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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 08<sup>th</sup> February 2025**



**BESSELS WAY, BLEWBURY, DIDCOT, OX11**

## Hodsons

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[www.hodsons.co.uk](http://www.hodsons.co.uk)



# Property Overview



## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	903 ft <sup>2</sup> / 83 m <sup>2</sup>		
Plot Area:	0.07 acres		
Year Built :	After 2007		
Council Tax :	Band D		
Annual Estimate:	£2,342		
Title Number:	ON296338		

## Local Area

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

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

<b>19</b> mb/s	<b>80</b> mb/s	- mb/s
		

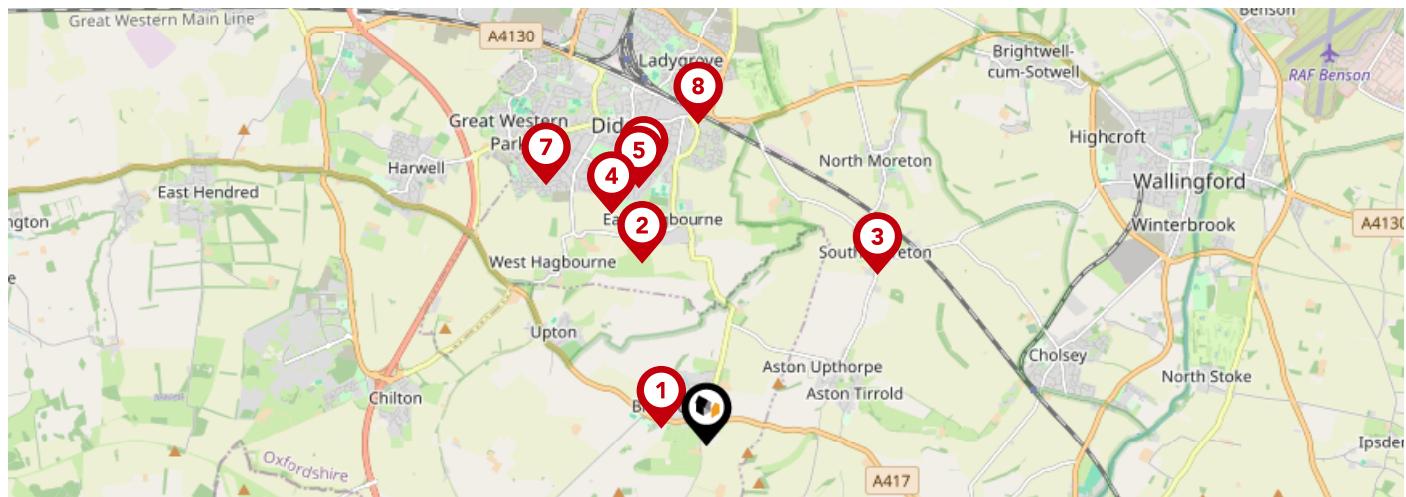
**Mobile Coverage:**  
(based on calls indoors)



