

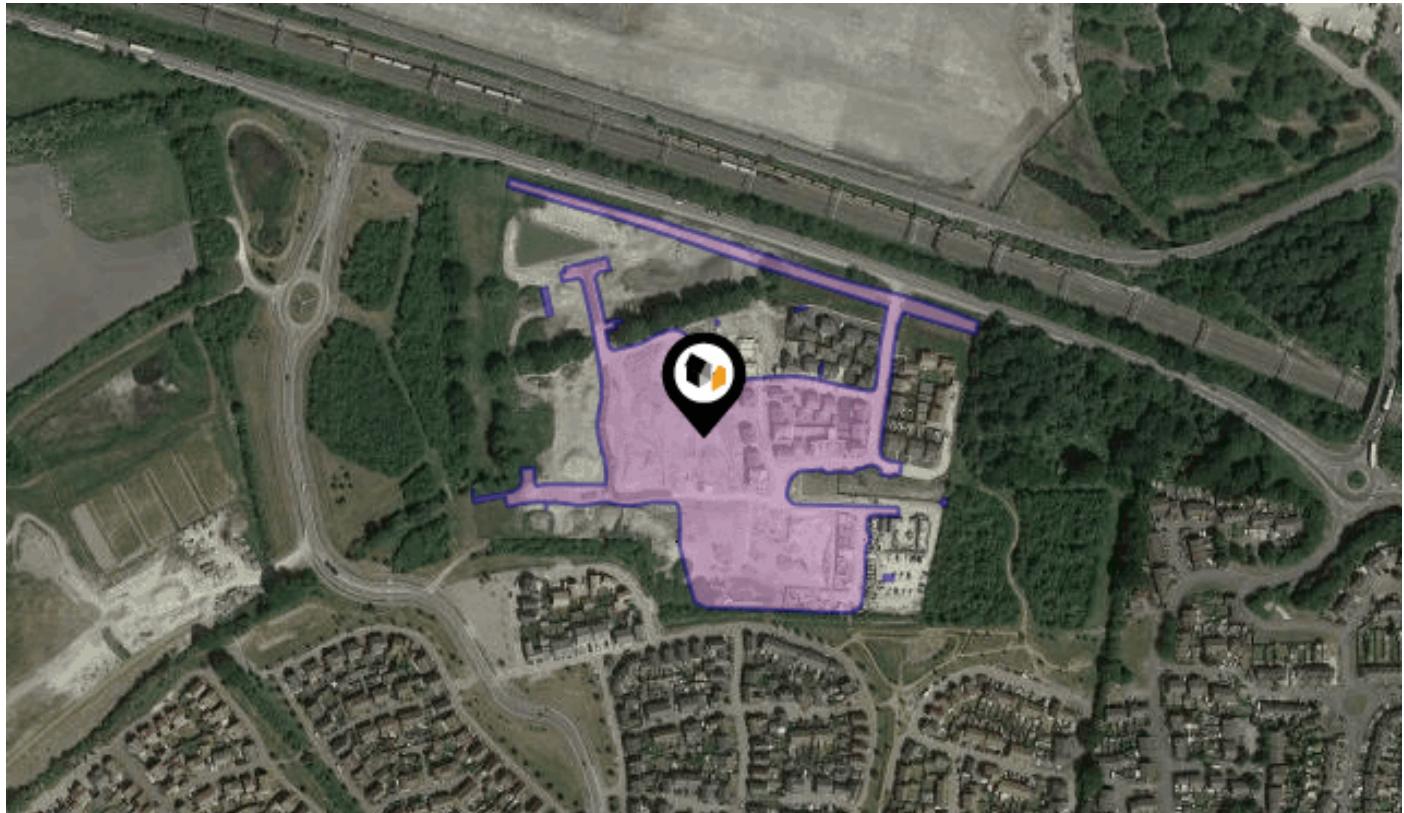


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th April 2025



SPRING LANE, DIDCOT, OX11

Hodsons

220 Broadway Didcot Oxfordshire OX11 8RS

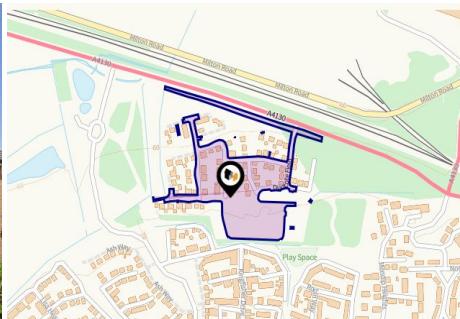
01235 511406

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	763 ft ² / 70 m ²		
Plot Area:	3.41 acres		
Year Built :	2019		
Council Tax :	Band C		
