

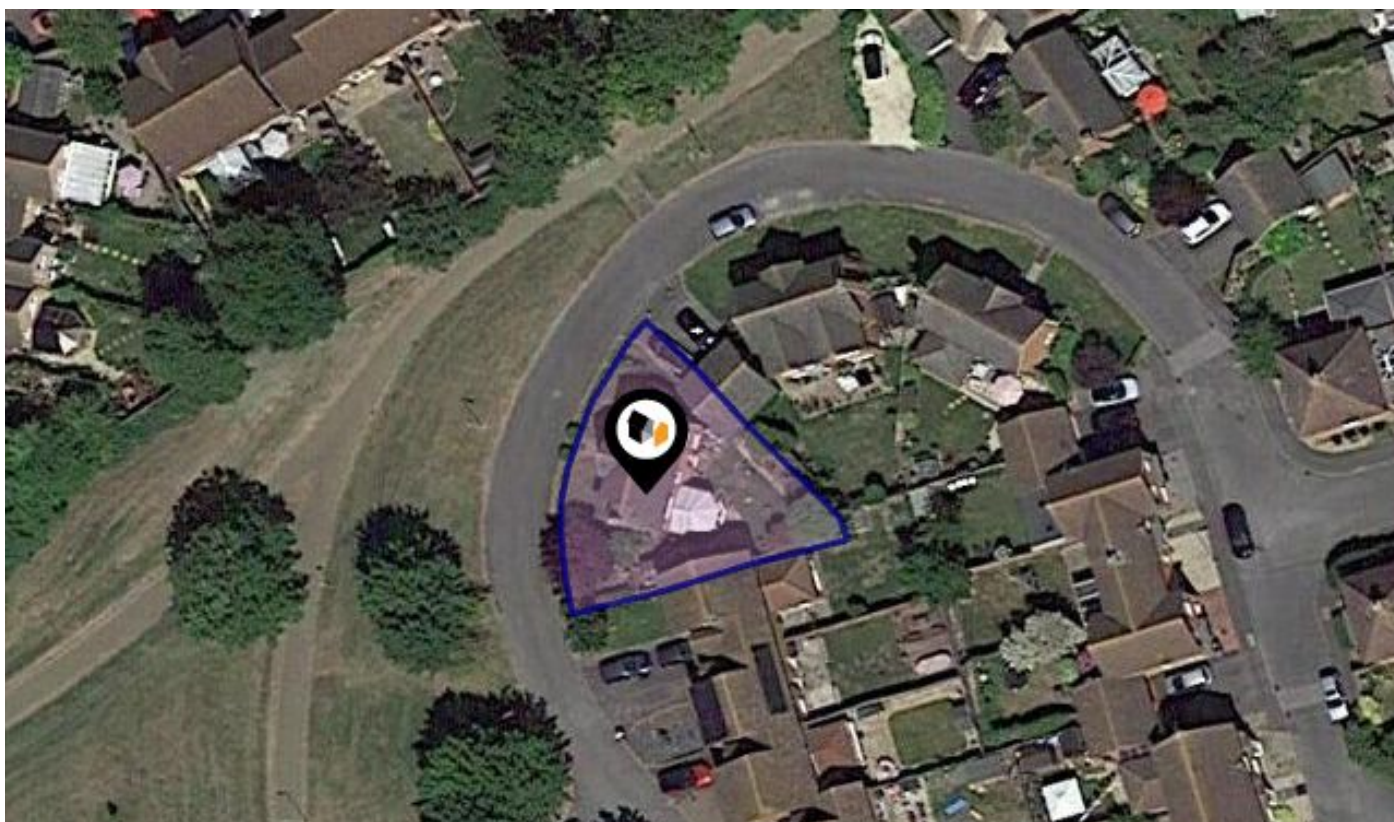


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**DERWENT AVENUE, DIDCOT, OX11**

## Hodsons

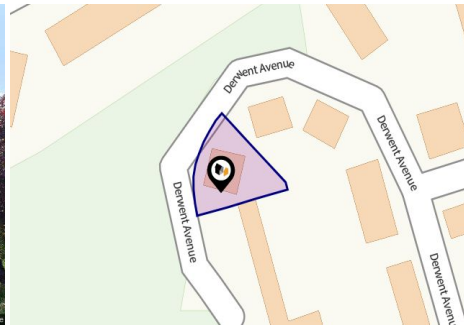
220 Broadway Didcot Oxfordshire OX11 8RS

