

established 200 years

# Taylor & Fletcher



4 Prebendal Cottages Prebendal Court,  
Shipton-Under-Wychwood, Chipping Norton, OX7 6BB  
**Guide Price £290,000**



## 4 Prebendal Cottages Prebendal Court, Shipton-under-Wychwood, Chipping Norton, OX7 6BB

*This delightful 2 bedroom retirement cottage is situated in a stunning location within the grounds of the Grade II Listed, award winning Old Prebendal House Residential and Nursing Home in Shipton under Wychwood and offers a serene and picturesque setting for those over 60.*

### 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 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. . 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.

### ACCOMMODATION

Beautifully presented end of terrace two double bedroom retirement cottage for the over 60's, in a beautiful setting with 24hr nurse call emergency service.

### GROUND FLOOR

Front door to entrance hall - stairs rising to first floor, with a new stair lift fitted.

Cloakroom - Spacious with low level WC, basin.

Lounge / Diner - Cut stone fireplace with option to fit a gas fire insert, triple aspect





windows, glazed double doors to paved patio area with space for a small table and chairs, opening out onto the communal gardens.

Kitchen - Fully recently upgraded with wall and base units, free standing washer dryer, integrated microwave, oven and fridge, gas hob with extractor hood, under floor heating.

#### FIRST FLOOR

Landing - Loft hatch lighting and power together with fitted access ladder.

Double Bedroom - with linen cupboard, 2 double built in wardrobes, dual aspect windows facing garden views.

Double Bedroom 1 - built in double wardrobe, window facing garden views.

Bathroom - with heated towel rail, bath, shower, WC and basin.

#### OUTSIDE

There is ample residents and visitor parking also allocated parking space and some addition outside storage facility located on site. There are beautifully landscaped and well maintained communal gardens surrounding the property.

#### FIGURES 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.

#### 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, £2,504.44 for the year 2026 - 2027

#### 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

Service charge £9,612 per annum

#### LEASE

Length of lease 100 years commencing 2000. 74 years remaining.  
There is an overage clause (up to 7%) in the lease.