Annual Estimate:	£2,200		
Title Number:	ON337437		

Local Area

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

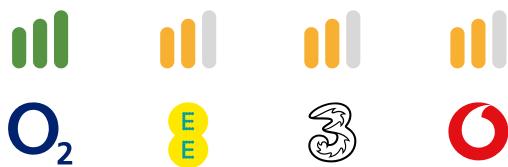
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5 mb/s	263 mb/s	10000 mb/s
		

Mobile Coverage:

(based on calls indoors)



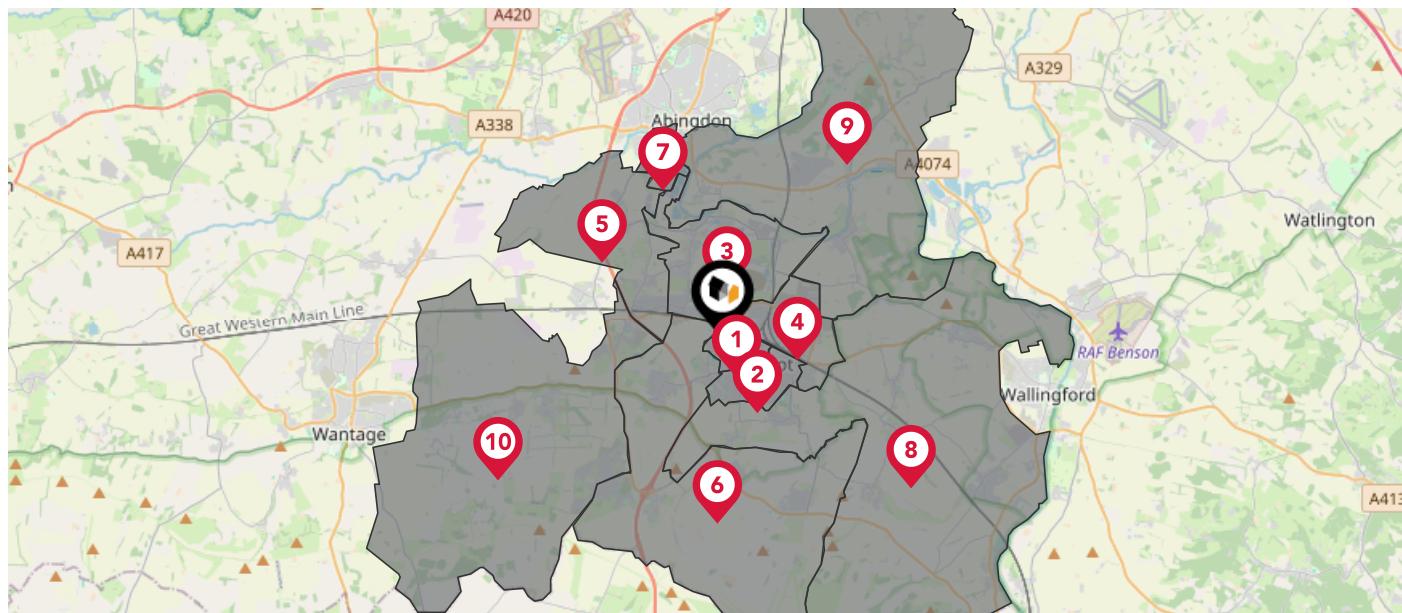
Satellite/Fibre TV Availability:



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



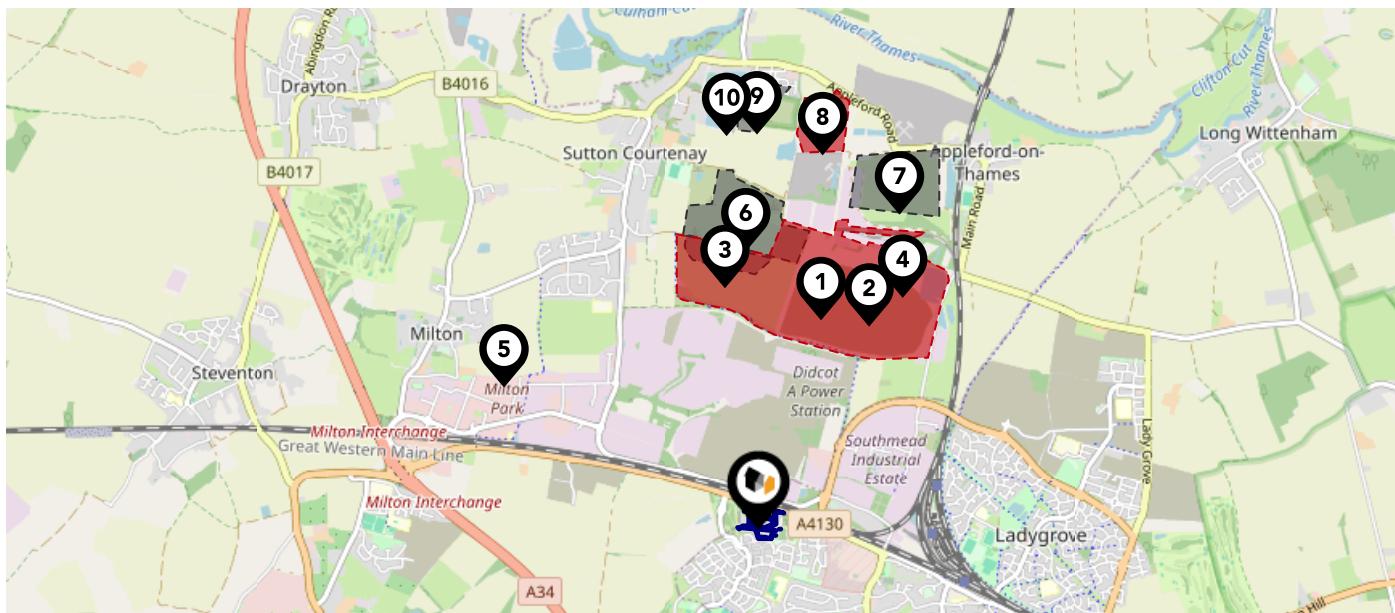
Nearby Council Wards

-  **1** Didcot West Ward
-  **2** Didcot South Ward
-  **3** Sutton Courtenay Ward
-  **4** Didcot North East Ward
-  **5** Drayton Ward
-  **6** Blewbury & Harwell 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	Radcot Farm-Appleford, Abingdon, Oxfordshire	Historic Landfill <input type="checkbox"/>
 5	Manor Farm-Milton, 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	Appleford Road South-Appleford Road, Sutton Courtenay, Abingdon, Oxfordshire	Historic Landfill <input type="checkbox"/>
 10	All Saints Lane-Sutton Courtenay, Oxfordshire	Historic Landfill <input type="checkbox"/>

