

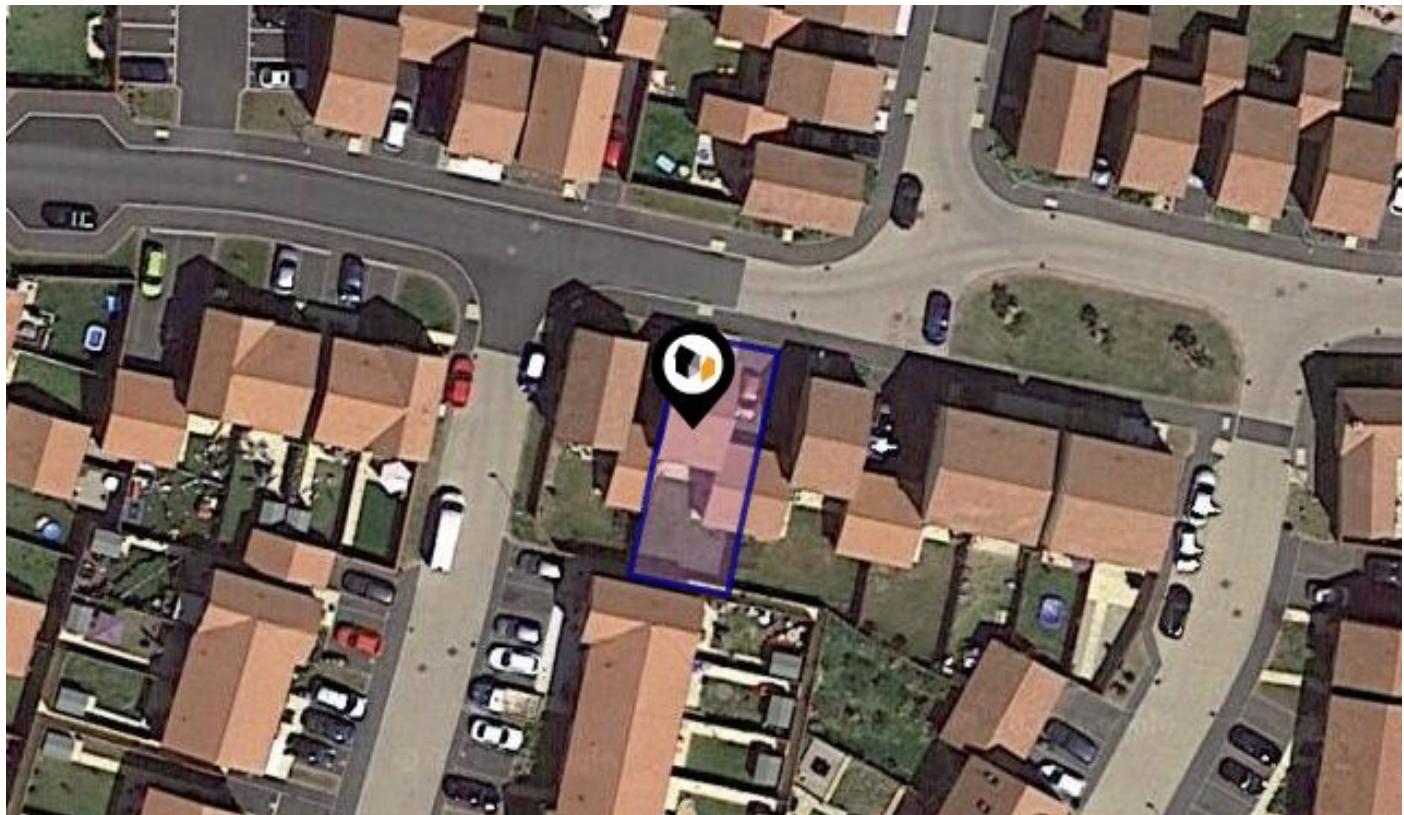


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th February 2025



FEN VIOLET DRIVE, DIDCOT, OX11

Hodsons

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Property Overview



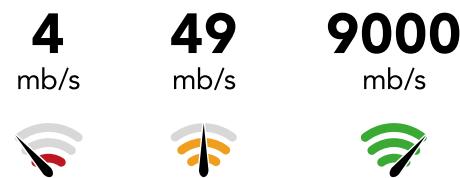
Property

| | | | |
|------------------|---|---------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 870 ft ² / 80 m ² | | |
| Plot Area: | 0.04 acres | | |
| Year Built : | 2018 | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,342 | | |
| Title Number: | ON344178 | | |

