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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 15th April 2025



LINNET GROVE, DIDCOT, OX11

Hodsons

220 Broadway Didcot Oxfordshire OX11 8RS

01235 511406

Leanne.Ferguson@hodsons.co.uk

www.hodsons.co.uk



Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,412 ft ² / 131 m ²		
Plot Area:	0.1 acres		
Year Built :	2017		
Council Tax :	Band E		
Annual Estimate:	£3,024		
Title Number:	ON368023		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6
mb/s



51
mb/s

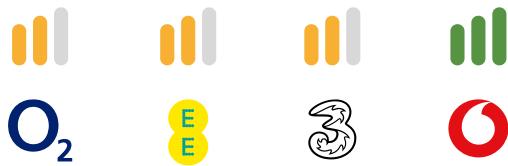


10000
mb/s



Mobile Coverage:

(based on calls indoors)

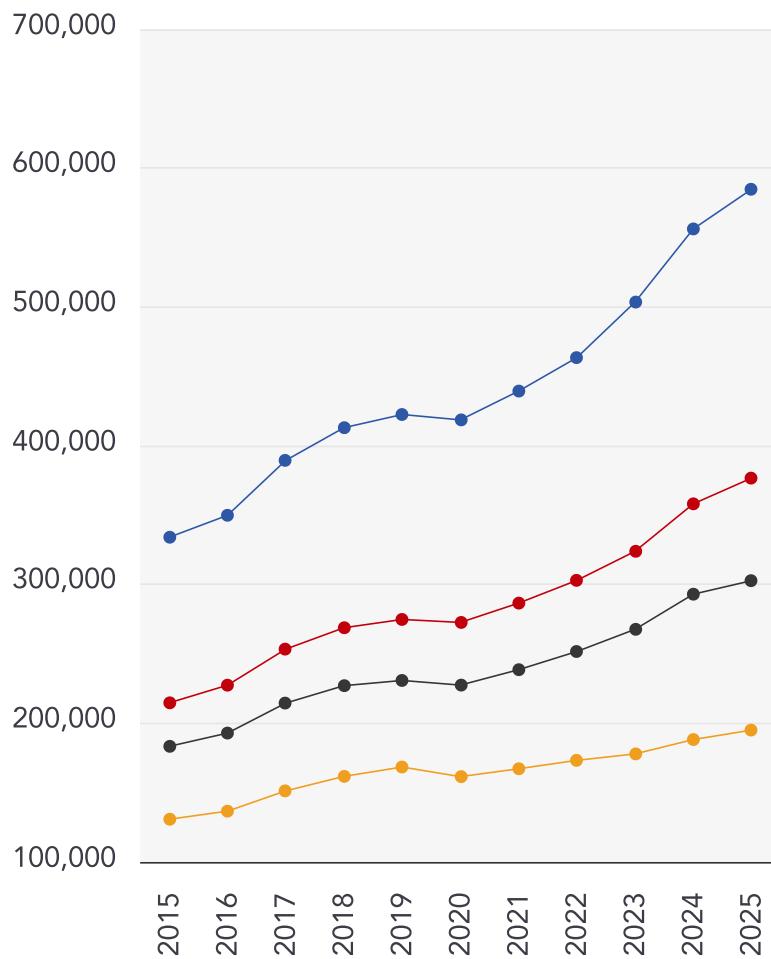


Satellite/Fibre TV Availability:



