

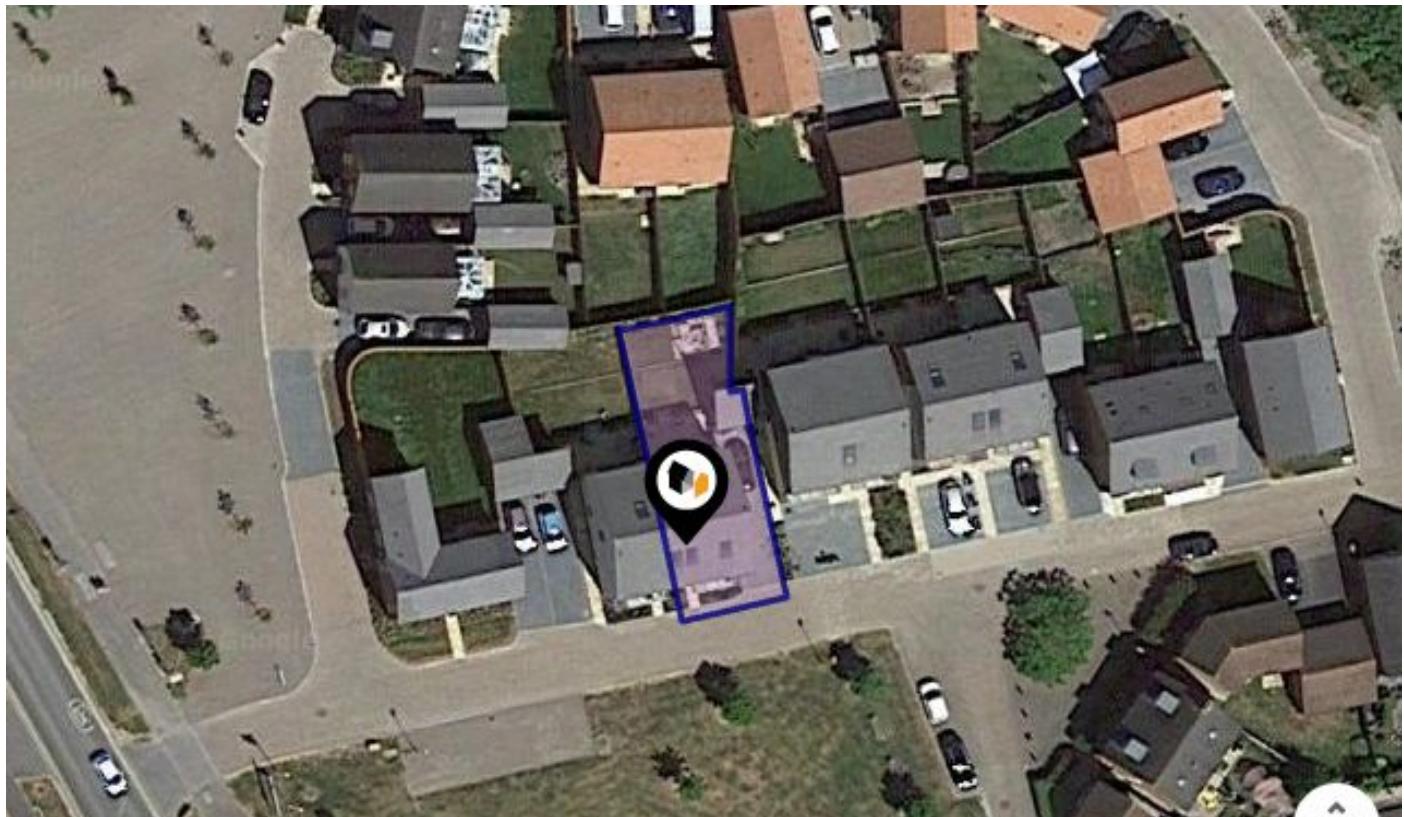


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 24<sup>th</sup> March 2025**



## PARTRIDGE CLOSE, DIDCOT, OX11

### Hodsons

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# Property Overview



## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,471 ft <sup>2</sup> / 136 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	2019		
Council Tax :	Band E		
Annual Estimate:	£2,880		
Title Number:	ON353877		

