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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**WANTAGE ROAD, ROWSTOCK, DIDCOT, OX11**

## Hodsons

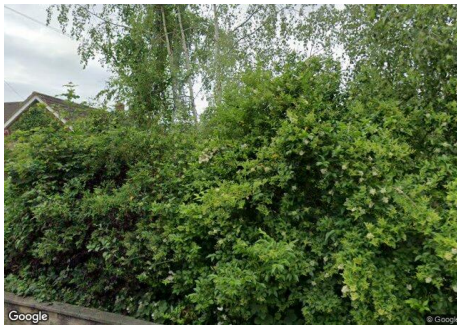
220 Broadway Didcot Oxfordshire OX11 8RS

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www.hodsons.co.uk





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	2,309 ft <sup>2</sup> / 214 m <sup>2</sup>		
<b>Plot Area:</b>	0.46 acres		
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,382		
<b>Title Number:</b>	ON364714		

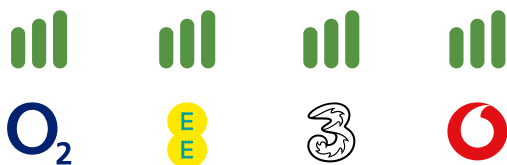
## Local Area

<b>Local Authority:</b>	Vale of white horse
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

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

<b>16</b> mb/s	<b>53</b> mb/s	<b>-</b> mb/s

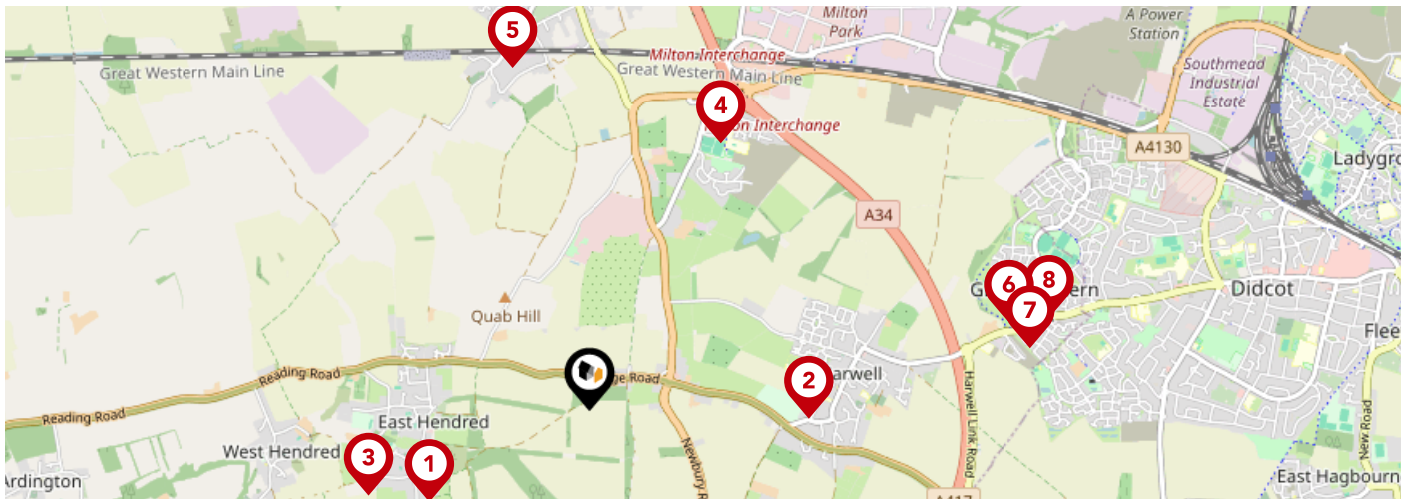
### Mobile Coverage: (based on calls indoors)