#### DIRECTIONS

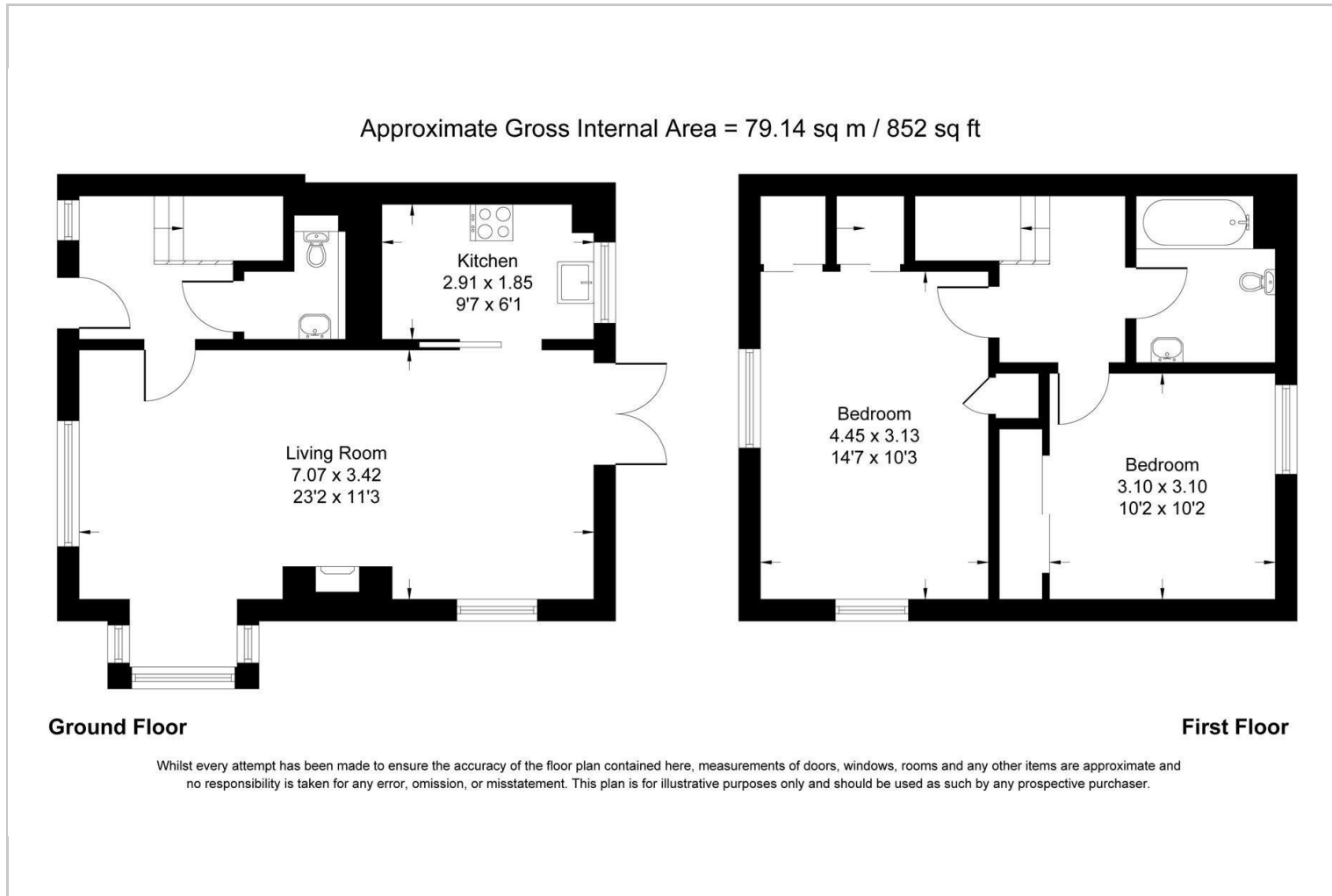
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#### TENURE

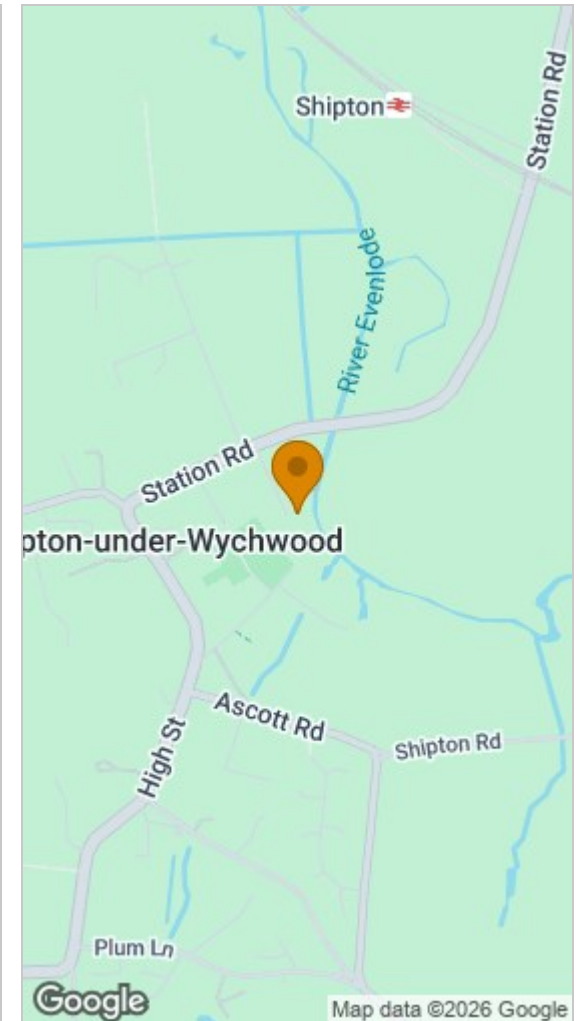
The property is lease hold.



## 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>		
(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		
	69	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	