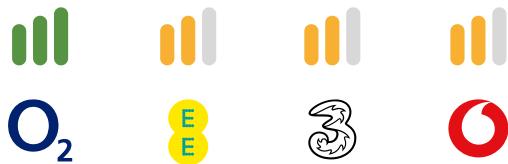
## Local Area

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

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

<b>5</b> mb/s	<b>255</b> mb/s	<b>10000</b> mb/s
		

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

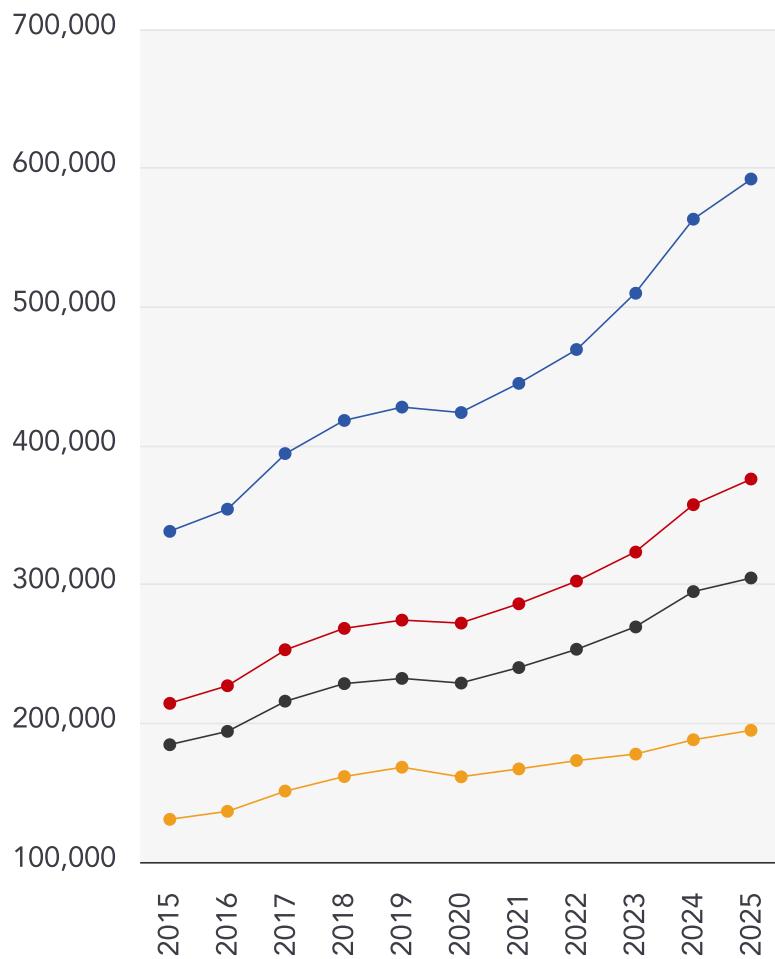


**Satellite/Fibre TV Availability:**



# 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%**

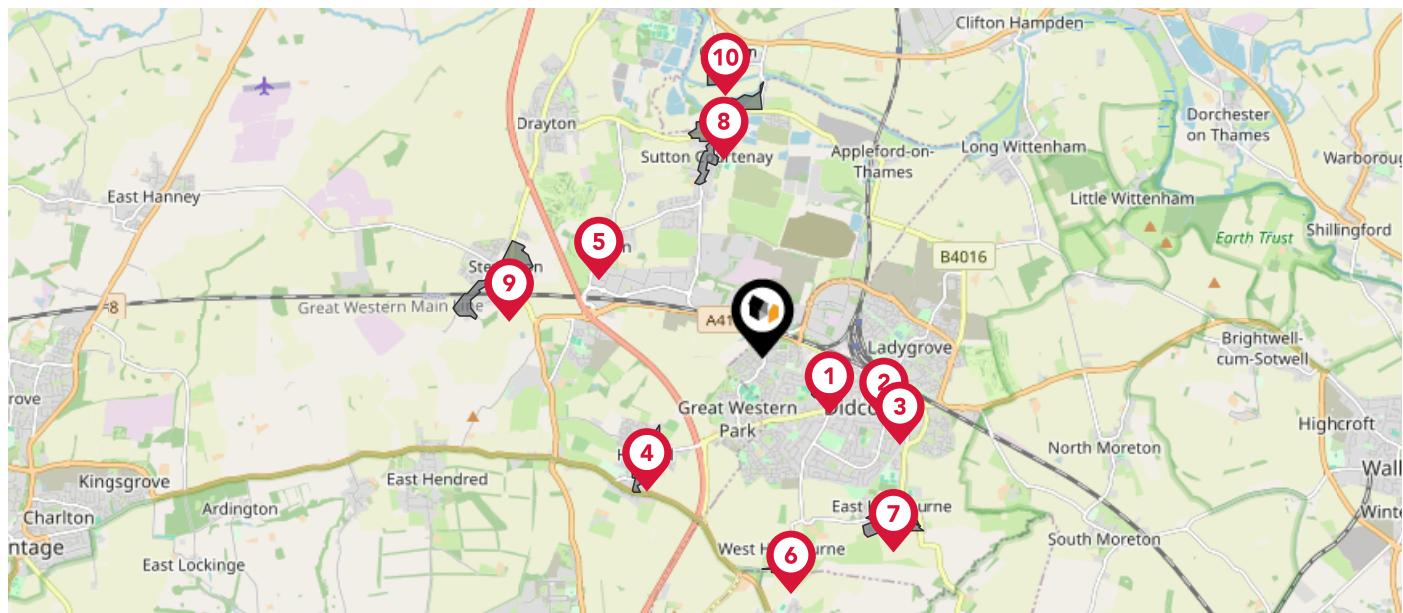
Flat

