

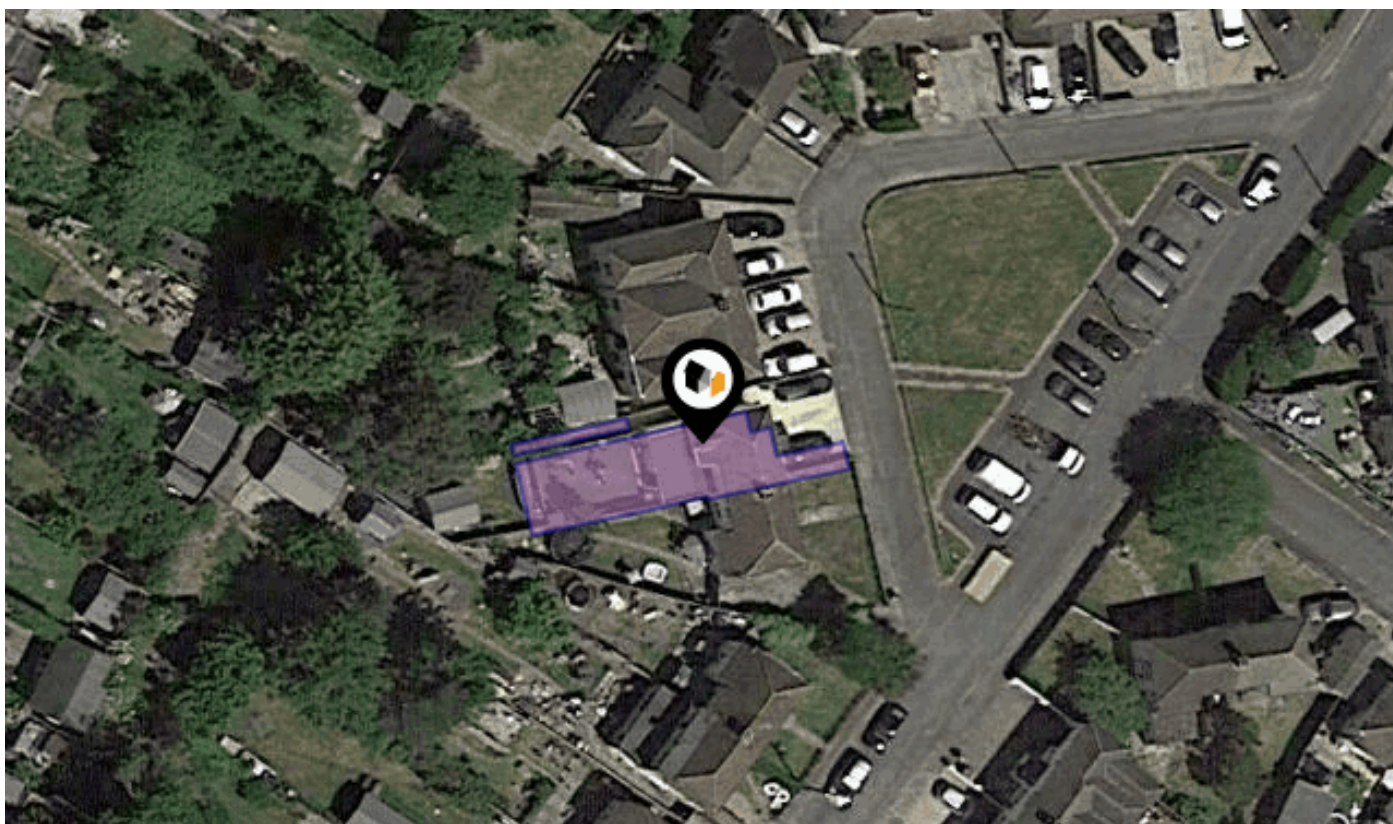


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st April 2025



BOWNESS AVENUE, DIDCOT, OX11

Hodsons

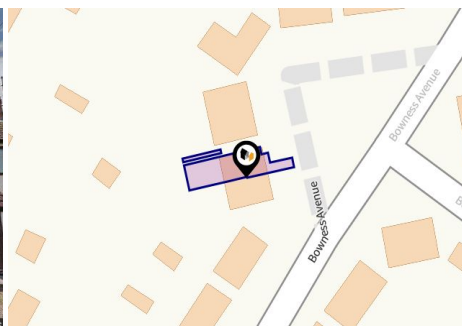
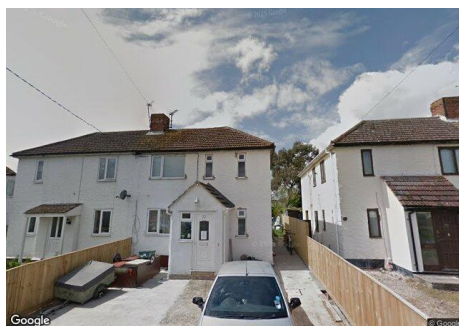
220 Broadway Didcot Oxfordshire OX11 8RS

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Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 579 ft² / 53 m²
Plot Area: 0.04 acres
Year Built : 1930-1949
Council Tax : Band B
Annual Estimate: £1,925
