

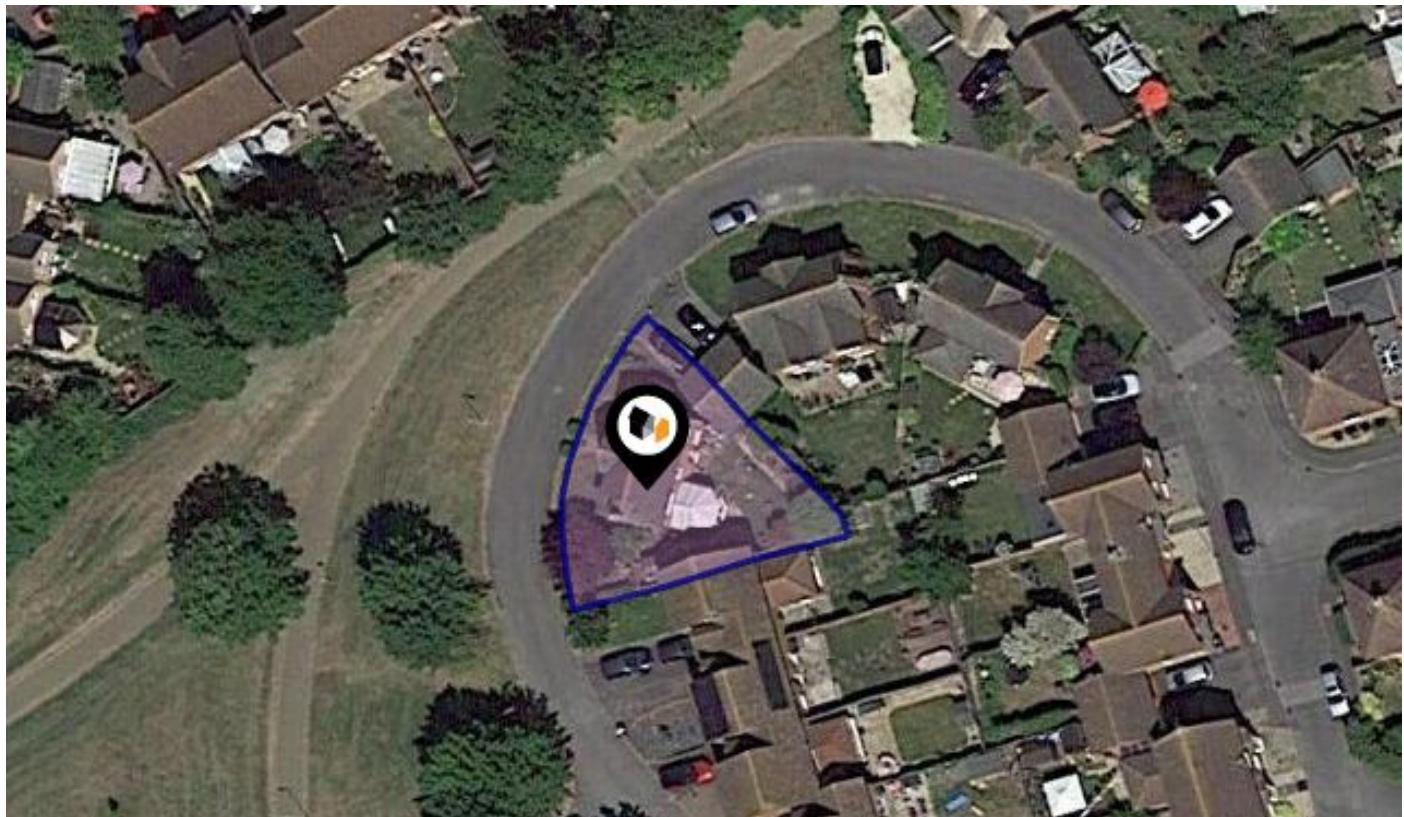


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th February 2025



DERWENT AVENUE, DIDCOT, OX11

Hodsons

220 Broadway Didcot Oxfordshire OX11 8RS

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www.hodsons.co.uk



Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,082 ft ² / 100 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band E		
Annual Estimate:	£2,880		
Title Number:	ON141459		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s **79**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Area Schools