**+49.1%**

# Maps

## Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



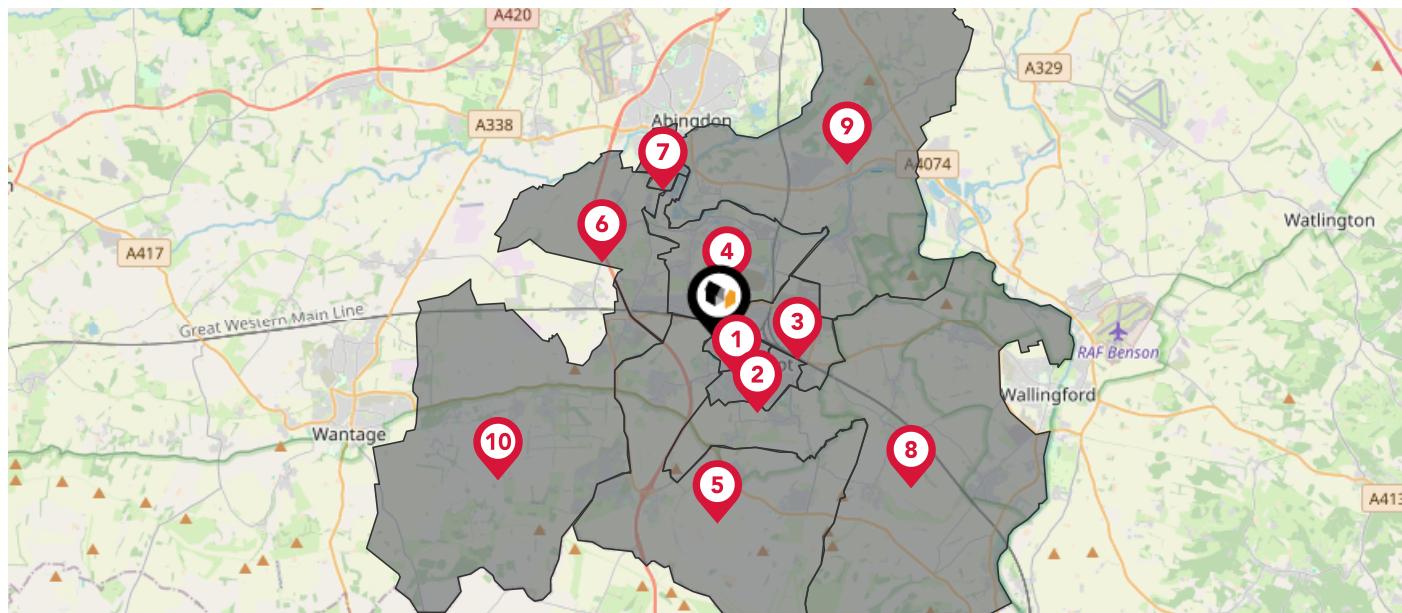
### Nearby Conservation Areas

- |   |                     |
|---|---------------------|
|  | Didcot Old          |
|  | Didcot Station Road |
|  | Didcot Northbourne  |
|  | Harwell             |
|  | Milton              |
|  | West Hagbourne      |
|  | East Hagbourne      |
|  | Sutton Courtenay    |
|  | Steventon           |
|  | Culham              |

