

established 200 years

Tayler & Fletcher



14 The Old Prebendal Station Road
Shipton-Under-Wychwood, Chipping Norton, OX7 6BB
Guide Price £150,000



14 The Old Prebendal Station Road

Shipton-Under-Wychwood, Chipping Norton, OX7 6BB

Nestled in the picturesque village of Shipton-Under-Wychwood, this delightful first-floor flat offers a serene retreat for those over 60 seeking independent living. Located on the charming Station Road, the property is surrounded by the stunning natural beauty of the Cotswolds, providing a tranquil setting that is both peaceful and inviting.

This two-bedroom flat is designed with comfort and convenience in mind, making it an ideal choice for retirees looking to enjoy a relaxed lifestyle. The property boasts ample natural light, creating a warm and welcoming atmosphere throughout. Residents can take advantage of the nearby amenities, and beautiful walking paths, all within easy reach.

LOCATION

Shipton-under-Wychwood is a thriving West Oxfordshire village in the Cotswolds Area of Outstanding Natural Beauty. The village 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. Central to the village is a green and play park. The adjoining village of 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 café nearby, Rise & Flour bakery and café, Groves hardware store, and Virtue micro brewery. More extensive amenities are in the nearby towns such as Burford, Chipping Norton and Stow. and 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

Prebendal Court is a high quality development of 4 retirement cottages and 16 apartments located adjacent to the Evenlode River, within the grounds of the Grade II Listed, award winning Old Prebendal House Residential and Nursing Home. Built in Cotswold stone with a stone tiled roof, and designed to blend in perfectly with the surrounding historic buildings, it is situated within the beautifully laid out and maintained grounds of the 17th Century Old Prebendal House.

Owners can have complete independence whilst benefitting from the onsite communal facilities of the house which include the dining room, conservatory and other services, and can call on its domestic or nursing services as and when needed.

Prebendal Court is registered with Oxfordshire County Council. Prebendal Court is registered with Oxford Social Services and the adjacent nursing home is registered with Oxford Health Authority.

This over 60's two bedroom retirement apartment is part of a community that values independence while offering a supportive environment for its residents, in a beautiful setting with 24hr nurse call emergency service.





ACCOMMODATION

On entering the apartment you are welcomed by a bright hallway which leads to the two double bedrooms the principle with built in wardrobes, a bathroom with a large walk in shower and a comfortable reception room with two windows. The well fitted kitchen is presented in good order and is conveniently accessed from the reception room.

OUTSIDE

There is ample resident and visitor parking available on site. There are beautifully landscaped and well maintained communal gardens surrounding the property for all to enjoy.

FIXTURES AND FITTING

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.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax band D.
Rate Payable for 2025/ 2026 £2,379.45

SERVICES

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

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.

SERVICE CHARGES

The current service charge budget for 2025 is £7,500 per annum.
Ground Rent: Nil

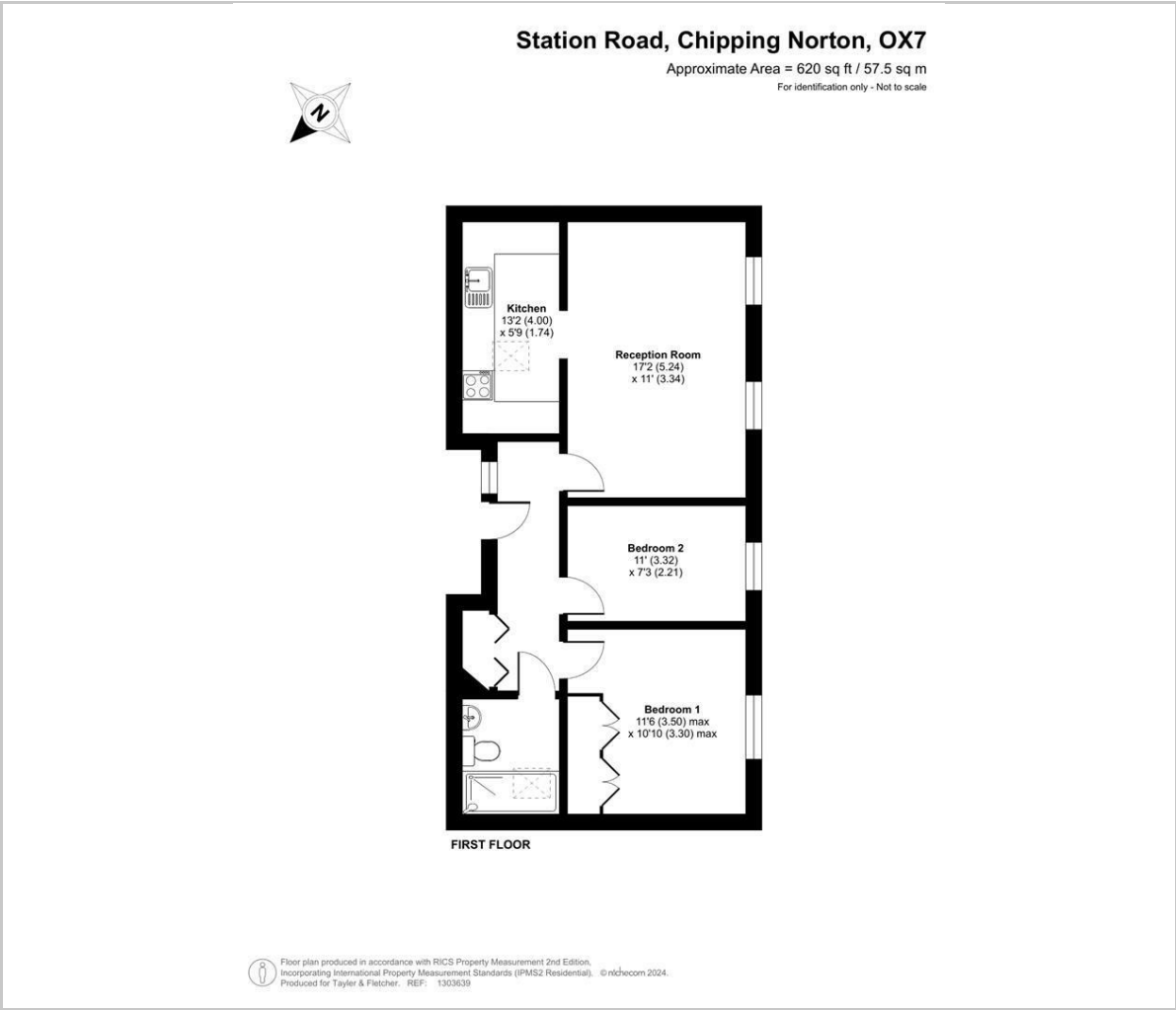
LEASE

The property has a 99 year lease with 87 years remaining.
An exit fee is payable upon an onward sale of the property

DIRECTIONS

WHAT3WORDS ///mend.duties.flagged

Floor Plan



Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