Nursery **Primary** **Secondary** **College** **Private**

1	All Saints Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 427 Distance:0.1					
2	Lydalls Nursery School		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 75 Distance:0.41					
3	Ladygrove Park Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 426 Distance:0.57					
4	Willowcroft Community School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 499 Distance:0.61					
5	St Birinus School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1166 Distance:0.71					
6	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:0.79					
7	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:0.92					
8	Northbourne Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 342 Distance:1.05					

Area Schools



Nursery **Primary** **Secondary** **College** **Private**

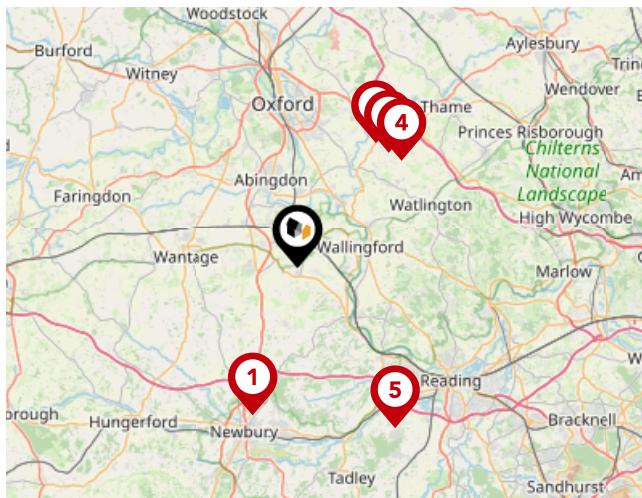
 Stephen Freeman Community Primary School Ofsted Rating: Good Pupils: 450 Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hagbourne Church of England Primary School Ofsted Rating: Good Pupils: 0 Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Aureus Primary School Ofsted Rating: Outstanding Pupils: 424 Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Didcot Primary Academy Ofsted Rating: Outstanding Pupils: 451 Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 UTC Oxfordshire Ofsted Rating: Good Pupils: 288 Distance: 1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Aureus School Ofsted Rating: Requires improvement Pupils: 545 Distance: 1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 South Moreton Primary School Ofsted Rating: Good Pupils: 120 Distance: 2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Long Wittenham (Church of England) Primary School Ofsted Rating: Requires improvement Pupils: 72 Distance: 2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



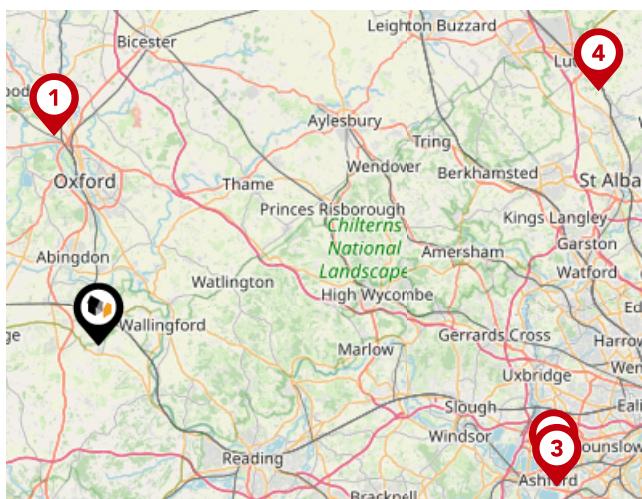
National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	0.45 miles
2	Appleford Rail Station	2.15 miles
3	Culham Rail Station	3.09 miles