# Maps

## Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



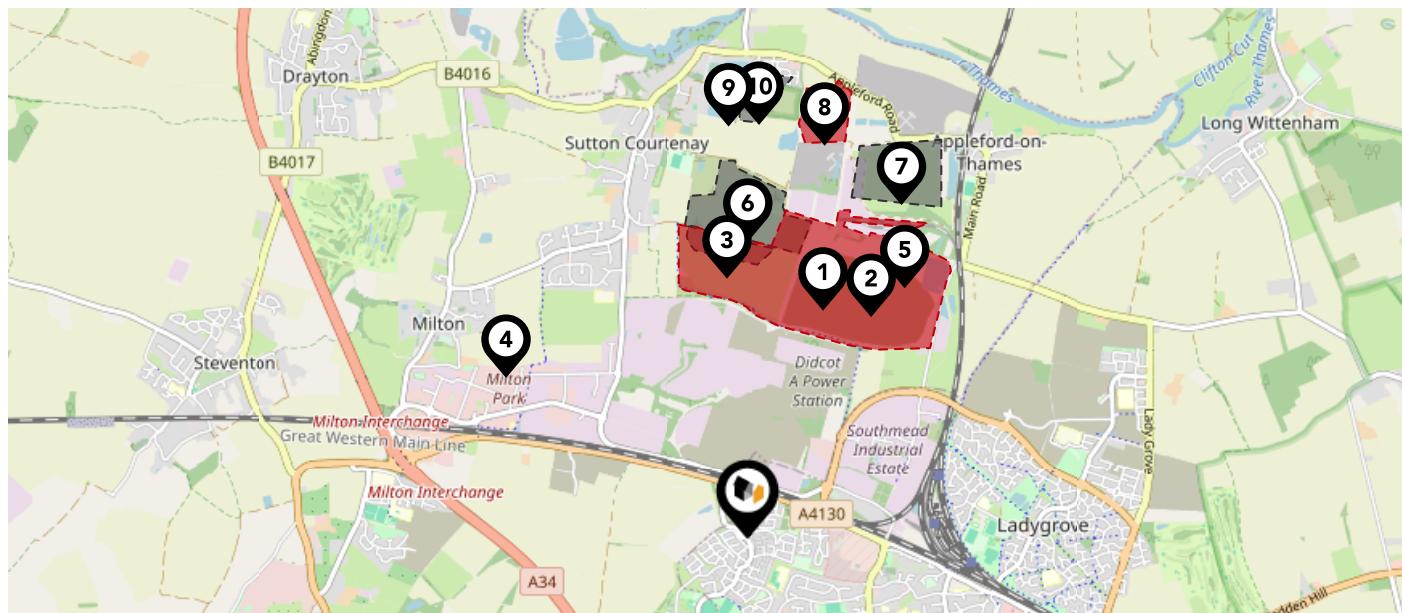
### Nearby Council Wards

-  1 Didcot West Ward
-  2 Didcot South Ward
-  3 Didcot North East Ward
-  4 Sutton Courtenay Ward
-  5 Blewbury & Harwell Ward
-  6 Drayton Ward
-  7 Abingdon Caldecott Ward
-  8 Cholsey Ward
-  9 Sandford & the Wittenhams Ward
-  10 Hendreds Ward

# Maps

## Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

 1	Waste Recycling Group	Active Landfill <input checked="" type="checkbox"/>
 2	Sutton Courtenay 6 Acre Site-Sutton Courtenay, Oxfordshire	Historic Landfill <input type="checkbox"/>
 3	Sutton Courtenay Waste Recycling Centre-Appleford Sidings, Sutton Courtenay, Abingdon, Oxfordshire	Historic Landfill <input type="checkbox"/>
 4	Manor Farm-Milton, Oxfordshire	Historic Landfill <input type="checkbox"/>
 5	Radcot Farm-Appleford, Abingdon, Oxfordshire	Historic Landfill <input type="checkbox"/>
 6	Hobbyhorse Lane North-Sutton Courtenay, Oxfordshire	Historic Landfill <input type="checkbox"/>
 7	Sutton Courtenay 90 Acre Site-Sutton Courtenay, Oxfordshire	Historic Landfill <input type="checkbox"/>
 8	Sutton Courtenay Office	Active Landfill <input checked="" type="checkbox"/>
 9	All Saints Lane-Sutton Courtenay, Oxfordshire	Historic Landfill <input type="checkbox"/>
 10	Appleford Road South-Appleford Road, Sutton Courtenay, Abingdon, Oxfordshire	Historic Landfill <input type="checkbox"/>

