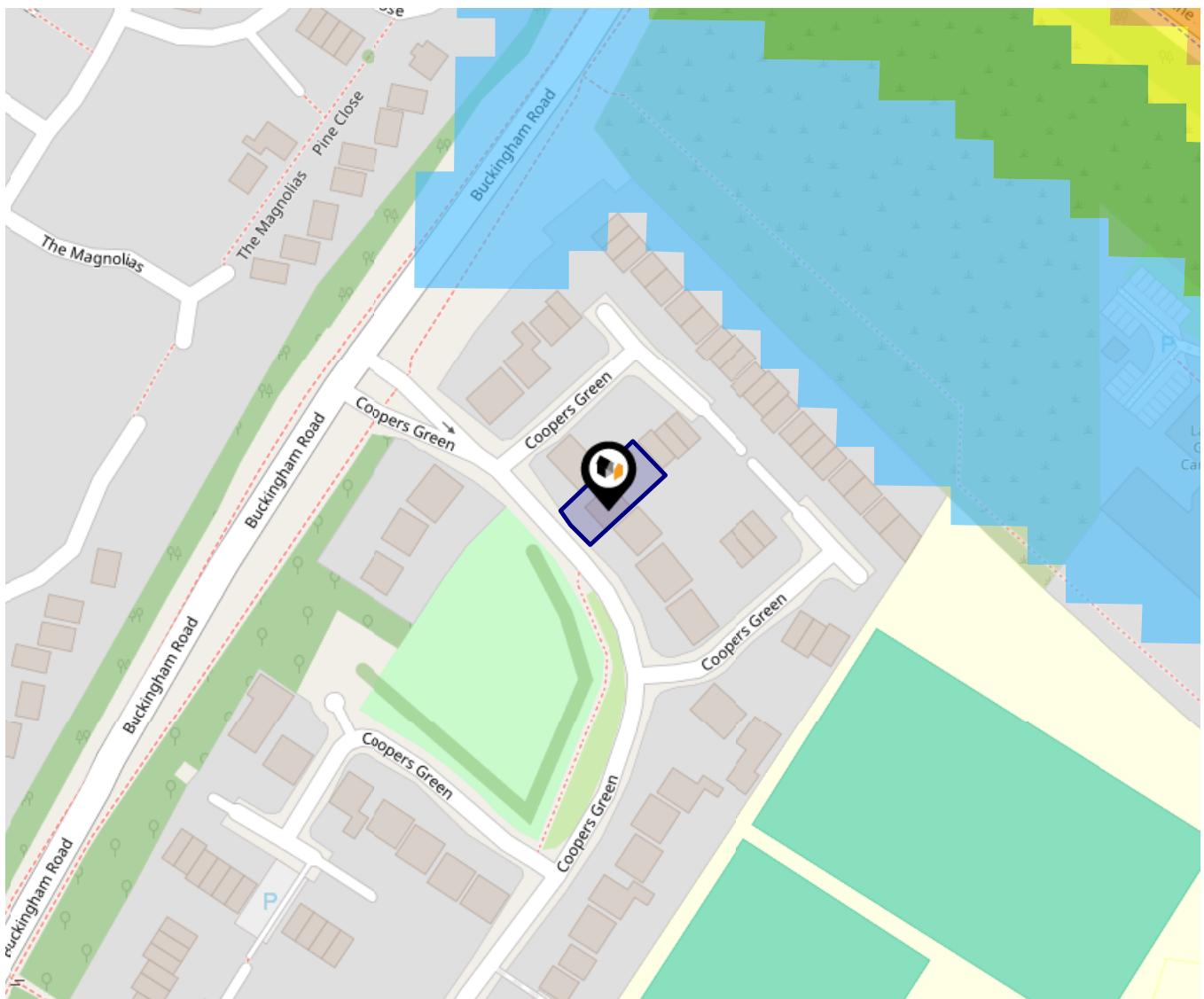
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Environment
Soils & Clay

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

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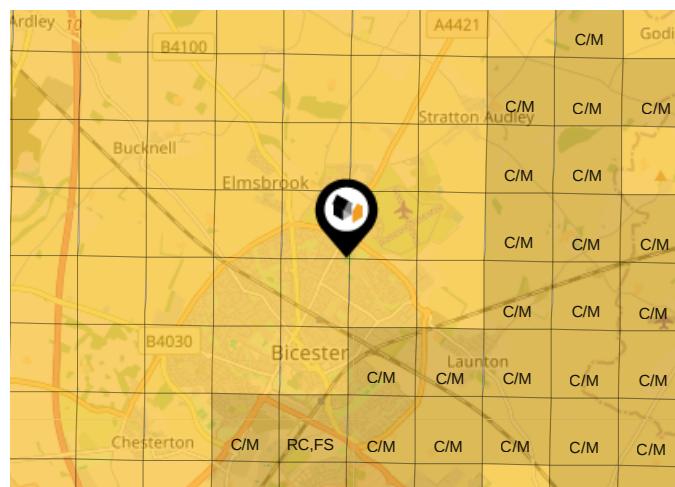
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess
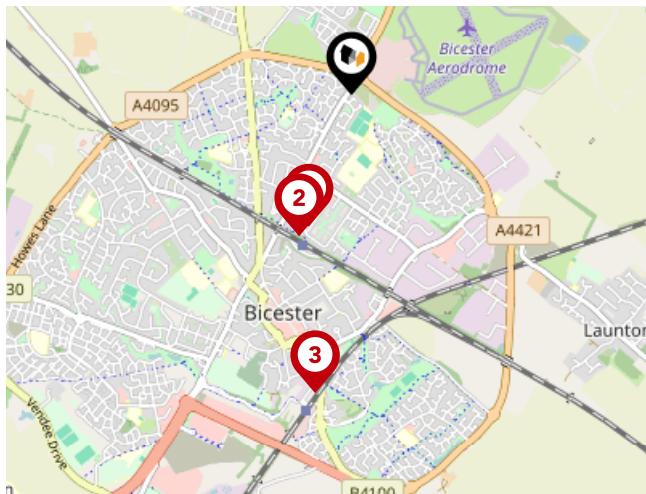
National Rail Stations