Title Number: ON343409


Tenure: Leasehold
Start Date: 14/08/2018
End Date: 01/01/3017
Lease Term: 999 years from and including 1 January 2018
Term Remaining: 992 years

Local Area

Local Authority: South oxfordshire
Conservation Area: No
Flood Risk:
 ● Rivers & Seas Very low
 ● Surface Water Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

14 **234** **1000**
 mb/s mb/s mb/s



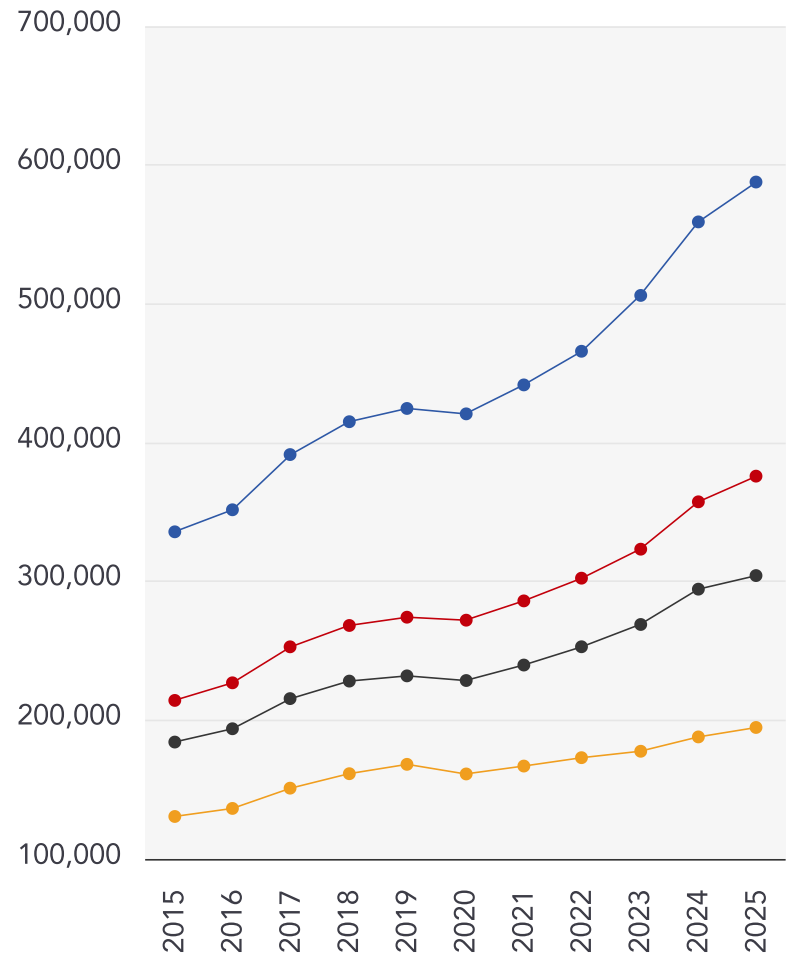
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



