



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05<sup>th</sup> February 2025



**DINMORE WAY, DIDCOT, OX11**

## Hodsons

220 Broadway Didcot Oxfordshire OX11 8RS

01235 511406

Leanne.Ferguson@hodsons.co.uk

www.hodsons.co.uk





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	910 ft <sup>2</sup> / 84 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	2023		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,095		
<b>Title Number:</b>	ON381542		

## Local Area

<b>Local Authority:</b>	Oxfordshire	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)	
<b>Conservation Area:</b>	No	<b>4</b> mb/s	<b>940</b> mb/s
<b>Flood Risk:</b>			
● Rivers & Seas	No Risk		
● Surface Water	Very Low		









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



**Satellite/Fibre TV Availability:**





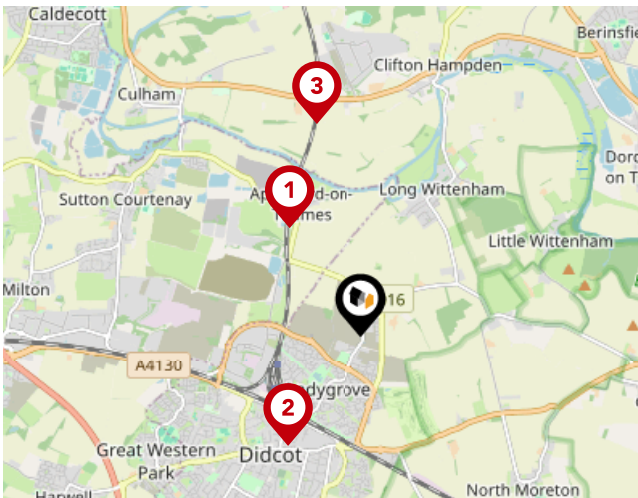
		Nursery	Primary	Secondary	College	Private
	<b>Ladygrove Park Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 427   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lydalls Nursery School</b> Ofsted Rating: Good   Pupils: 75   Distance:1.27	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Long Wittenham (Church of England) Primary School</b> Ofsted Rating: Requires improvement   Pupils: 72   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Primary School</b> Ofsted Rating: Good   Pupils: 330   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Willowcroft Community School</b> Ofsted Rating: Good   Pupils: 499   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Didcot Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1616   Distance:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Birinus School</b> Ofsted Rating: Good   Pupils: 1166   Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>Stephen Freeman Community Primary School</b> Ofsted Rating: Good   Pupils: 450   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Northbourne Church of England Primary School</b> Ofsted Rating: Good   Pupils: 342   Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Aureus Primary School</b> Ofsted Rating: Outstanding   Pupils: 424   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Clifton Hampden Church of England Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Didcot Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 451   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sutton Courtenay Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 210   Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>UTC Oxfordshire</b> Ofsted Rating: Good   Pupils: 288   Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Aureus School</b> Ofsted Rating: Requires improvement   Pupils: 545   Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

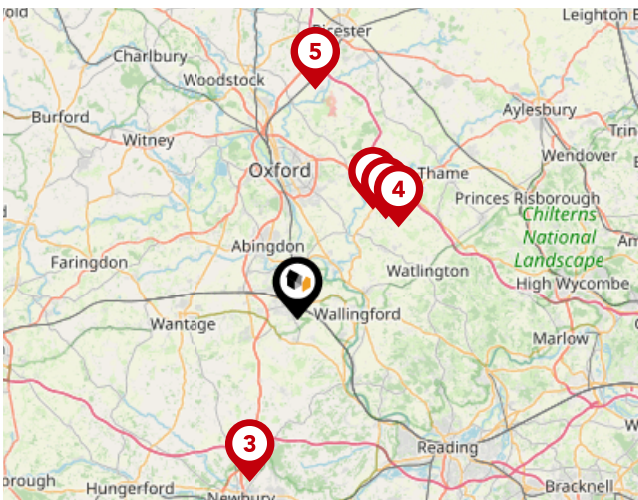
# Area

## Transport (National)



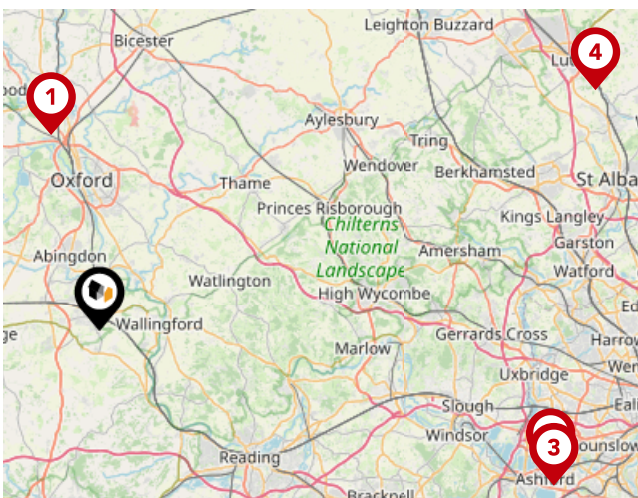
### National Rail Stations

Pin	Name	Distance
1	Appleford Rail Station	1.19 miles
2	Didcot Parkway Rail Station	1.21 miles
3	Culham Rail Station	2.01 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J8A	9.79 miles
2	M40 J8	9.82 miles
3	M4 J13	12.47 miles
4	M40 J7	10.03 miles
5	M40 J9	16.9 miles