Trunk Roads/Motorways

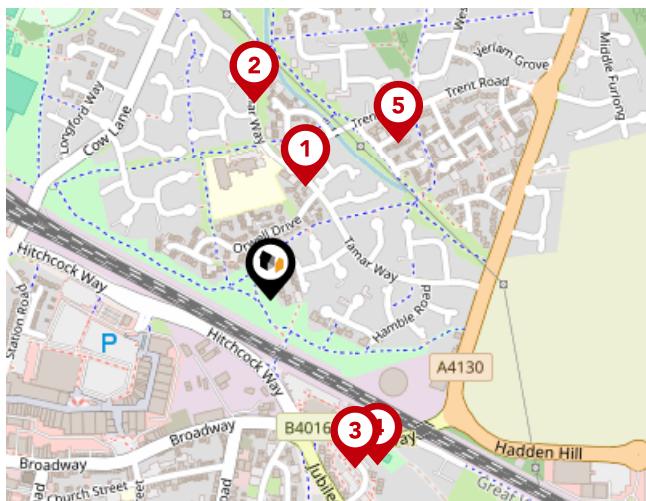
Pin	Name	Distance
1	M4 J13	11.34 miles
2	M40 J8A	10.84 miles
3	M40 J8	10.83 miles
4	M40 J7	10.98 miles
5	M4 J12	13.82 miles



Airports/Helpipads

Pin	Name	Distance
1	Kidlington	15.75 miles
2	Heathrow Airport	34.82 miles
3	Heathrow Airport Terminal 4	35.32 miles
4	Luton Airport	41.19 miles

Area Transport (Local)

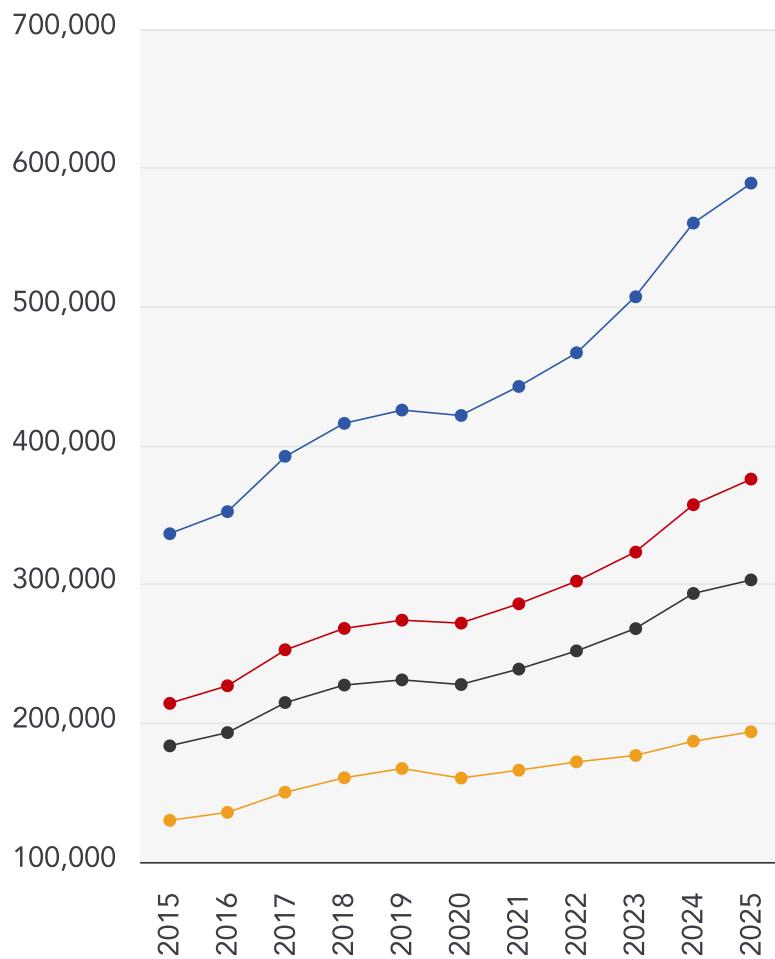


Bus Stops/Stations

Pin	Name	Distance
1	Arndale Beck	0.14 miles
2	Ockley Brook	0.23 miles
3	Aldi	0.22 miles
4	Aldi	0.23 miles
5	Torridge Drive	0.23 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

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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.



/hodsonsestateagents



/hodsons_estate_agents



/hodsonsp

Agent Disclaimer



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Hodsons

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Land Registry