### Satellite/Fibre TV Availability:



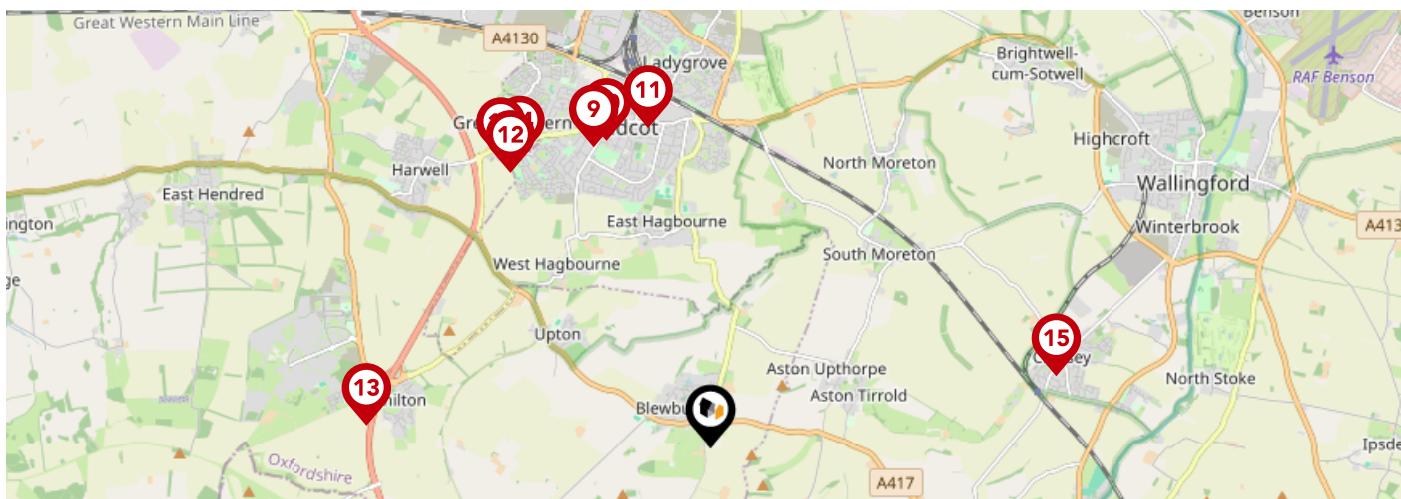
# Area Schools



Nursery Primary Secondary College Private

	<b>Blebury Church of England Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Ofsted Rating: Good   Pupils: 116   Distance:0.44						
2	<b>Hagbourne Church of England Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ofsted Rating: Good   Pupils: 0   Distance:1.78						
4	<b>South Moreton Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ofsted Rating: Good   Pupils: 120   Distance:2.23						
6	<b>Northbourne Church of England Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ofsted Rating: Good   Pupils: 342   Distance:2.3						
8	<b>St Birinus School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Ofsted Rating: Good   Pupils: 1166   Distance:2.45						
10	<b>Willowcroft Community School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Ofsted Rating: Good   Pupils: 499   Distance:2.54						
12	<b>Aureus Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Ofsted Rating: Outstanding   Pupils: 424   Distance:2.82						
14	<b>All Saints Church of England Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ofsted Rating: Good   Pupils: 427   Distance:2.96						

# Area Schools



Nursery Primary Secondary College Private



## Didcot Girls' School

Ofsted Rating: Outstanding | Pupils: 1616 | Distance: 2.98



## Manor Primary School

Ofsted Rating: Good | Pupils: 330 | Distance: 2.99



## Lydalls Nursery School

Ofsted Rating: Good | Pupils: 75 | Distance: 3



## UTC Oxfordshire

Ofsted Rating: Good | Pupils: 288 | Distance: 3.14



## Chilton County Primary School

Ofsted Rating: Good | Pupils: 311 | Distance: 3.18



## Didcot Primary Academy

Ofsted Rating: Outstanding | Pupils: 451 | Distance: 3.2



## Cholsey Primary School

Ofsted Rating: Good | Pupils: 318 | Distance: 3.26

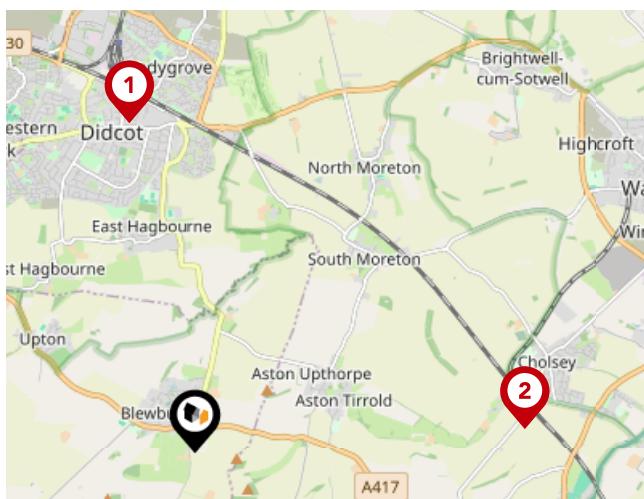


## Aureus School

Ofsted Rating: Requires improvement | Pupils: 545 | Distance: 3.29



# Area Transport (National)



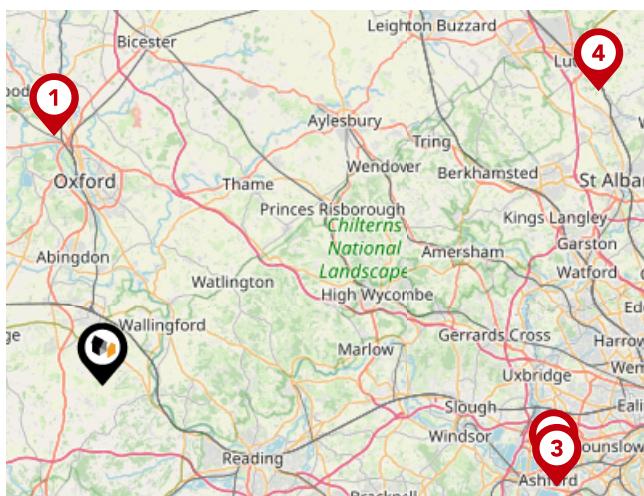
## National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	3.1 miles
2	Cholsey Rail Station	3.06 miles
3	Appleford Rail Station	5.07 miles