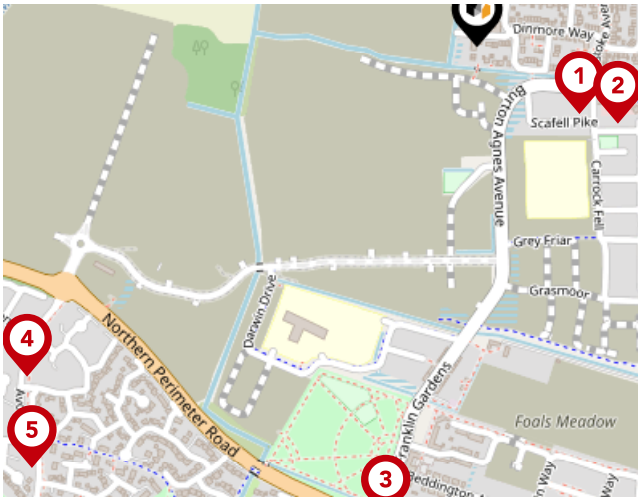


### Airports/Helipads

Pin	Name	Distance
1	Kidlington	14.72 miles
2	Heathrow Airport	34.91 miles
3	Heathrow Airport Terminal 4	35.43 miles
4	Luton Airport	40.48 miles

# Area

## Transport (Local)



### Bus Stops/Stations

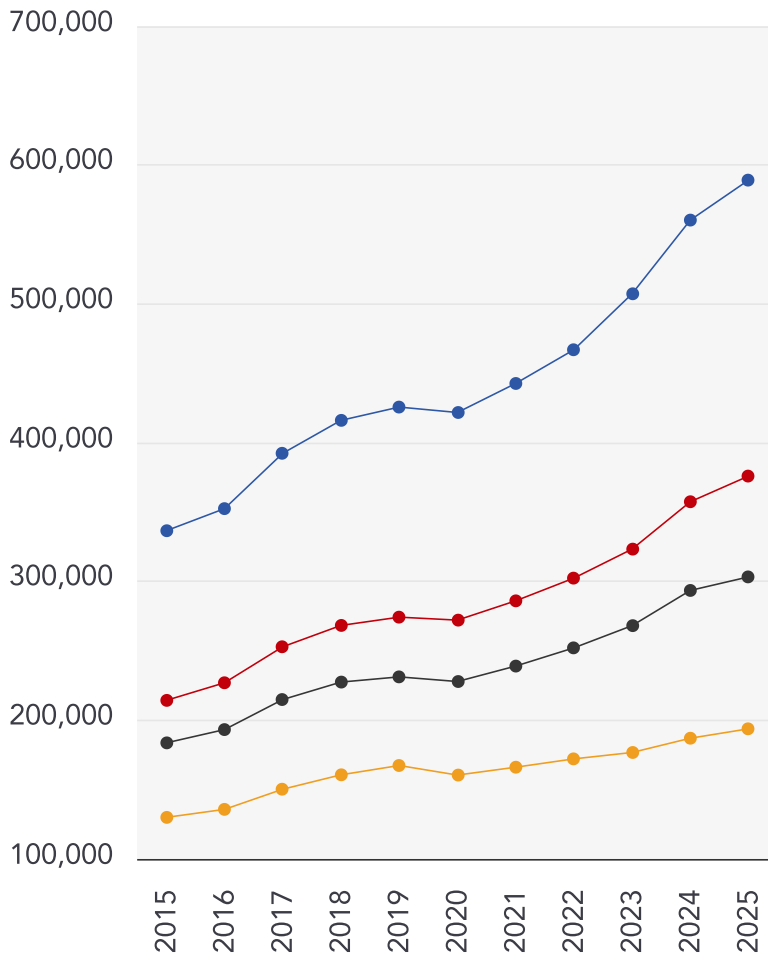
Pin	Name	Distance
1	Erlestoke Avenue	0.14 miles
2	Erlestoke Avenue	0.19 miles
3	Franklin Gardens	0.55 miles
4	Brent Avenue	0.64 miles
5	Dagdale Drive	0.71 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in OX11



Detached

**+75.07%**

Semi-Detached

**+75.42%**

Terraced

**+65.11%**

Flat

**+49.1%**



## Hodsons

---

...your move, our passion

Hodsons Estate Agents is an independent and established family-run Estate Agency. As local agents we provide an exemplary property service throughout Didcot, Wallingford and all the surrounding villages.

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 haunting 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.



/hodsonsestateagents



/hodsonsproperty



/hodsons\_estate\_agents

---

## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Hodsons or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Hodsons and therefore no warranties can be given as to their good working order.

# Hodsons

## 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Hodsons

220 Broadway Didcot Oxfordshire OX11  
8RS  
01235 511406  
Leanne.Ferguson@hodsons.co.uk  
www.hodsons.co.uk