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



Detached

+75.07%

Semi-Detached

+75.42%

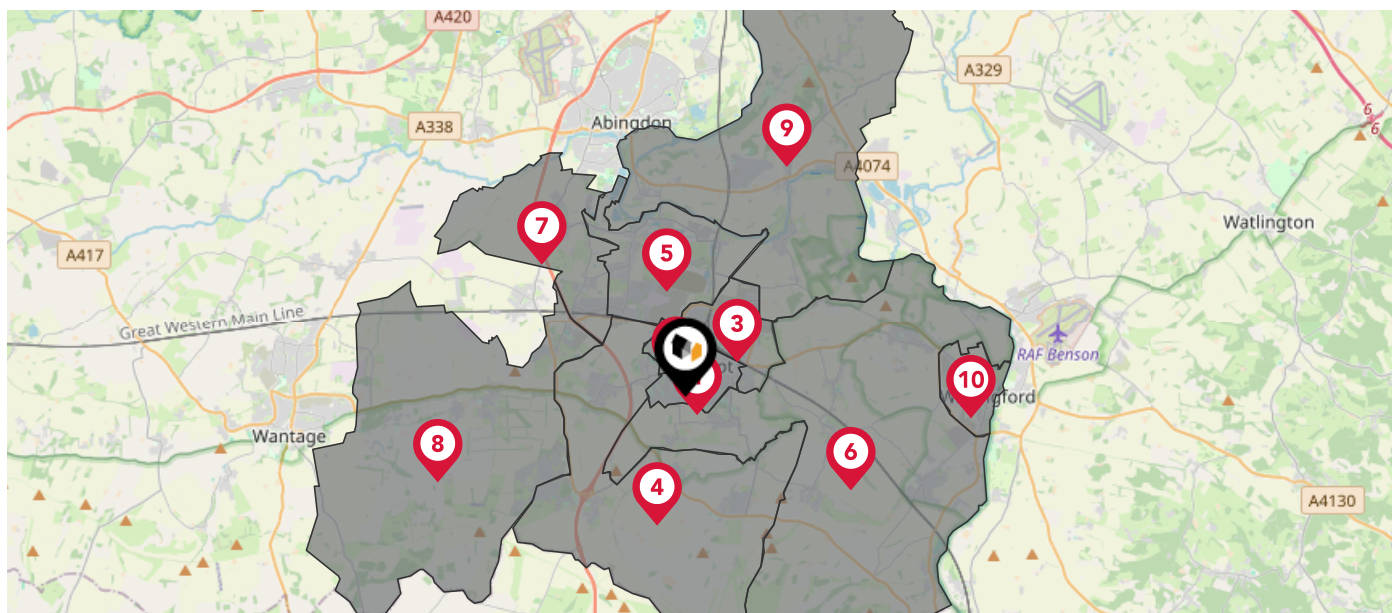
Terraced

+65.11%

Flat

+49.1%

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



Didcot South Ward



Didcot West Ward



Didcot North East Ward



