



# Prebendal Court, Station Road, Shipton-under-Wychwood, Chipping Norton

Guide Price £195,000 Leasehold

2 bedroom apartment for sale

## Description

A lovely 2 bed apartment in this high quality development of 4 retirement cottages and 16 apartments within the grounds of a listed residential and nursing home.

This ground floor retirement apartment, has a large sitting room with a well equipped kitchen off it. The kitchen has sliding doors. There is a double bedroom with built in wardrobes and a single bedroom. The shower room is a good size and has a white sink and toilet.

This apartment looks over the front courtyard. A reserved parking space is also provided in close proximity.

The properties are built of Cotswold stone with a Cotswold slate roof and the communal gardens are landscaped for the residents to enjoy. A communal conservatory on the ground floor is used for coffee mornings, to allow residents to meet socially. Each flat has a 24-hour nurse call system for use in an emergency.

Residents at Prebendal Court may use the facilities at Old Prebendal House which offers a wide and varied monthly activity programme, including cream teas on the terrace, lace making in the conservatory and weekly shopping trips to local towns.

Court residents can also use the House's large vaulted dining room and residents' lounges if they wish.



There are regular fund raising events for various local charities and an annual fete amongst many other activities.

#### Area description

Situated within a short walk to a Post Office/ convenience store, 3 local public houses, a doctors' surgery, a church, a park and a village hall, this property is found moments away from plenty of amenities.

Shipton Under Wychwood is a delightful village in rolling hills of the Evenlode Valley, caught between the market towns of Chipping Norton and Burford. Nearby Witney is a 15 minute drive, whilst Oxford and Cheltenham provide the main shopping and cultural centres of the area.

There are excellent road links to Burford (A40 to Cheltenham and Oxford), Chipping Norton and Stow-On-The-Wold to name but a few. Charlbury, 6 miles away, has a mainline station with regular trains to Oxford (20 mins) and London Paddington (80 mins). All distances and times are approximate.

Tenure: Leasehold with approx 57 years remaining. The vendors will provide a new extended lease

Service Charge: £633 pcm

Mains drains, mains gas, gas fired central heating

Council Tax Band: D

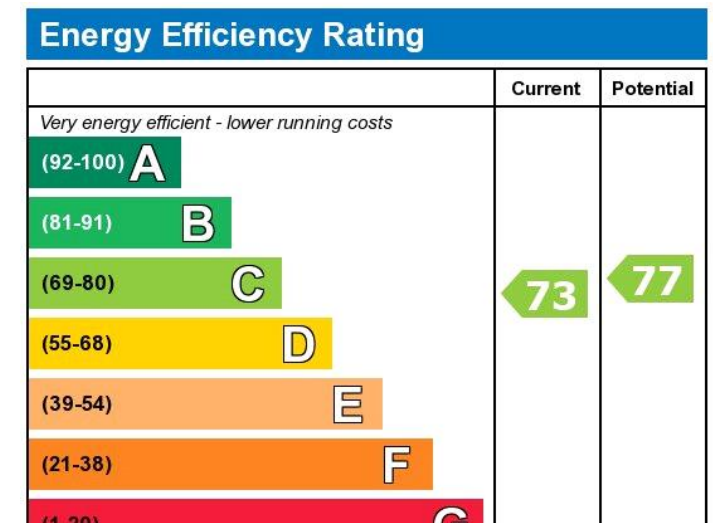
Tenure: Leasehold (57 years)

Service Charge: £720 per month

#### **Tenure**

Leasehold





Viewing by appointment only  
 Ted George Estate Agents - Head Office  
 Old Bank Premises, High Street, Shipton-under-Wychwood, Oxfordshire OX7 6BA  
 Tel: 01993 830100 Email: [enquiries@tedgeorge.co.uk](mailto:enquiries@tedgeorge.co.uk) Website: <https://www.tedgeorge.co.uk>