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## Property

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

## Local Area

<b>Local Authority:</b>	Oxfordshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Medium

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

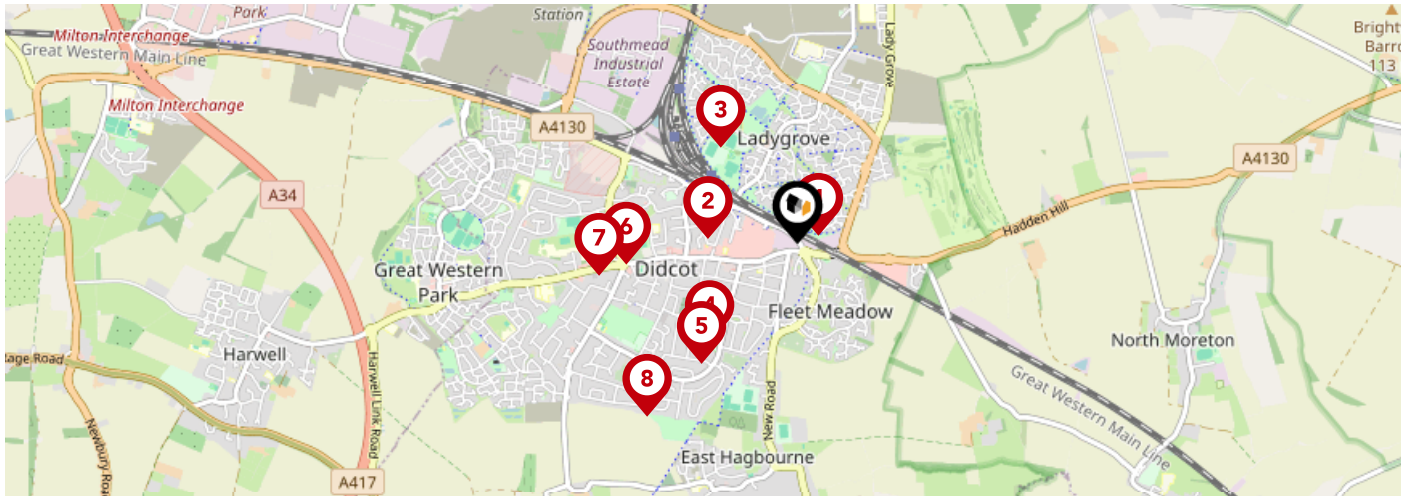
<b>15</b> mb/s	<b>79</b> mb/s	<b>1000</b> mb/s
		

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



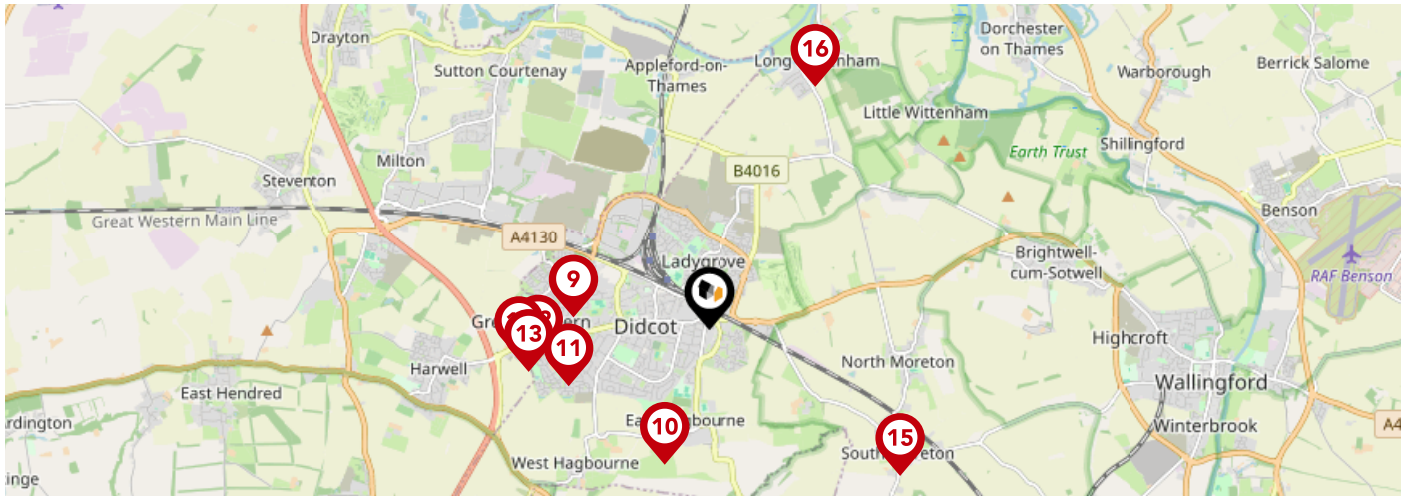
### Satellite/Fibre TV Availability:













		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 427   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lydalls Nursery School</b> Ofsted Rating: Good   Pupils: 75   Distance:0.41	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ladygrove Park Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Willowcroft Community School</b> Ofsted Rating: Good   Pupils: 499   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Birinus School</b> Ofsted Rating: Good   Pupils: 1166   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Manor Primary School</b> Ofsted Rating: Good   Pupils: 330   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Didcot Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1616   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Northbourne Church of England Primary School</b> Ofsted Rating: Good   Pupils: 342   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

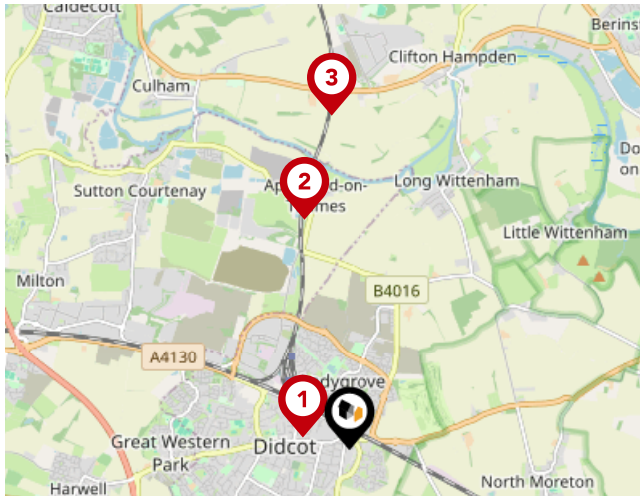




		Nursery	Primary	Secondary	College	Private
	<b>Stephen Freeman Community Primary School</b> Ofsted Rating: Good   Pupils: 450   Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hagbourne Church of England Primary School</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.32	<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: 1.4	<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: 1.6	<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: 1.72	<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: 1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>South Moreton Primary School</b> Ofsted Rating: Good   Pupils: 120   Distance: 2.21	<input type="checkbox"/>	<input checked="" 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: 2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

