

established 200 years

# Tayler & Fletcher



Prebendal Court  
Nos. 5 - 20

19 Prebendal Court, Shipton-Under-Wychwood, OX7 6BB  
Guide Price £99,950







## 19 Prebendal Court, Station Road

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

*This attractive 2 bedroom apartment is situated in a beautiful Cotswold stone retirement development overlooking the River Evenlode.*

### 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 and conservatory. Residents can call on its domestic or nursing services as and when needed and space will be made available at The House if needed for extra support and respite. The House offers Court residents the benefit of building relationships at the various social gatherings as well as offering up a variety of classes such as art and exercise. There is also a beauty salon and visiting hairdresser. Meals can be arranged daily at The House and guests too are able to attend to add to the enjoyment. There is a mini bus with shopping visits to Witney and Chipping Norton.

### 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. Beaconsfield Hall is within 200 yds, at which they hold varying events. Wychwood Doctor's surgery is within 400 yds and doctors can visit residents of the Court. Prescriptions can be delivered to your door from the 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 surgery. 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.

### Accommodation

Communal entrance hall with a flight of stairs and a lift leads to the

### First Floor Landing

Through the front door to the

### Hall

With dado rail and coved ceiling recessed spotlights, cupboard.

### Sitting Room

Cut stone fireplace with hearth and mantle piece fitted with a coal effect gas fire. Coved ceiling and dado rail, television and telephone points. Double aspect room with stone mullion windows with leaded light double glazed casements and overlooking the river and fields beyond.

### Kitchen

One and a half bowl sink unit with single drainer and chrome mixer tap set in a wide surround with a range of drawers and cupboards beneath and draining rack above, matching eyelevel cupboards



and display shelving. Neff oven and grill and Zanussi four ring electric hob. Space for upright fridge freezer, wall mounted Worcester gas fired central heating boiler.

### Master Bedroom Suite

Comprising of Bedroom 1, stone mullion window with leaded light effect double glazed casements and overlooking the river and the fields beyond. Dado rail and coved ceiling.

### Ensuite Cloakroom

Low level w.c, pedestal wash hand basin with mixer tap and part tiled walls. Shaver point.

### Bedroom 2

With a range of built-in cupboards. Dado rail and coved ceiling.

### Bathroom

Matching suite comprising panelled bath with chrome mixer taps and shower attachment with glazed shower screen, low level w.c, wash hand basin with mixer tap with range of cupboards beneath and mirrored medicine chest above, shaver point, heated towel rail, tiled walls.

### Outside

A drive leads to the parking area where there is a designated car parking space together with visitor parking. Residents have the use and enjoyment of the beautifully tended and landscaped communal gardens.

### Services

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

### Service Charges

The monthly maintenance service charge for 2025 is £625  
Ground Rent: £0

### Lease

74 year lease currently but due to be increased to 99 years, subject to negotiation.

### 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 E  
Rate Payable for 2025/ 2026 £2,908.22

### Directions

Head East out of Stow-on-the-Wold on the Fosseway (A429), turn left onto A424 towards Burford. After approximately 6 miles turn left signposted Bruern and then follow signs to Shipston under Wychwood a few miles away. Prebendal Court is situated on Station road off the A361.

### What3Words

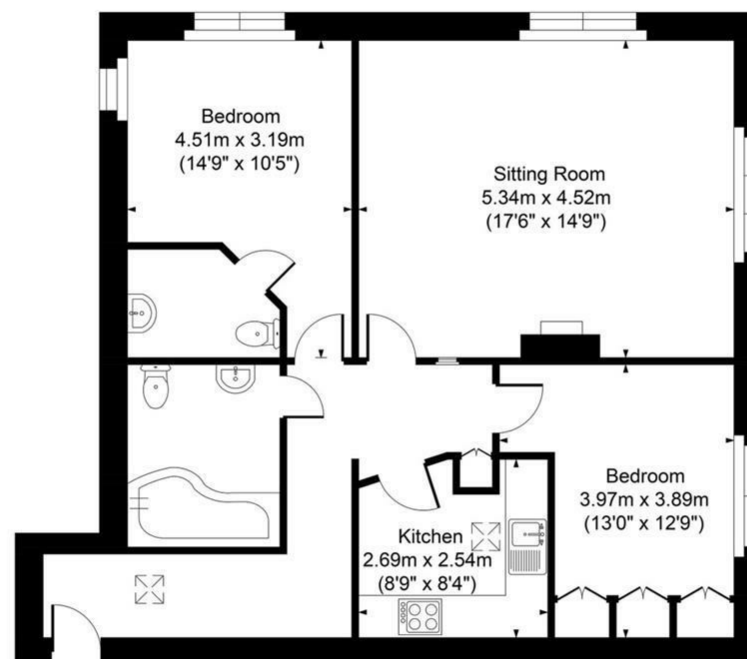
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## Floor Plan

### 19 Prebendal Court Shipston Under Wychwood OX7

Total Approx. Gross Area:- 74.87 sq.m. 806sq.ft.



Main Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ Denotes restricted head height

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## Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

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