## Trunk Roads/Motorways

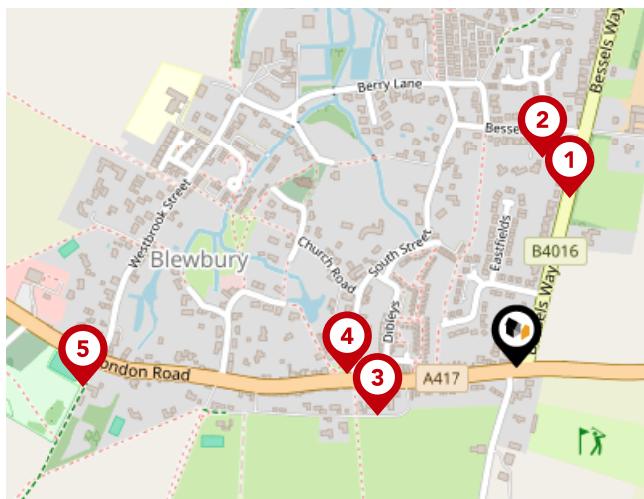
Pin	Name	Distance
1	M4 J13	8.65 miles
2	M4 J12	11.32 miles
3	M40 J8A	13.33 miles
4	M40 J8	13.16 miles
5	M40 J7	13.15 miles



## Airports/Helpads

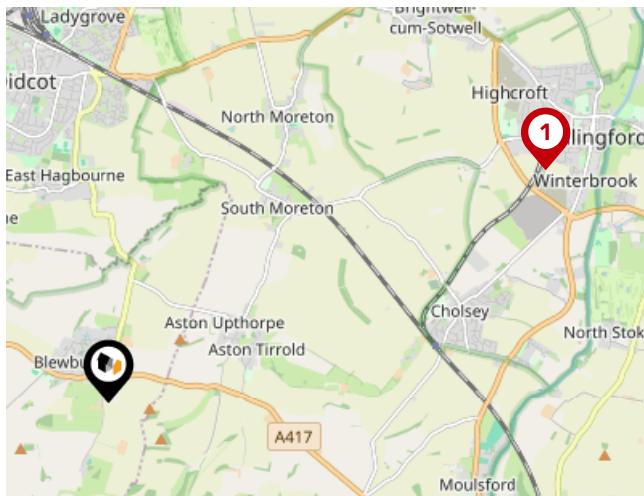
Pin	Name	Distance
1	Kidlington	18.65 miles
2	Heathrow Airport	34 miles
3	Heathrow Airport Terminal 4	34.43 miles
4	Luton Airport	42.47 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Bessels Lea	0.21 miles
2	Bessels Lea Road	0.24 miles
3	The Blueberry	0.17 miles
4	The Load of Mischief	0.2 miles
5	Westbrook Street	0.5 miles

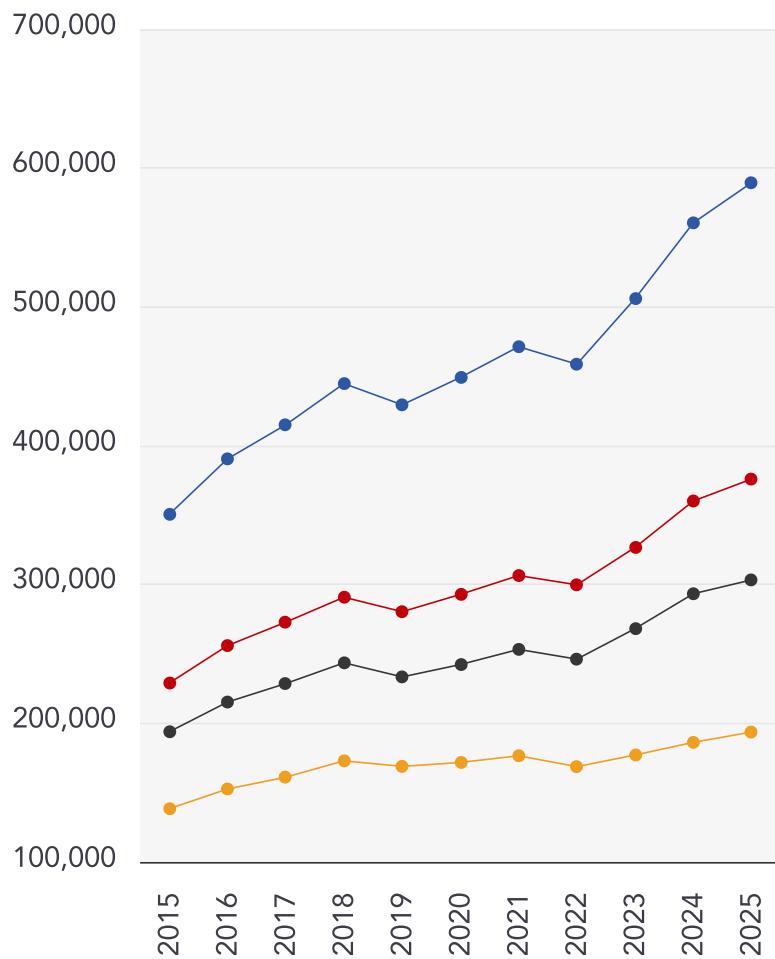


## Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	4.56 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

...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 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



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# Agent Disclaimer



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# Hodsons

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### Land Registry