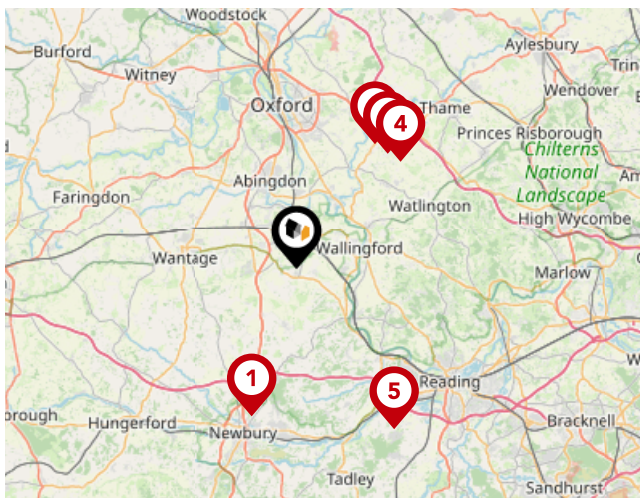
# Area

## Transport (National)



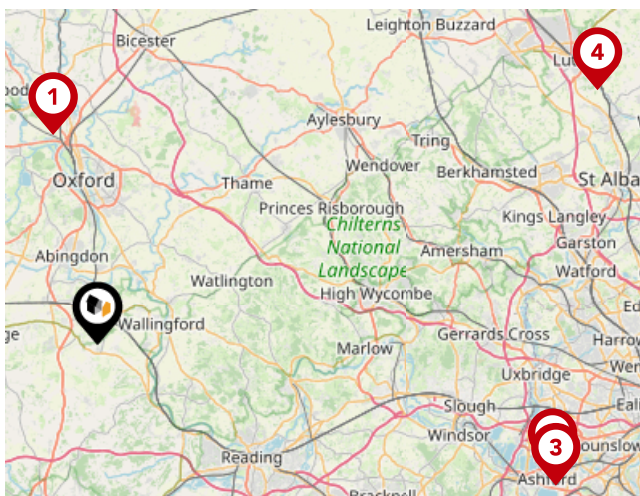
### National Rail Stations

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

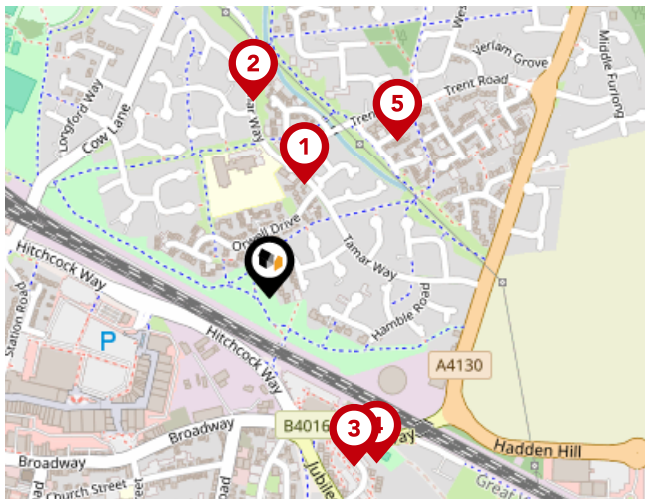


### Airports/Helipads

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

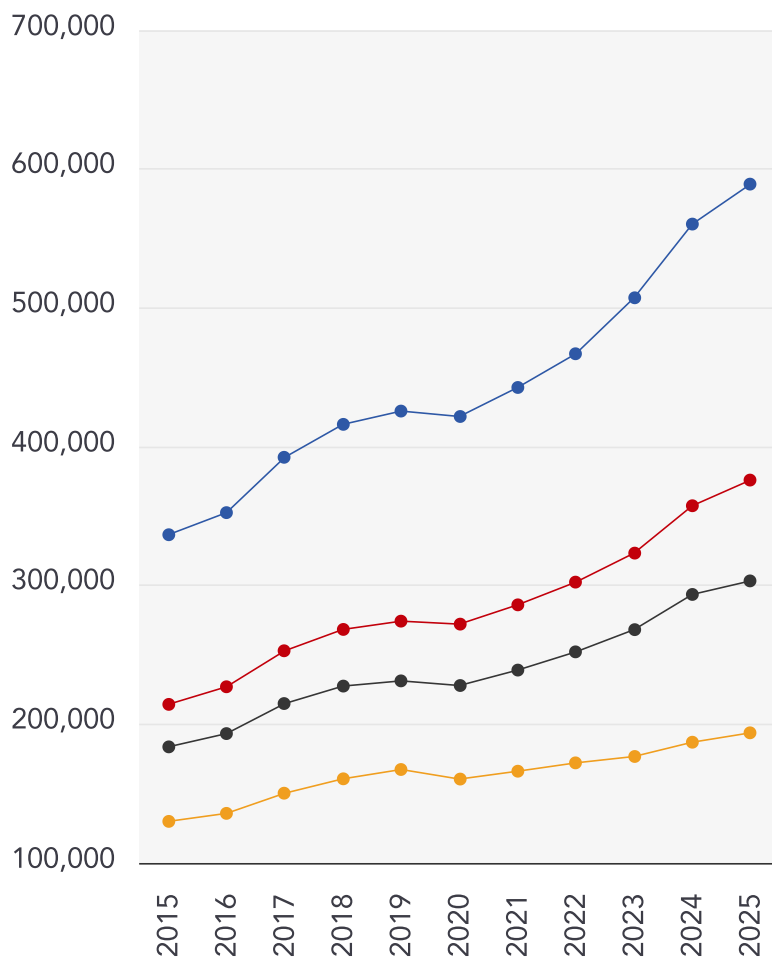
## Transport (Local)



### 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

### 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

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...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

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# Hodsons

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