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%

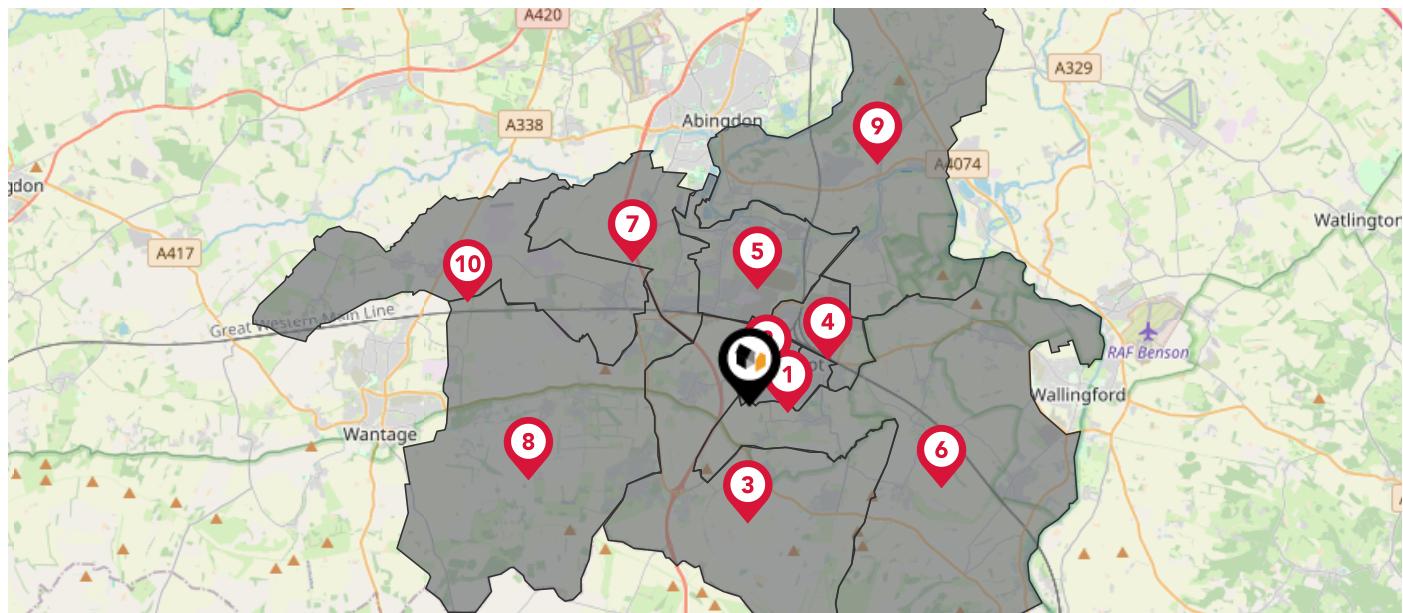
Flat

+49.1%

Maps

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



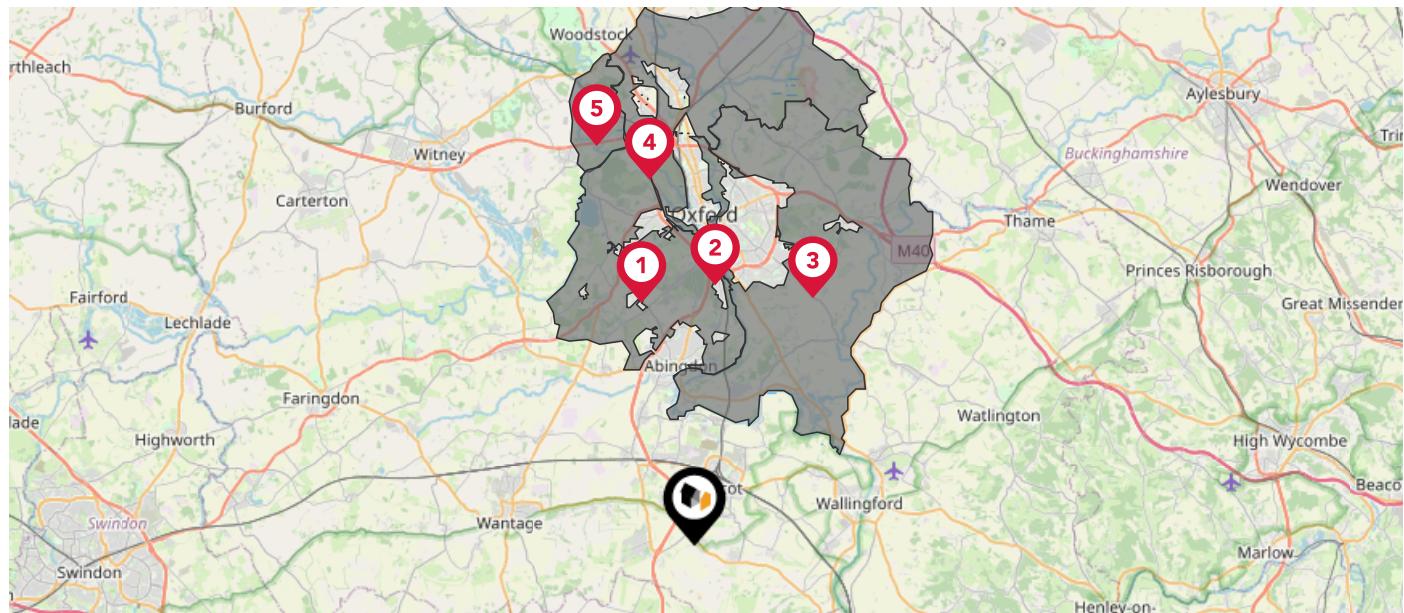
Nearby Council Wards

	Didcot South Ward
	Didcot West Ward
	Blewbury & Harwell Ward
	Didcot North East Ward
	Sutton Courtenay Ward
	Cholsey Ward
	Drayton Ward
	Hundreds Ward
	Sandford & the Wittenhams Ward
	Steventon & the Hanneys Ward