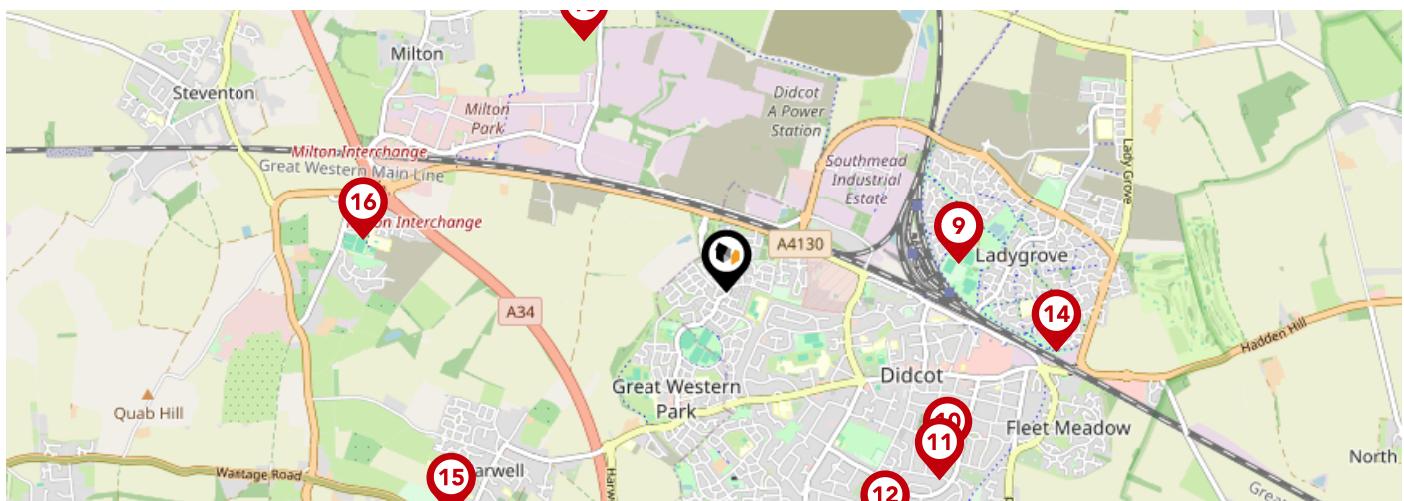
# Area Schools



Nursery Primary Secondary College Private

<b>1</b>	<b>Stephen Freeman Community Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 450   Distance:0.25					
<b>2</b>	<b>Didcot Primary Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 451   Distance:0.58					
<b>3</b>	<b>Aureus School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 545   Distance:0.67					
<b>4</b>	<b>Didcot Girls' School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 1616   Distance:0.69					
<b>5</b>	<b>UTC Oxfordshire</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 288   Distance:0.74					
<b>6</b>	<b>Manor Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 330   Distance:0.75					
<b>7</b>	<b>Aureus Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 424   Distance:0.83					
<b>8</b>	<b>Lydalls Nursery School</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 75   Distance:1.05					

# Area Schools

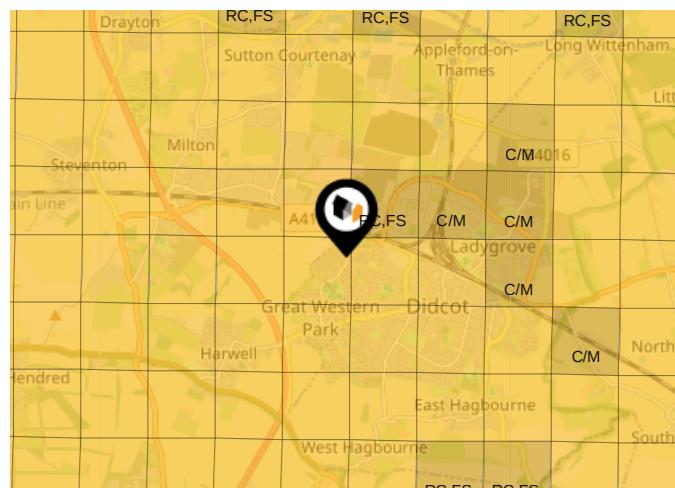


Nursery Primary Secondary College Private

 <b>Ladygrove Park Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance: 1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Willowcroft Community School</b> Ofsted Rating: Good   Pupils: 499   Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Birinus School</b> Ofsted Rating: Good   Pupils: 1166   Distance: 1.3	<input type="checkbox"/>	<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: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Harwell Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Blaise CofE Primary School</b> Ofsted Rating: Good   Pupils: 142   Distance: 1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ground Composition for this Address (Surrounding square kilometer zone around property)