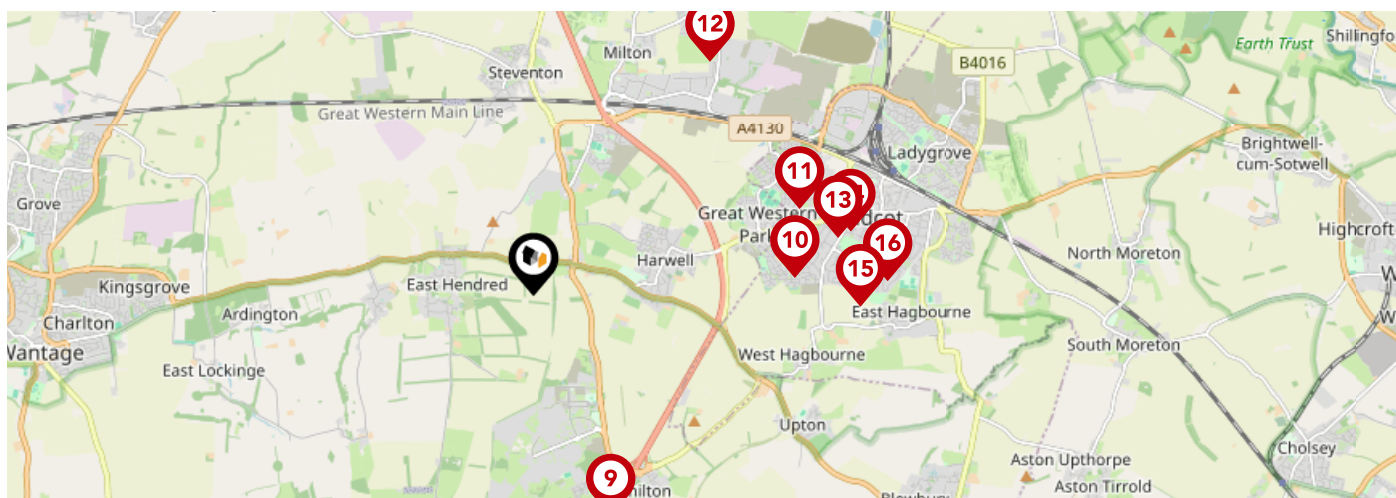
### Satellite/Fibre TV Availability:











# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>St Amand's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 113   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Harwell Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Hendreds Church of England School</b> Ofsted Rating: Good   Pupils: 139   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Blaise CofE Primary School</b> Ofsted Rating: Good   Pupils: 142   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Michaels CofE Primary School, Steventon Village</b> Ofsted Rating: Good   Pupils: 222   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Aureus School</b> Ofsted Rating: Requires improvement   Pupils: 545   Distance:1.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>UTC Oxfordshire</b> Ofsted Rating: Good   Pupils: 288   Distance:2.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Didcot Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 451   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

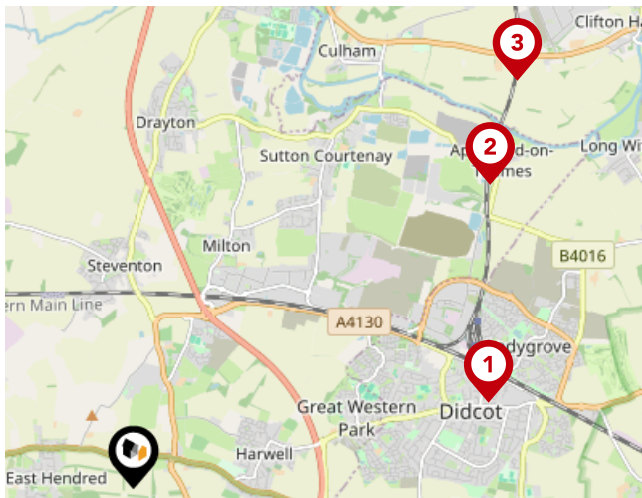


	Nursery	Primary	Secondary	College	Private
 <b>Chilton County Primary School</b> Ofsted Rating: Good   Pupils: 311   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Aureus Primary School</b> Ofsted Rating: Outstanding   Pupils: 424   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stephen Freeman Community Primary School</b> Ofsted Rating: Good   Pupils: 450   Distance:2.57	<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:2.69	<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:2.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Manor Primary School</b> Ofsted Rating: Good   Pupils: 330   Distance:2.97	<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:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Birinus School</b> Ofsted Rating: Good   Pupils: 1166   Distance:3.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