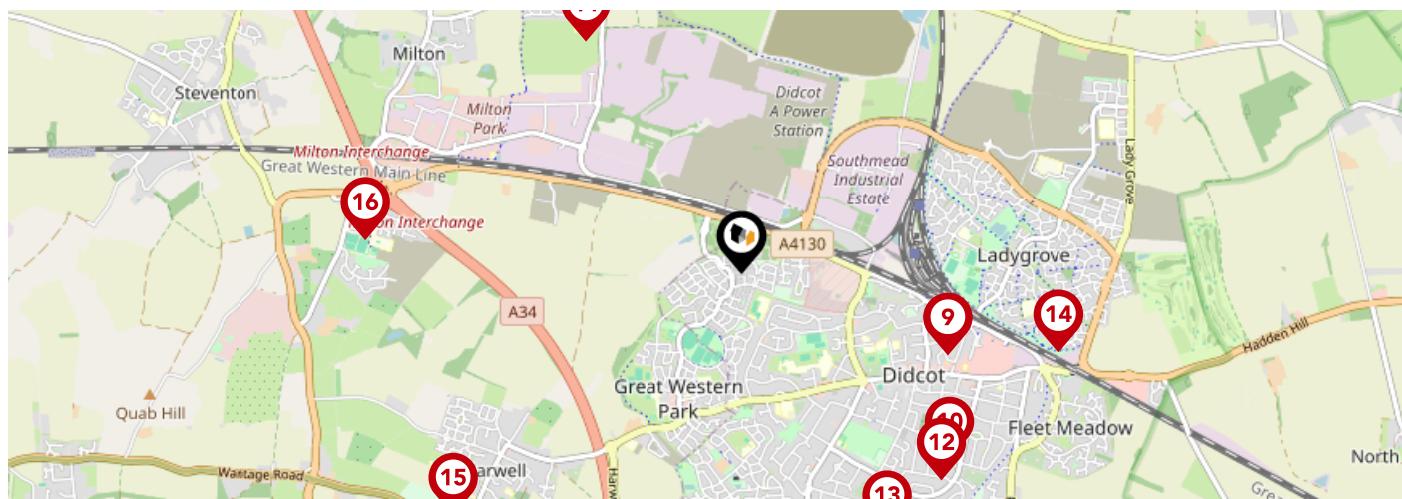
Area Schools



Nursery Primary Secondary College Private

	Stephen Freeman Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Stephen Freeman Community Primary School Ofsted Rating: Good Pupils: 450 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Didcot Primary Academy Ofsted Rating: Outstanding Pupils: 451 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Didcot Girls' School Ofsted Rating: Outstanding Pupils: 1616 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Manor Primary School Ofsted Rating: Good Pupils: 330 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Aureus School Ofsted Rating: Requires improvement Pupils: 545 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	UTC Oxfordshire Ofsted Rating: Good Pupils: 288 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Aureus Primary School Ofsted Rating: Outstanding Pupils: 424 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ladygrove Park Primary School Ofsted Rating: Good Pupils: 426 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

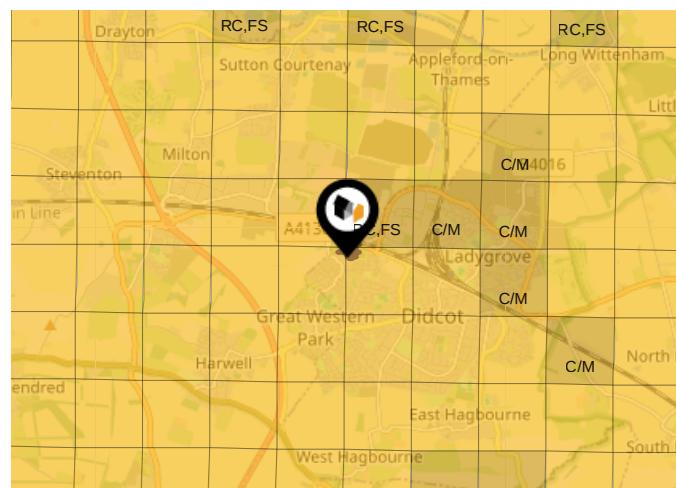


Nursery Primary Secondary College Private

9	Lydalls Nursery School	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 75 Distance:1.02						
10	Willowcroft Community School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 499 Distance:1.28						
11	Sutton Courtenay Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 210 Distance:1.29						
12	St Birinus School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1166 Distance:1.32						
13	Northbourne Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 342 Distance:1.37						
14	All Saints Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 427 Distance:1.5						
15	Harwell Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 205 Distance:1.73						
16	St Blaise CofE Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 142 Distance:1.74						