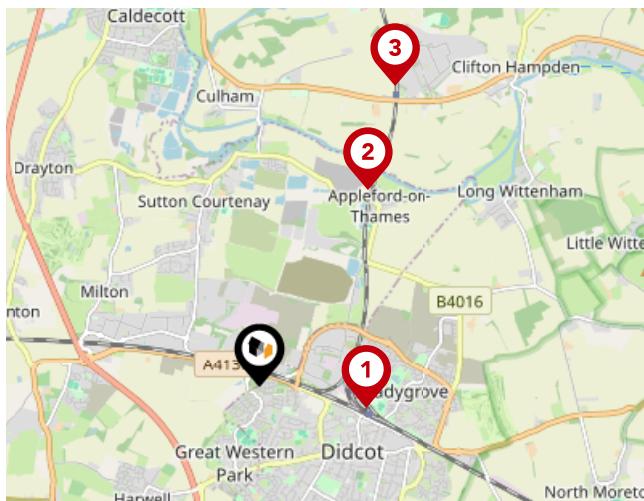
<b>Carbon Content:</b>	VARIABLE(HIGH)	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



## Primary Classifications (Most Common Clay Types)

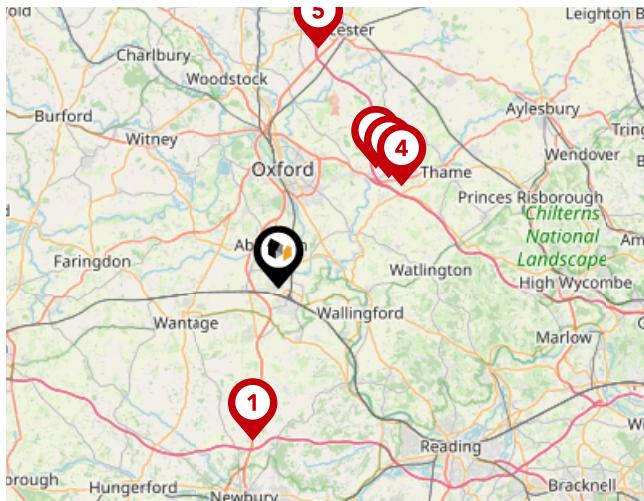
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



## National Rail Stations

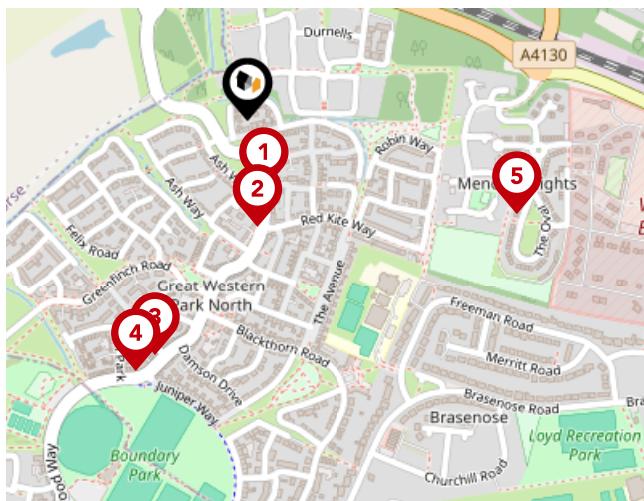
Pin	Name	Distance
1	Didcot Parkway Rail Station	1 miles
2	Appleford Rail Station	2.06 miles
3	Culham Rail Station	3.04 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	11.31 miles
2	M40 J8A	11.42 miles
3	M40 J8	11.54 miles
4	M40 J7	11.8 miles
5	M40 J9	17.89 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Red Kite Way	0.08 miles
2	Red Kite Way	0.12 miles
3	Juniper Way	0.29 miles
4	Juniper Way	0.32 miles
5	The Oval	0.33 miles

# Hodsons

## About Us



### 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



/hodsonsp

# Agent Disclaimer



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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.

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# Hodsons

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### Land Registry