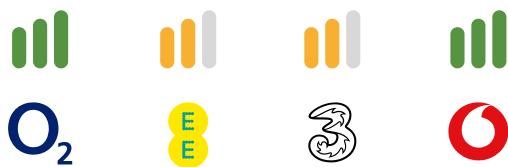
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



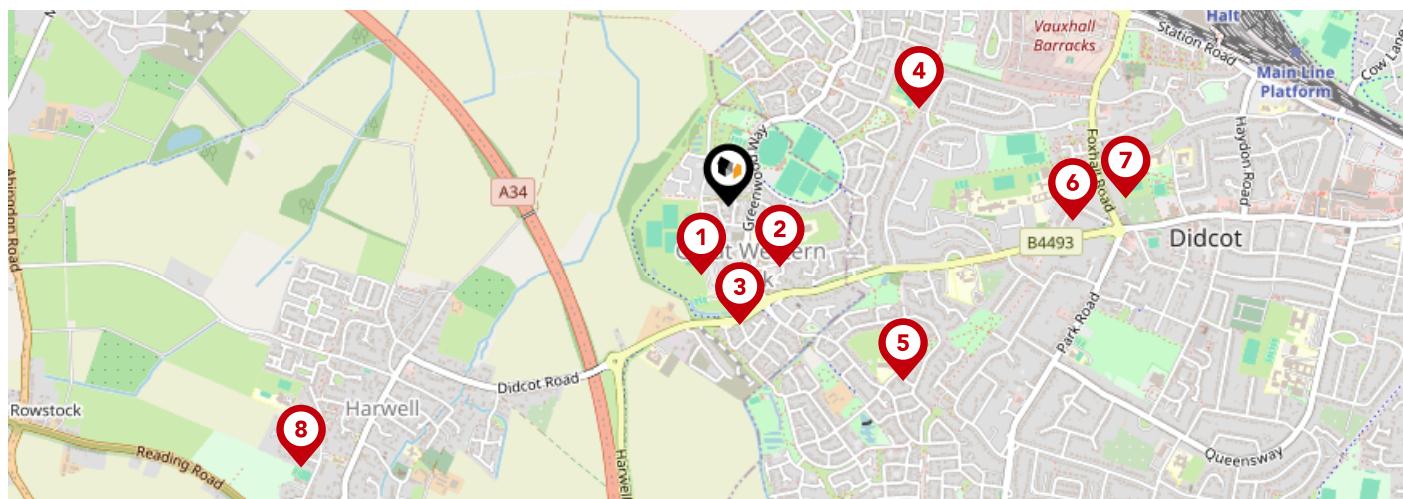
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Area Schools



Nursery Primary Secondary College Private

| | | | | | | |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Aureus School | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Requires improvement Pupils: 545 Distance:0.17 | | | | | |
| 2 | Didcot Primary Academy | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Outstanding Pupils: 451 Distance:0.18 | | | | | |
| 3 | UTC Oxfordshire | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 288 Distance:0.28 | | | | | |
| 4 | Stephen Freeman Community Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 450 Distance:0.49 | | | | | |
| 5 | Aureus Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Outstanding Pupils: 424 Distance:0.57 | | | | | |
| 6 | Didcot Girls' School | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Outstanding Pupils: 1616 Distance:0.79 | | | | | |
| 7 | Manor Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 330 Distance:0.92 | | | | | |
| 8 | Harwell Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 205 Distance:1.15 | | | | | |