Maps

Green Belt

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



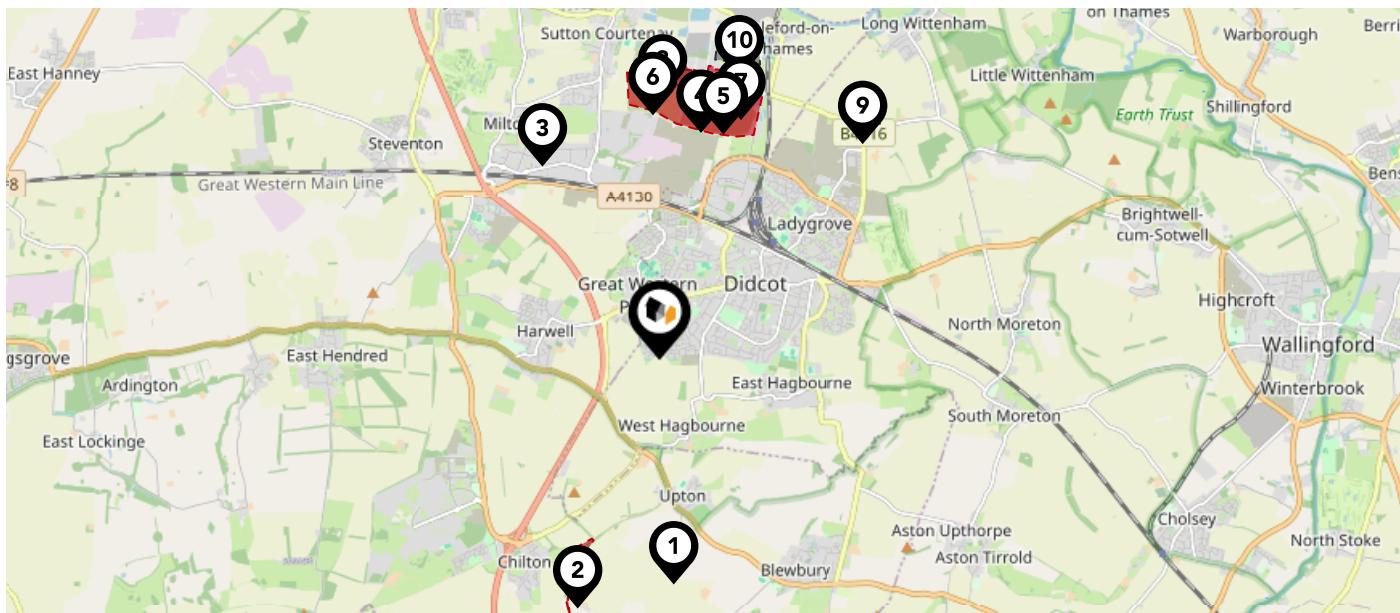
Nearby Green Belt Land

-  1 Oxford Green Belt - Vale of White Horse
-  2 Oxford Green Belt - Oxford
-  3 Oxford Green Belt - South Oxfordshire
-  4 Oxford Green Belt - Cherwell
-  5 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	<input type="checkbox"/>
 2	EA/EPR/HB3901CX/V002	Active Landfill	<input checked="" type="checkbox"/>
 3	Manor Farm-Milton, Oxfordshire	Historic Landfill	<input type="checkbox"/>
 4	Waste Recycling Group	Active Landfill	<input checked="" type="checkbox"/>
 5	Sutton Courtenay 6 Acre Site-Sutton Courtenay, Oxfordshire	Historic Landfill	<input type="checkbox"/>
 6	Sutton Courtenay Waste Recycling Centre-Appleford Sidings, Sutton Courtenay, Abingdon, Oxfordshire	Historic Landfill	<input type="checkbox"/>
 7	Radcot Farm-Appleford, Abingdon, Oxfordshire	Historic Landfill	<input type="checkbox"/>
 8	Hobbyhorse Lane North-Sutton Courtenay, Oxfordshire	Historic Landfill	<input type="checkbox"/>
 9	Pearith Farm-Appleford, Abingdon, Oxfordshire	Historic Landfill	<input type="checkbox"/>