Blewbury & Harwell Ward



Sutton Courtenay Ward



Cholsey Ward



Drayton Ward



Hendreds Ward

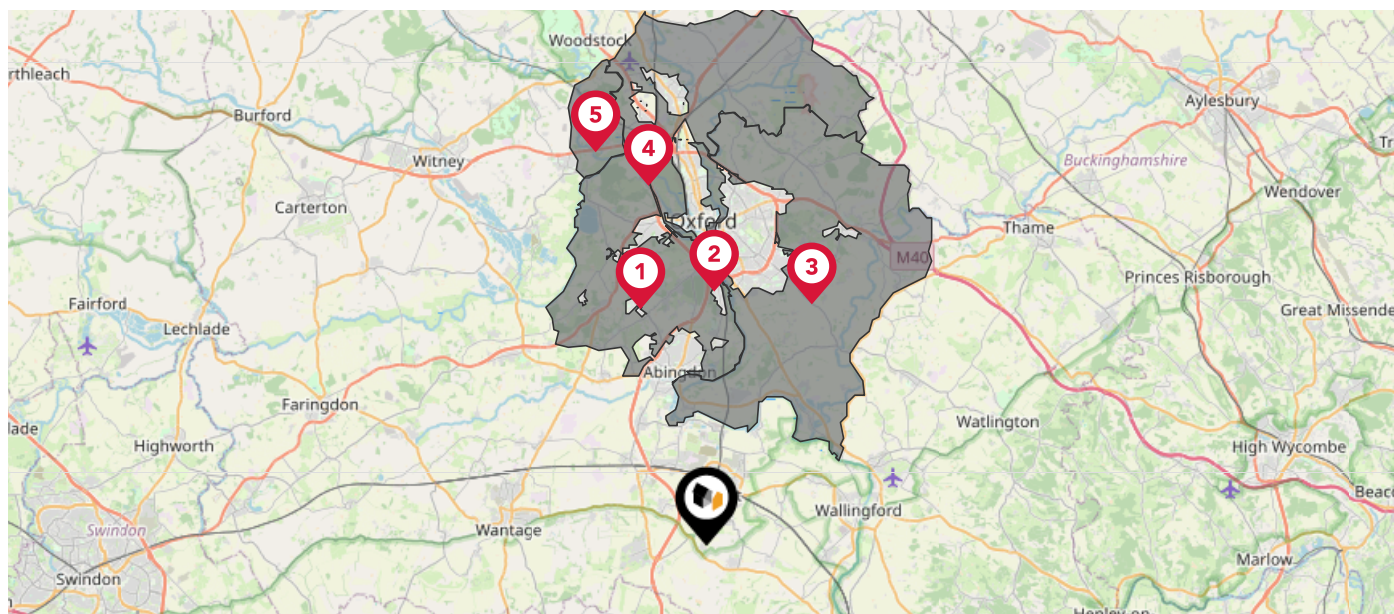


Sandford & the Wittenhams Ward



Wallingford Ward

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



Oxford Green Belt - Vale of White Horse