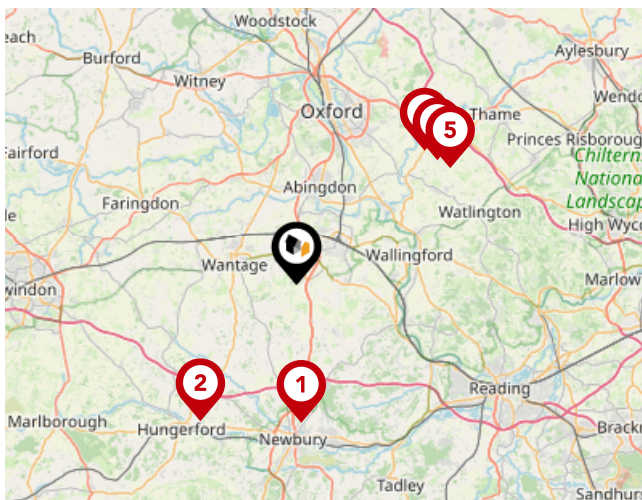
# Area

## Transport (National)



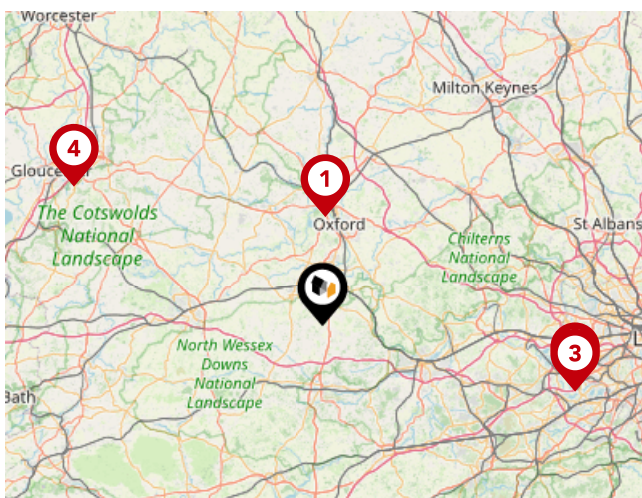
### National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	3.36 miles
2	Appleford Rail Station	4.31 miles
3	Culham Rail Station	5.15 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	10.16 miles
2	M4 J14	12.35 miles
3	M40 J8A	13.68 miles
4	M40 J8	13.88 miles
5	M40 J7	14.2 miles

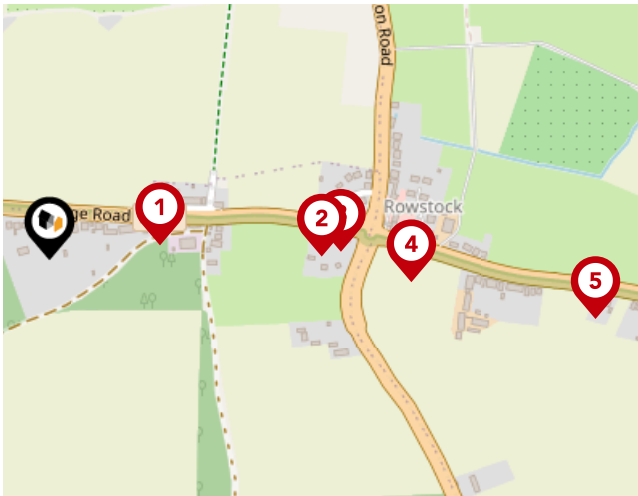


### Airports/HELIPADS

Pin	Name	Distance
1	Kidlington	16.08 miles
2	Heathrow Airport	38.25 miles
3	Heathrow Airport Terminal 4	38.71 miles
4	Staverton	41.9 miles