Pin	Name	Distance
1	Bicester North Rail Station	0.63 miles
2	Bicester North Rail Station	0.69 miles
3	Bicester Village Rail Station	1.37 miles
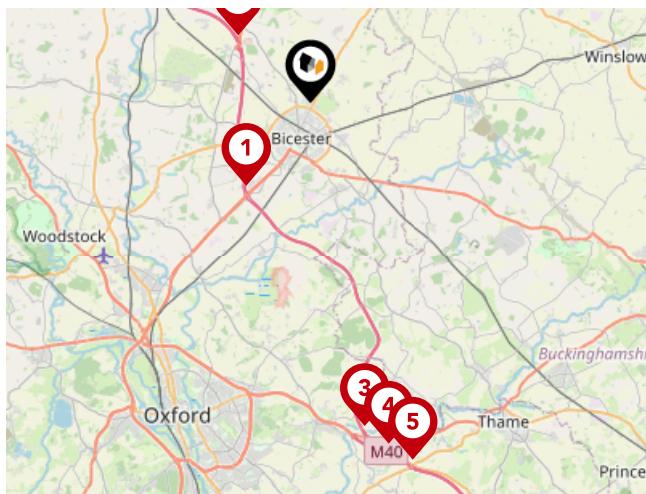
Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	3.8 miles
2	M40 J10	3.6 miles
3	M40 J8A	11.99 miles
4	M40 J8	12.82 miles
5	M40 J7	13.59 miles
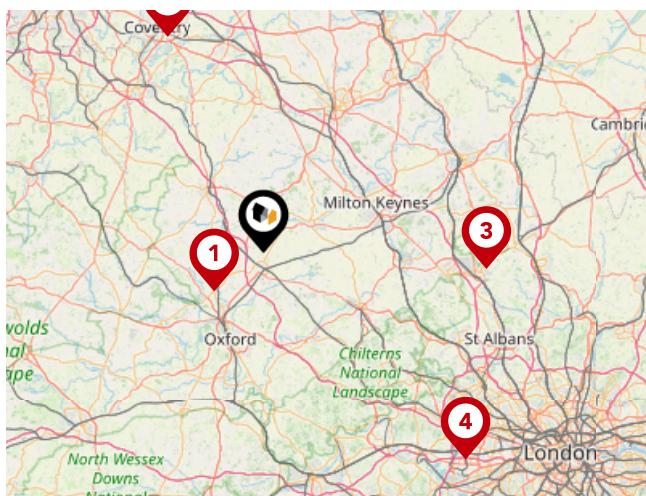
Airports/Helipads

Pin	Name	Distance
1	Kidlington	9.05 miles
2	Baginton	34.47 miles
3	Luton Airport	32.83 miles
4	Heathrow Airport	42.4 miles

Transport (Local)
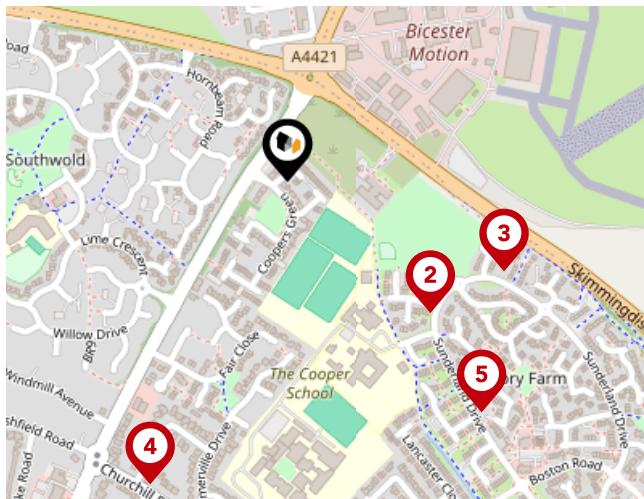
Bus Stops/Stations

Pin	Name	Distance
1	Caversfield Turn	0.21 miles
2	Rochford Gardens	0.22 miles
3	Curtiss Close	0.27 miles
4	St Peters Crescent	0.38 miles
5	Lincoln Close	0.34 miles

Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

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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

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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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Avocado Property

07894820821
alistair@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

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