Oxford Green Belt - Oxford



Oxford Green Belt - South Oxfordshire



Oxford Green Belt - Cherwell

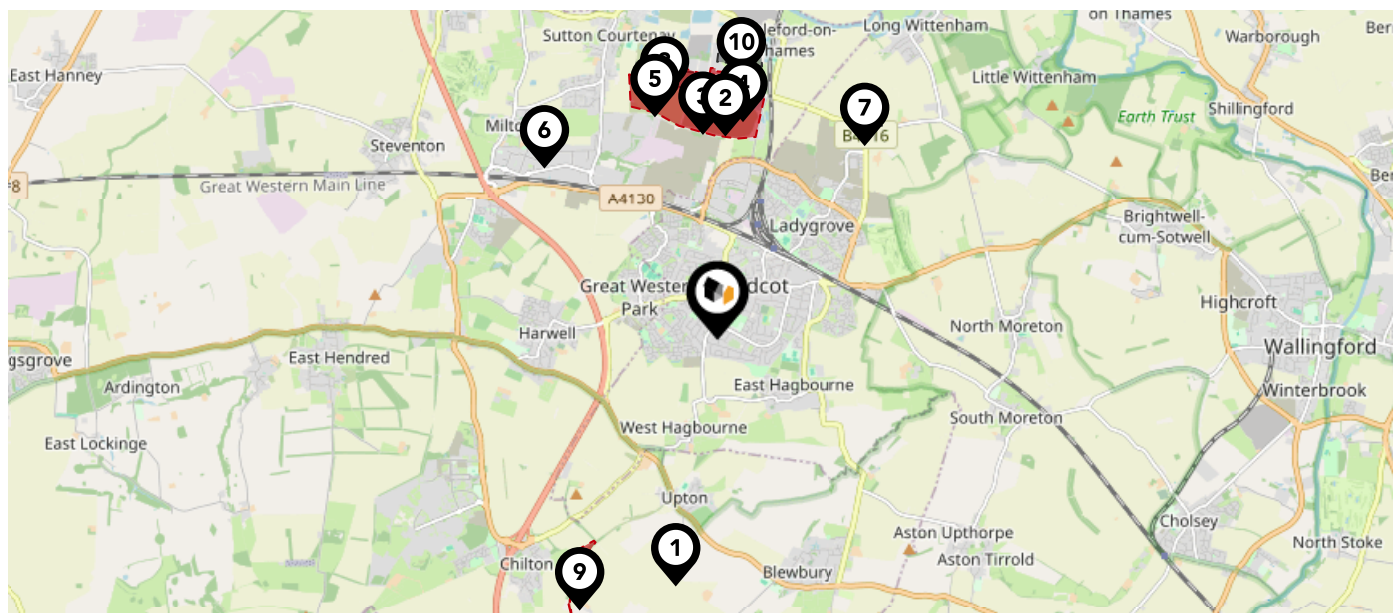


Oxford Green Belt - West Oxfordshire

Maps

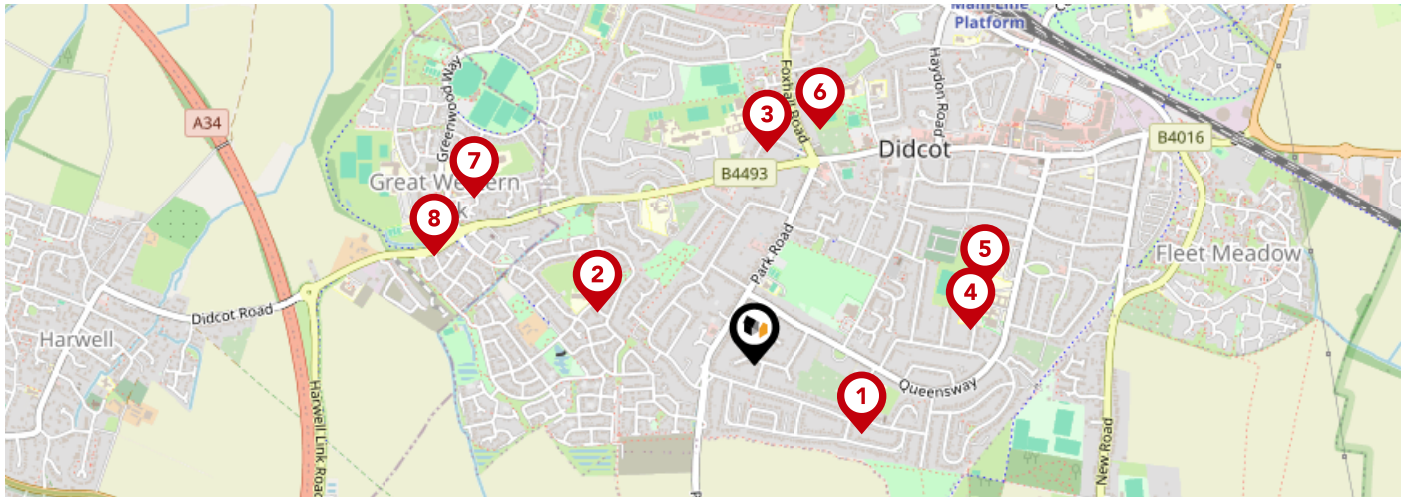
Landfill Sites

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.