 10	Sutton Courtenay 90 Acre Site-Sutton Courtenay, Oxfordshire	Historic Landfill	<input type="checkbox"/>

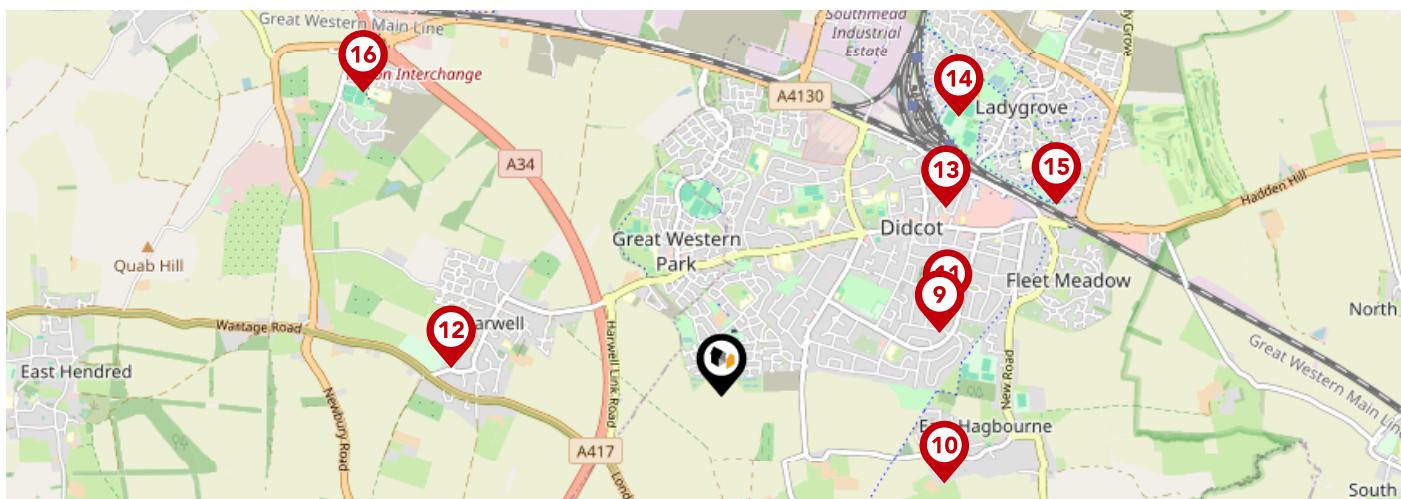
Area Schools



Nursery Primary Secondary College Private

	Aureus Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Ofsted Rating: Outstanding Pupils: 424 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	UTC Oxfordshire Ofsted Rating: Good Pupils: 288 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Didcot Primary Academy Ofsted Rating: Outstanding Pupils: 451 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Aureus School Ofsted Rating: Requires improvement Pupils: 545 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Northbourne Church of England Primary School Ofsted Rating: Good Pupils: 342 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Didcot Girls' School Ofsted Rating: Outstanding Pupils: 1616 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stephen Freeman Community Primary School Ofsted Rating: Good Pupils: 450 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Manor Primary School Ofsted Rating: Good Pupils: 330 Distance:1	<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