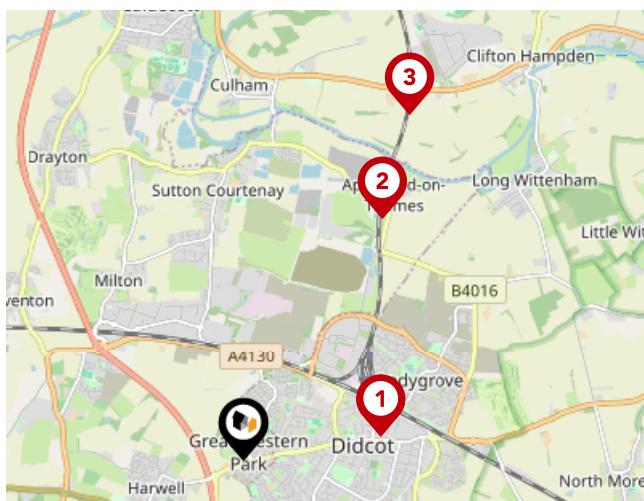
Area Schools



Nursery Primary Secondary College Private

| | | | | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|  9 Northbourne Church of England Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ofsted Rating: Good Pupils: 342 Distance:1.22 | | | | | | |
|  10 Lydalls Nursery School | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ofsted Rating: Good Pupils: 75 Distance:1.3 | | | | | | |
|  11 St Birinus School | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ofsted Rating: Good Pupils: 1166 Distance:1.34 | | | | | | |
|  12 Willowcroft Community School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ofsted Rating: Good Pupils: 499 Distance:1.34 | | | | | | |
|  13 Ladygrove Park Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ofsted Rating: Good Pupils: 426 Distance:1.46 | | | | | | |
|  14 St Blaise CofE Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ofsted Rating: Good Pupils: 142 Distance:1.54 | | | | | | |
|  15 Sutton Courtenay Church of England Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ofsted Rating: Requires improvement Pupils: 210 Distance:1.62 | | | | | | |
|  16 Hagbourne Church of England Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ofsted Rating: Good Pupils: 0 Distance:1.71 | | | | | | |

Area Transport (National)



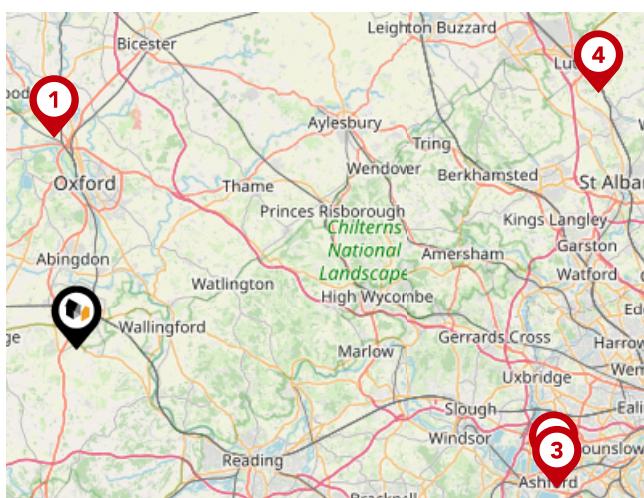
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------------|------------|
| 1 | Didcot Parkway Rail Station | 1.28 miles |
| 2 | Appleford Rail Station | 2.57 miles |
| 3 | Culham Rail Station | 3.54 miles |