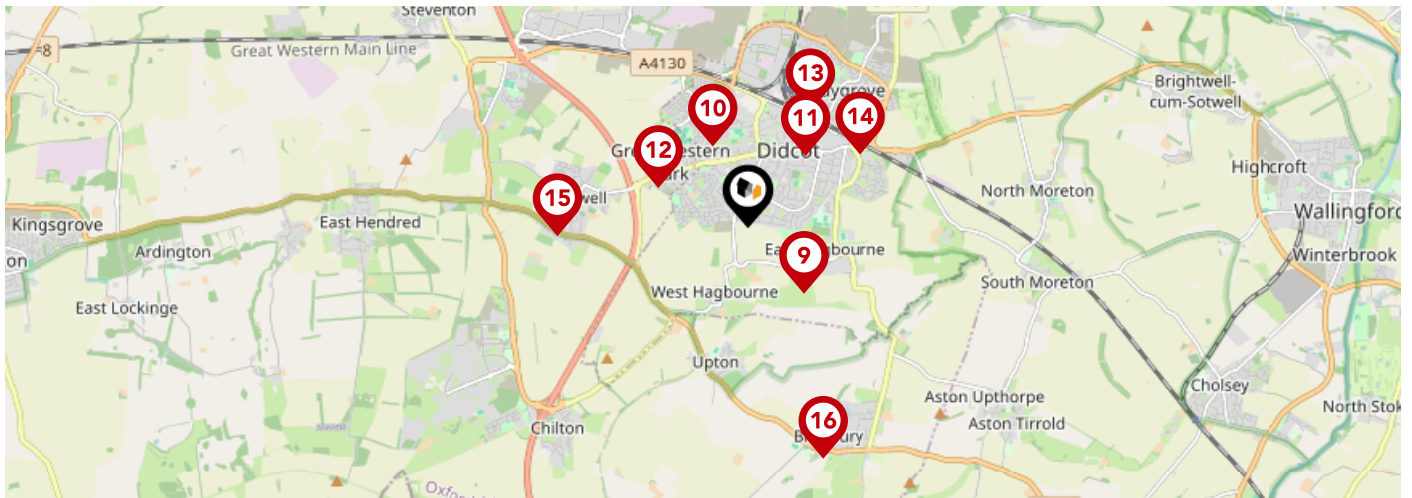


Nearby Landfill Sites

1	Upton Lodge-Upton, Oxfordshire	Historic Landfill	
2	Sutton Courtenay 6 Acre Site-Sutton Courtenay, Oxfordshire	Historic Landfill	
3	Waste Recycling Group	Active Landfill	
4	Radcot Farm-Appleford, Abingdon, Oxfordshire	Historic Landfill	
5	Sutton Courtenay Waste Recycling Centre-Appleford Sidings, Sutton Courtenay, Abingdon, Oxfordshire	Historic Landfill	
6	Manor Farm-Milton, Oxfordshire	Historic Landfill	
7	Pearith Farm-Appleford, Abingdon, Oxfordshire	Historic Landfill	
8	Hobbyhorse Lane North-Sutton Courtenay, Oxfordshire	Historic Landfill	
9	EA/EPR/HB3901CX/V002	Active Landfill	
10	Sutton Courtenay 90 Acre Site-Sutton Courtenay, Oxfordshire	Historic Landfill	



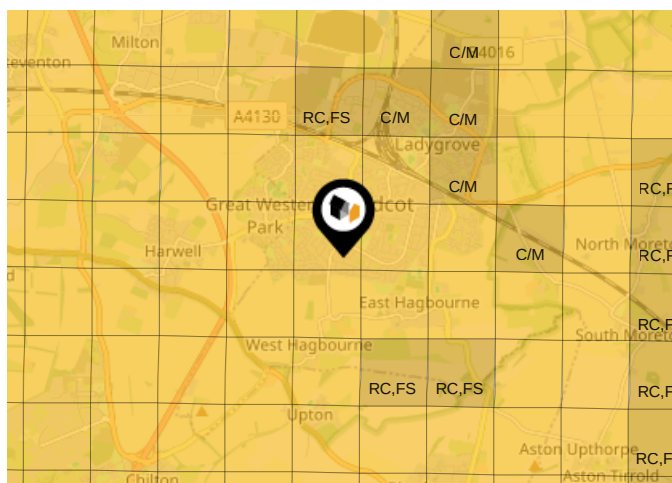
		Nursery	Primary	Secondary	College	Private
1	Northbourne Church of England Primary School Ofsted Rating: Good Pupils: 342 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Aureus Primary School Ofsted Rating: Outstanding Pupils: 424 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Didcot Girls' School Ofsted Rating: Outstanding Pupils: 1616 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Birinus School Ofsted Rating: Good Pupils: 1166 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Willowcroft Community School Ofsted Rating: Good Pupils: 499 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Manor Primary School Ofsted Rating: Good Pupils: 330 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Didcot Primary Academy Ofsted Rating: Outstanding Pupils: 451 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	UTC Oxfordshire Ofsted Rating: Good Pupils: 288 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Hagbourne Church of England Primary School Ofsted Rating: Good Pupils:0 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Stephen Freeman Community Primary School Ofsted Rating: Good Pupils: 450 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Lydalls Nursery School Ofsted Rating: Good Pupils: 75 Distance:0.84	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Aureus School Ofsted Rating: Requires improvement Pupils: 545 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Ladygrove Park Primary School Ofsted Rating: Good Pupils: 426 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 427 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Harwell Primary School Ofsted Rating: Good Pupils: 205 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Blewbury Church of England Primary School Ofsted Rating: Good Pupils: 116 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

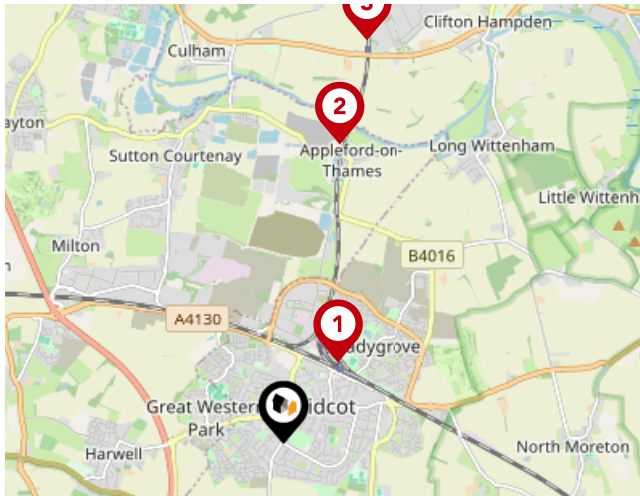


Primary Classifications (Most Common Clay Types)