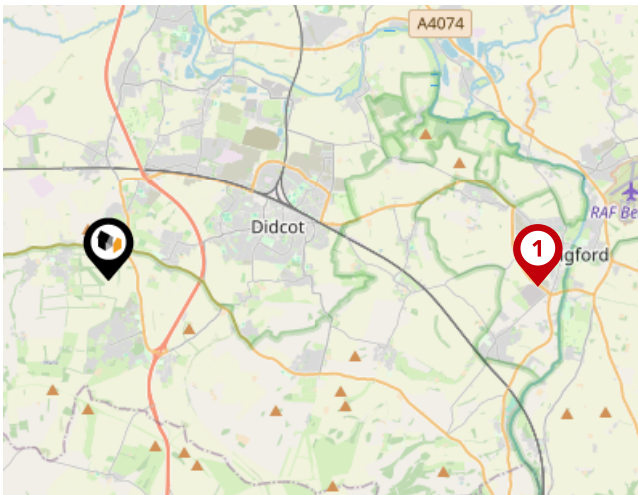
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Acorn Close	0.13 miles
2	Rowstock Corner	0.31 miles
3	Rowstock Corner	0.33 miles
4	Rowstock Corner Garage	0.42 miles
5	Reading Road Stade	0.63 miles



### Local Connections

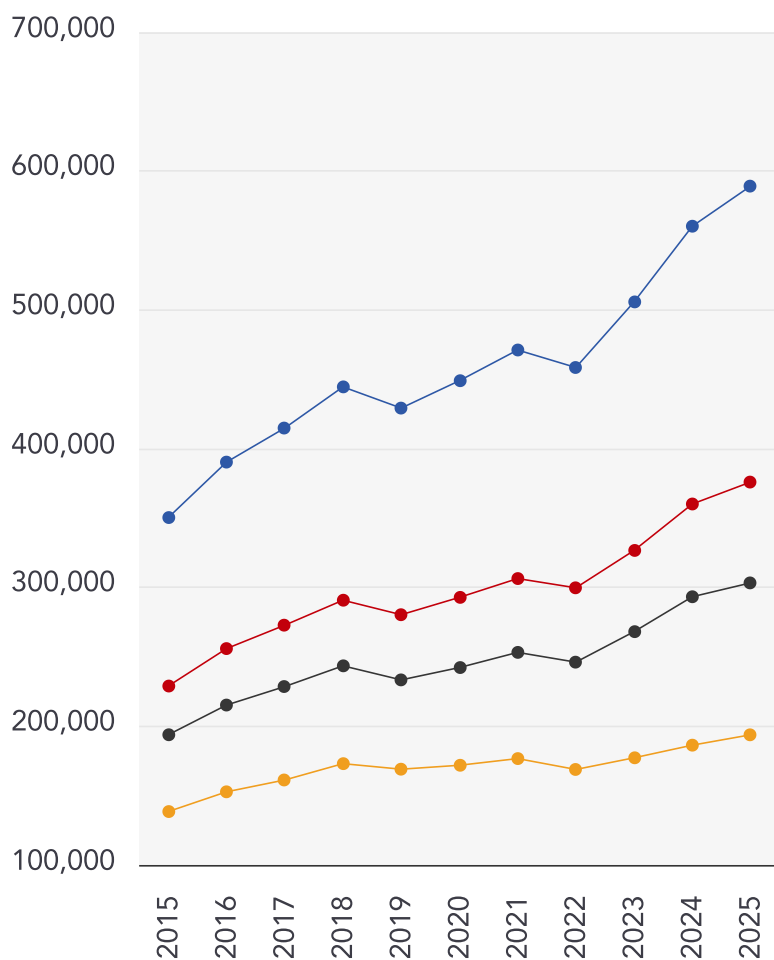
Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	7.9 miles

# Market

## House Price Statistics



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



Detached

**+68.17%**

Semi-Detached

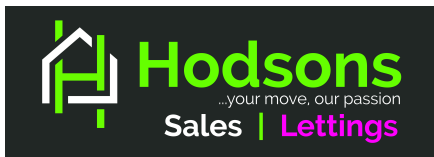
**+64.19%**

Terraced

**+56.45%**

Flat

**+39.93%**



## 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



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# Hodsons

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