

established 200 years

# Taylor & Fletcher



The Paddocks Shipton Road  
Milton-Under-Wychwood, OX7 6GF  
Guide Price £82,500



## The Paddocks Shipton Road , Milton-Under-Wychwood, OX7 6GF

We are pleased to offer the opportunity to buy a 50% share of this ground floor retirement apartment. Built in 2015 the Paddocks is a popular modern development for the over 55's with excellent facilities. Within the building is a communal lounge, hairdresser, cafe, post office, and parking on a first come, first served basis. The building is conveniently located just a short walk from the village centre shops and amenities with the added benefit of backing onto open fields with views over the grounds and fields.

### LOCATION

Milton Under Wychwood has a wide range of local amenities including the award winning Hare public house, two village stores, post office, dental and veterinary surgeries, hairdressers, Bruern farm shop and cafe nearby, Rise & Flour bakery and cafe, Groves hardware store, and Virtue micro brewery. The adjoining village of Shipton-Under-Wychwood also provides a range of local amenities including a village shop and post office, petrol station, The Wychwood Inn, The Lamb Inn and The Crown Hotel. The village also has a primary school, village hall and doctors surgery. More extensive amenities in the nearby towns such as Burford, Chipping Norton and Stow. Central to the village is a green and play park. Daylesford and Soho Farmhouse are also conveniently located nearby. The area's larger commercial centres of Witney, Oxford and Cheltenham are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) from Charlbury and Kingham and a request stop in the village itself.

### DESCRIPTION

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### ACCOMMODATION

The apartment is ground floor and is accessed by a communal entrance hall. Accommodation comprises hallway with storage cupboards, a large open plan lounge/kitchen/diner, Two double bedrooms and a wet room/shower room. The kitchen comes with a built in oven and hob. And the property benefits from water based underfloor heating.

### AGENTS NOTE

The sale will be subject to the potential purchaser(s) meeting the criteria for residency which means they must be over 55 years of age. Also subject to approval by the scheme manager.

### LEASEHOLD

The Property is leasehold with 116 years remaining.

### SERVICE CHARGE

Monthly Service Charge £546.33 (+ variable utility charge).





### RESTRICTIONS

Monthly Rent £288.32 For the 50% share.  
Maximum staircasing percentage you are able to purchase is 80%,

### LOCAL AUTHORITY

West Oxfordshire District Council  
Woodgreen  
Witney  
Oxfordshire  
OX28 6NB  
(Tel: 01993 861000)  
[www.westoxon.gov.uk](http://www.westoxon.gov.uk)

### COUNCIL TAX

Council Tax Band : D £2278.44 for 2024/2025

### FIXTURES & FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

### VIEWING

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

### SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

### DIRECTIONS

WHAT3WORDS ///broccoli.tram.ember