St Birinus School

Ofsted Rating: Good | Pupils: 1166 | Distance: 1.05



Hagbourne Church of England Primary School

Ofsted Rating: Good | Pupils: 0 | Distance: 1.1



Willowcroft Community School

Ofsted Rating: Good | Pupils: 499 | Distance: 1.11



Harwell Primary School

Ofsted Rating: Good | Pupils: 205 | Distance: 1.25



Lydalls Nursery School

Ofsted Rating: Good | Pupils: 75 | Distance: 1.35



Ladygrove Park Primary School

Ofsted Rating: Good | Pupils: 426 | Distance: 1.69



All Saints Church of England Primary School

Ofsted Rating: Good | Pupils: 427 | Distance: 1.78



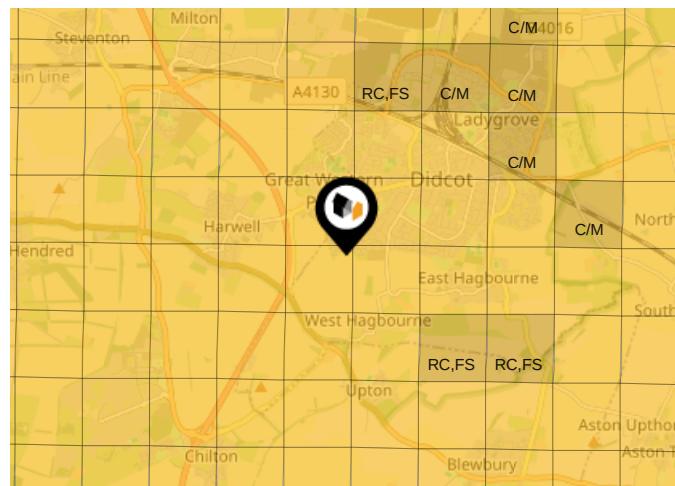
St Blaise CofE Primary School

Ofsted Rating: Good | Pupils: 142 | Distance: 2.16



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

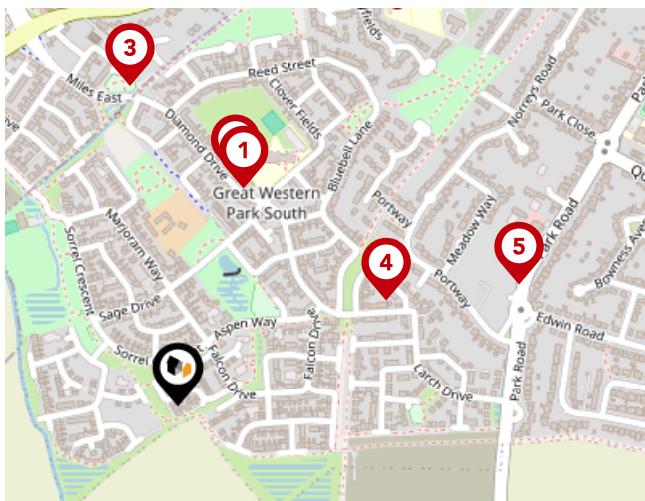
Pin	Name	Distance
1	Didcot Parkway Rail Station	1.39 miles
2	Appleford Rail Station	3.13 miles
3	Culham Rail Station	4.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	10.17 miles
2	M40 J8A	12.35 miles
3	M40 J8	12.4 miles
4	M40 J7	12.6 miles
5	M4 J12	13.95 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Aureus Primary School	0.26 miles
2	Aureus Primary School	0.27 miles
3	Ramsons Crescent	0.37 miles
4	Box Tree Lane	0.27 miles
5	Edwin Road	0.42 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.



/hodsonsestateagents



/hodsons_estate_agents



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Agent Disclaimer



Important - Please Read

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Hodsons

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Hodsons

220 Broadway Didcot Oxfordshire OX11
8RS
01235 511406
Leanne.Ferguson@hodsons.co.uk
www.hodsons.co.uk



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