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

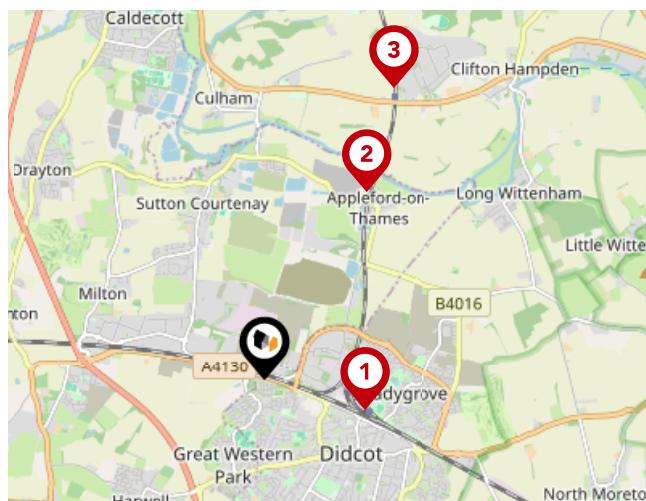
Carbon Content:	VARIABLE(HIGH)	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

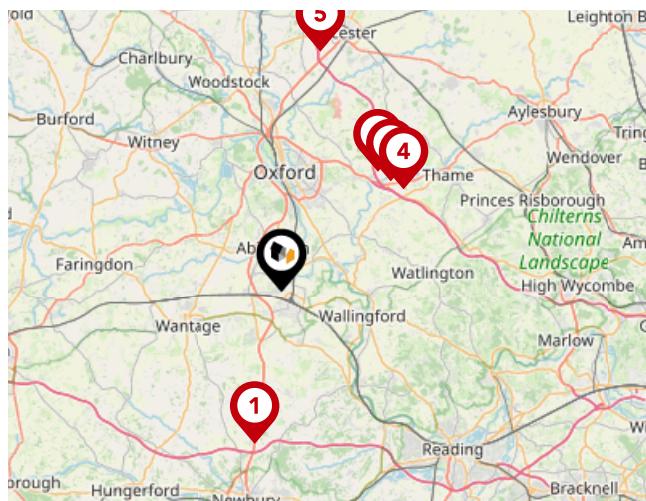
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

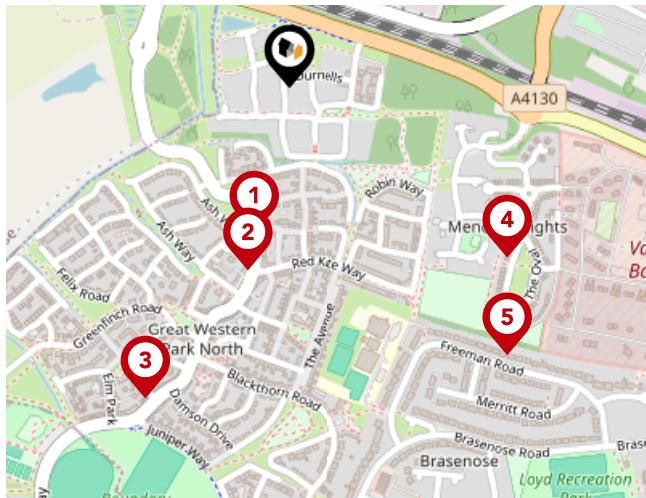
Pin	Name	Distance
1	Didcot Parkway Rail Station	0.97 miles
2	Appleford Rail Station	1.96 miles
3	Culham Rail Station	2.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	11.4 miles
2	M40 J8A	11.32 miles
3	M40 J8	11.44 miles
4	M40 J7	11.7 miles
5	M40 J9	17.79 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Red Kite Way	0.17 miles
2	Red Kite Way	0.22 miles
3	Juniper Way	0.39 miles
4	The Oval	0.32 miles
5	Freeman Road	0.4 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 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.



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/hodsons_estate_agents



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Agent Disclaimer



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Hodsons

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