

established 200 years

# Taylor & Fletcher



8 Prebendal Court Station Road  
, Shipton-Under-Wychwood, OX7 6BB  
Guide Price £230,000



## 8 Prebendal Court Station Road

, Shipton-Under-Wychwood, OX7 6BB

*BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM RETIREMENT PROPERTY FOR THE OVER 60'S SET IN A MEWS STYLE SETTING. OFFERED WITH NO ONWARD CHAIN.*

### 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. 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 cafe nearby, Rise & Flour bakery and cafe, Groves hardware store, and Virtue micro brewery. 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

Welcome to this charming retirement

property located on Station Road in the picturesque village of Shipton-Under-Wychwood. This modern property boasts a cosy reception room, perfect for relaxing and entertaining guests. With two comfortable bedrooms, there is ample space for guests or hobbies. The property also features a well-maintained bathroom for your convenience.

Spanning 590 square feet, this retirement property offers a manageable yet spacious layout, ideal for those looking to downsize without compromising on comfort. The modern age of the property ensures a contemporary feel with all the necessary amenities for a comfortable lifestyle.

Situated in the heart of Shipton-Under-Wychwood, this property provides easy access to local amenities and the beautiful surrounding countryside. Whether you're looking to enjoy a peaceful retirement or simply seeking a tranquil retreat, this property offers the perfect opportunity to embrace a relaxed lifestyle in a charming village setting.

### ACCOMMODATION

Entrance Hall

Living Room with French doors and window to rear overlooking the gardens.





Kitchen beautifully fitted with a range of units, work surfaces and built in eye level oven and hob, tiled floor.

Shower Room

Two bedrooms with windows overlooking the gardens.

### OUTSIDE

There is one allocated parking space with the property and ample visitor parking located nearby. There are beautifully landscaped and well maintained communal gardens surrounding the property.

### SERVICE CHARGES

The property is offered with a discounted service charge for the next 5 years at £4800 per annum

### 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. Rate Payable for 2024/ 2025 £2269.61

### 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.

### SERVICES

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

### LEASEHOLD

The property is offered with a 99 year lease with 74 years remaining. This will be extended to 99 years on sale to the new owner.

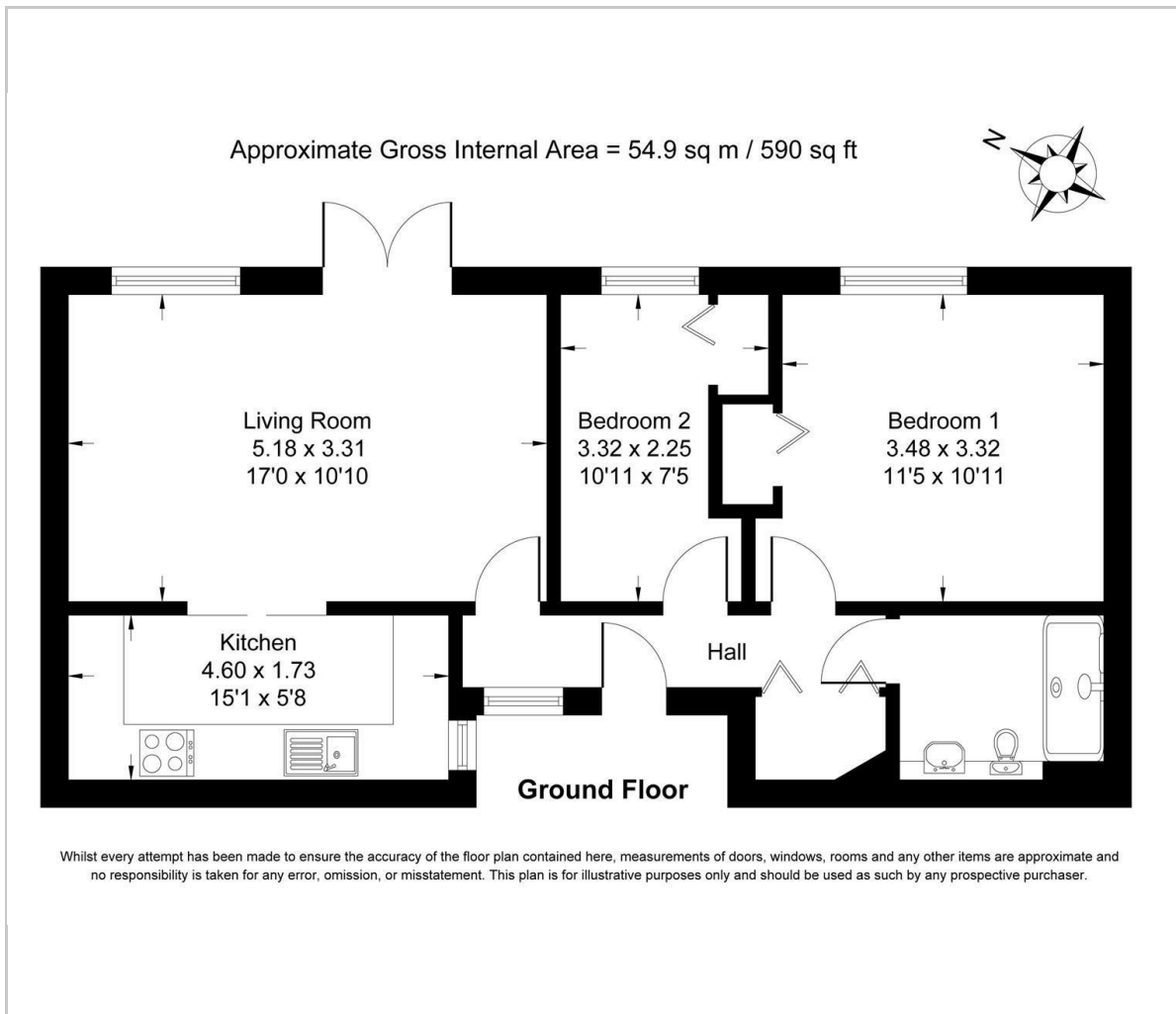
There is an overage clause (up to 7%) in the lease.

### 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.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	