

established 200 years

# Taylor & Fletcher



Flat 22, The Paddocks, Shipton Road  
Milton-Under-Wychwood, Chipping Norton, OX7 6GF  
**Guide Price £90,000**



## Flat 22, The Paddocks, Shipton Road Milton-Under-Wychwood, Chipping Norton, OX7 6GF

We are pleased to offer the opportunity to buy a 60% 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

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### ACCOMMODATION

The apartment is located on the first floor and is accessed by a communal entrance hall and a lift. 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 with the managing agents Greensquare Accord. Potential purchasers are also subject to approval by the scheme manager.

### TENURE

The Property is leasehold with 115 years remaining.

### SERVICE CHARGE

Monthly Service Charge £659.84 (plus variable utility charge)  
Monthly Rent : £280.84

### 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 Band D £2,387.48 PER ANNUM FOR YEAR 2025 to 2026

### FIXTURES AND 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.

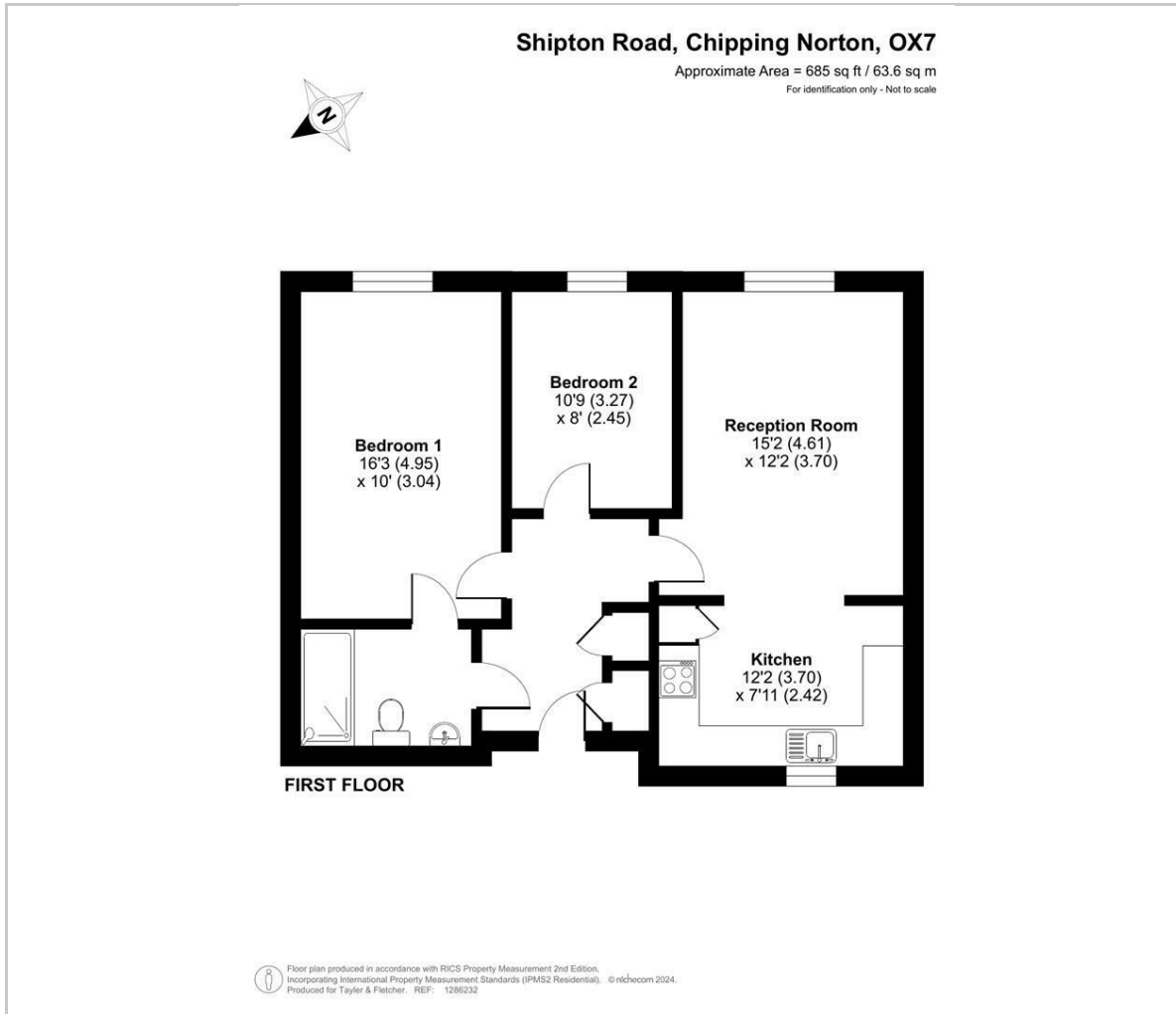
### RESTRICTIONS

Maximum staircasing percentage you are able to purchase/own is 80%.

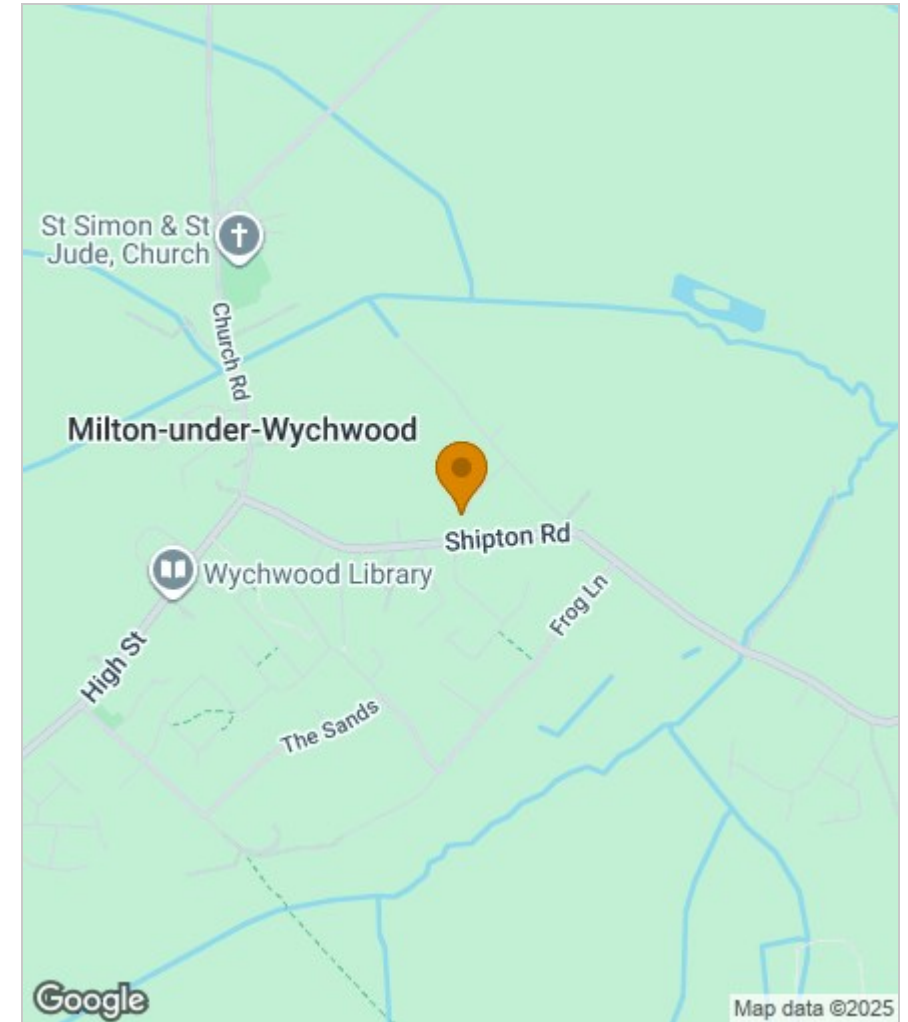
The sale will be subject to the potential purchaser(s) meeting the criteria for residency which means they must be over 55 years of age and meet requirements for shared ownership. Also subject to approval by the scheme manager.



## 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
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	80
(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>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	