Trunk Roads/Motorways

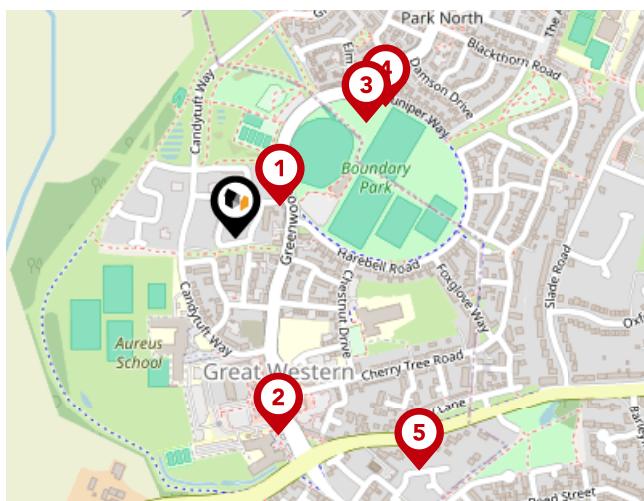
| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M4 J13 | 10.85 miles |
| 2 | M40 J8A | 11.93 miles |
| 3 | M40 J8 | 12.04 miles |
| 4 | M40 J7 | 12.29 miles |
| 5 | M4 J14 | 14.02 miles |



Airports/Helpads

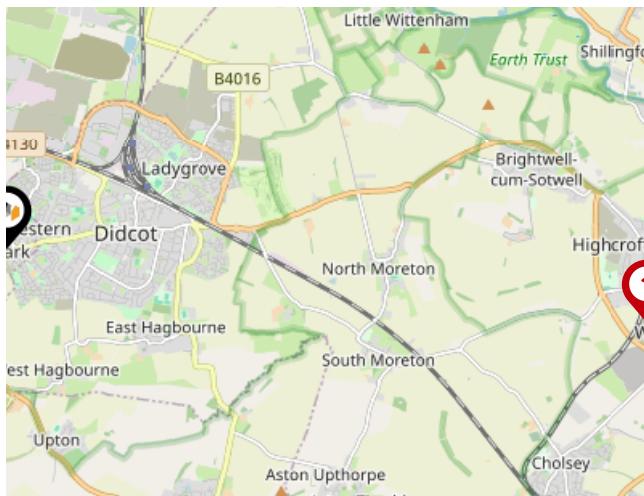
| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Kidlington | 15.59 miles |
| 2 | Heathrow Airport | 36.44 miles |
| 3 | Heathrow Airport Terminal 4 | 36.92 miles |
| 4 | Luton Airport | 42.76 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Boundary Park Pavilion | 0.06 miles |
| 2 | ASDA | 0.23 miles |
| 3 | Juniper Way | 0.2 miles |
| 4 | Juniper Way | 0.23 miles |
| 5 | Holly Lane | 0.34 miles |



Local Connections

| Pin | Name | Distance |
|-----|---|------------|
| 1 | Wallingford (Cholsey & Wallingford Railway) | 5.93 miles |



Hodsons

...your move, our passion

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We are dedicated to understanding your needs and putting your interests first, guiding you through your property journey, giving honest, professional advice until completion. Yes, we are genuinely interested! The outcome does matter to us! We will go above and beyond to get you moving. Backed by the Law Society, extra peace of mind is assured. If you are considering moving, or would simply like some advice, talk to us today.

Testimonial 1



The Team at Hodsons, Didcot, have done a great job for us. They gave us a professional, efficient and friendly service right from the valuation at the start, through the excellent photographs for the sales details, handling all the visits, to the successful conclusion. The Team were all excellent throughout but special thanks to Leeanne for going the extra mile with an out-of-hours visit. We can thoroughly recommend their Team. Our thanks to Anita, Leeanne

Testimonial 2



The staff are just amazing. They helped us to buy our first home in Didcot, lots of ups and downs but the staff were with us to go through the journey. Thank you so much to Anita, Patrick and everyone in Hodsons!

Testimonial 3



Excellent services from Hodsons team in Didcot. We had a long journey for our house hunting and thanks to Alen for helping us to ensure that we know the details about the properties. Also I need to highlight the spectacular service that we received from Patrick who managed the process for us.

Testimonial 4



Myself and my husband found a house that we loved and leanne from hodsons Didcot showed us around it and a few others. She managed to fit us in really last minute (2 hours notice if that) and was so warm and lovely during these viewings . We have had lots of contact with leanne since and she is always keeping us in the loop and always responds to us the same day. She had been so understanding and helpful.



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Agent Disclaimer



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Hodsons

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Land Registry