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

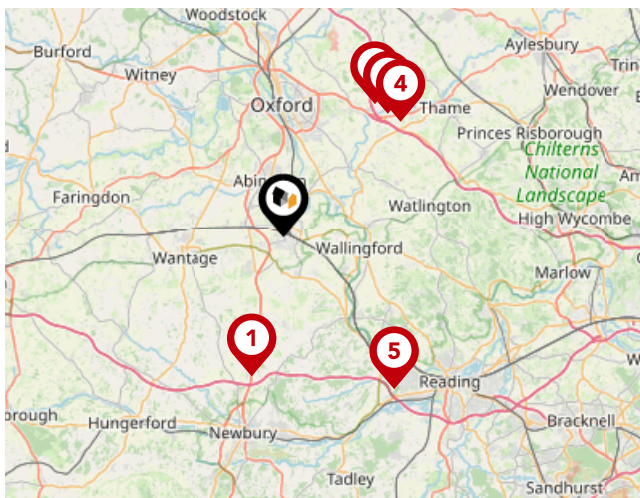
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	0.9 miles
2	Appleford Rail Station	2.8 miles
3	Culham Rail Station	3.79 miles

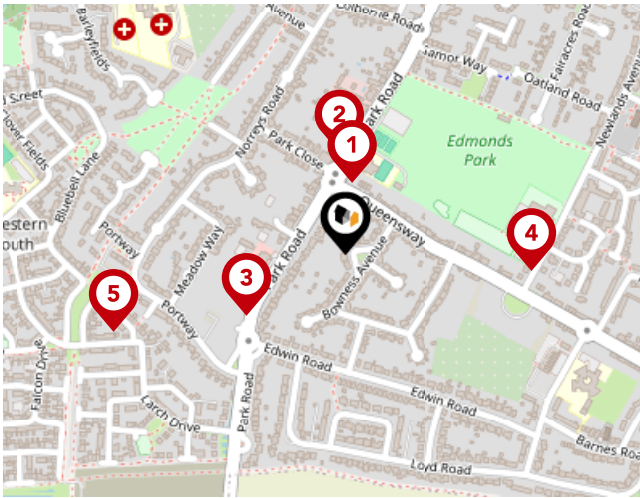


Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	10.48 miles
2	M40 J8A	11.89 miles
3	M40 J8	11.91 miles
4	M40 J7	12.09 miles
5	M4 J12	13.81 miles

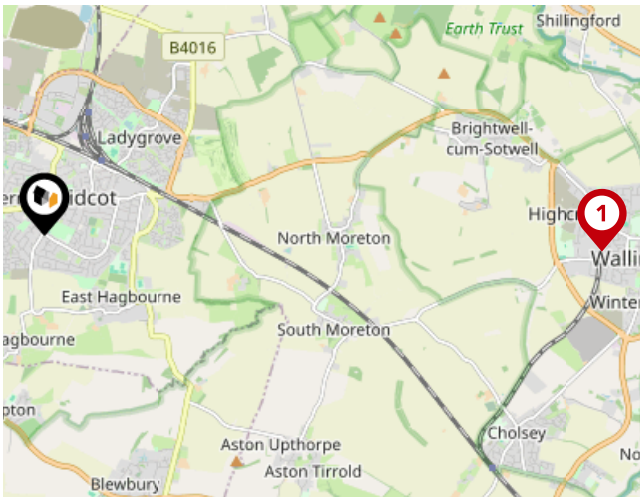
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nursery Court	0.08 miles
2	Park Close	0.12 miles
3	Edwin Road	0.13 miles
4	Didcot Wave	0.22 miles
5	Box Tree Lane	0.28 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	5.13 miles



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 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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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.

Please note that all appliances and heating systems are not tested by Hodsons and therefore no warranties can be given as to their good working order.

Hodsons

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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