established 200 years

Tayler & Fletcher

Flat 35, The Paddocks

Milton-Under-Wychwood, OX7 6GF

Guide Price £145,000

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Flat 35, The Paddocks

Milton-Under-Wychwood, OX7 6GF

We are pleased to offer the opportunity to buy a 80% share of this first floor retirement apartment. Built in 2015 the Paddocks is a popular modern Independent Living development for the over 55's with excellent facilities. Within the building is a communal lounge, hairdresser, café, post office, and parking on a first come first serve 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 is a large and thriving Oxfordshire Cotswold village in an Area of Outstanding Natural Beauty. It has a wide range of local amenities including the award winning Hare public house, numerous coffee shops, a village store, post office, dental and veterinary surgeries, hairdressers, primary school, and church, with more extensive amenities in the nearby towns. Central to the village is a green and play park. Both Kingham and Charlbury stations offer mainline railway services to London Paddington. Daylesford and Soho Farmhouse are also conveniently located nearby and the Lamb Inn as featured in the Times newspaper is situated in the neighbouring village of Shipton-Under-Wychwood.

DESCRIPTION

We are pleased to offer the opportunity to buy a 80% share of this first floor retirement apartment. Built in 2015 the Paddocks is a popular modern development offering independent living for the over 55's with excellent facilities. Within the building is a communal lounge, hairdresser, café, post office, and parking on a first come first serve 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.

ACCOMMODATION

Situated on the first floor, this triple-aspect apartment is accessed via a communal entrance hall. The accommodation comprises an entrance hallway with useful storage cupboards, a spacious open-plan lounge, kitchen and dining area, two double bedrooms, and a wet room/shower room. The kitchen is fitted with a built-in oven and hob, while the property further benefits from water-based underfloor heating throughout.

TENURE

The property is leasehold with 116 years remaining.

SERVICE CHARGE

Monthly Service Charge £683.03 PCM for year 2026/2027
Monthly Rent payable to Green Square Accord £116.45 PCM

LOCAL AUTHORITY

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 1NB
Telephone: 01993 861000

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.

RESTRICTIONS

The maximum staircasing percentage available for this property is 80%, meaning purchasers can acquire ownership up to, but not exceeding, 80% of the property.

The sale is subject to the purchaser(s) meeting the eligibility criteria, including being aged 55 or over, having a qualifying local connection, and satisfying the requirements for shared ownership. Any purchase will also be subject to approval by the scheme manager.

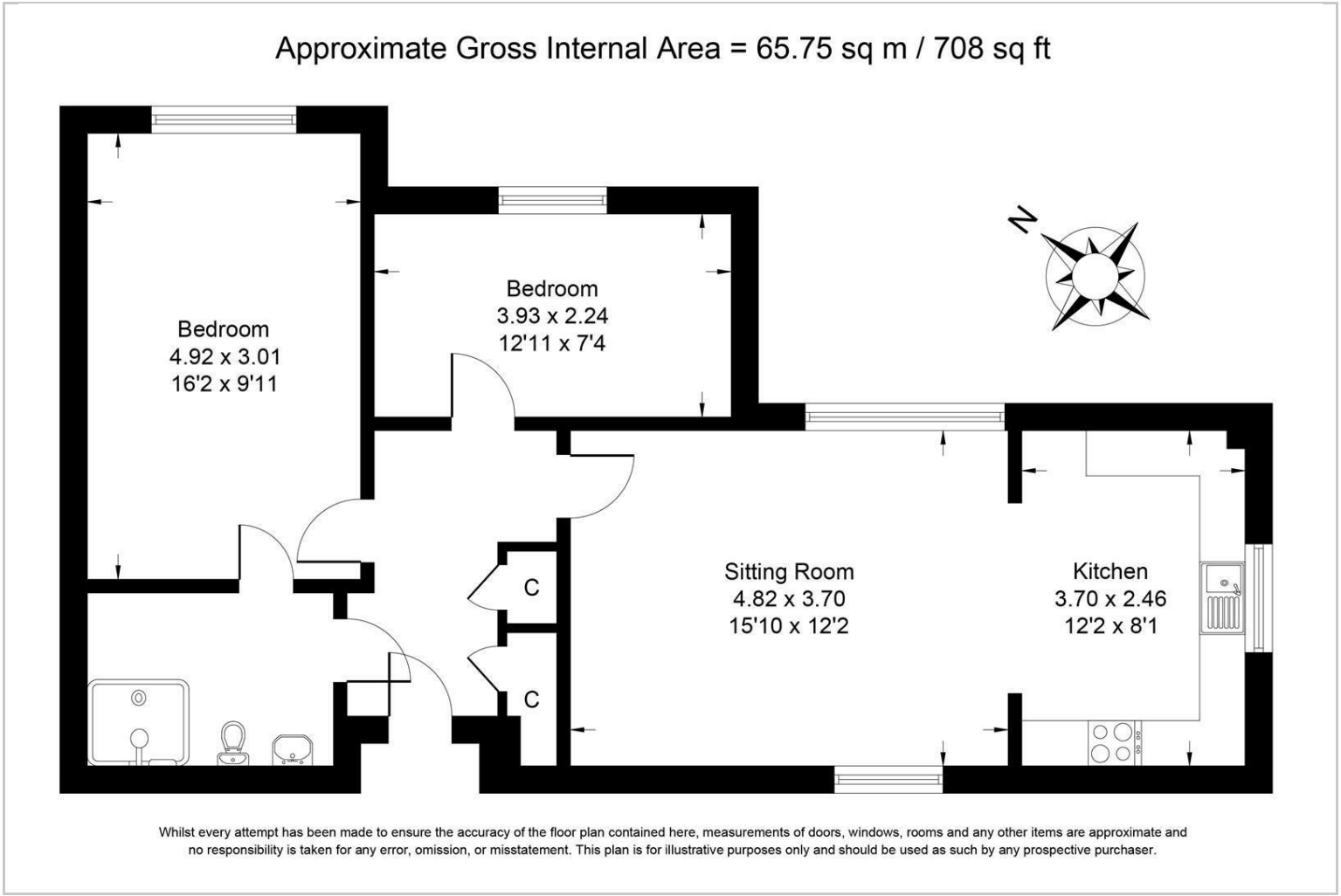
COUNCIL TAX

Council Tax Band: D
Council Tax Payable (2026/27): £2,506.30 per annum

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

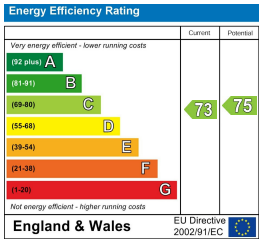


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.

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