



## Prebendal Court

Shipton-under-Wychwood, Chipping Norton, Oxford, OX7 6BB

[Humberts.com](http://Humberts.com)

Guide Price £175,000

Leasehold

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## INTRODUCTION

The Old Prebendal Estate is located in the small village of Shipton-under-Wychwood, in the heart of the Cotswolds. Old Prebendal Court comprises four retirement cottages and sixteen retirement apartments, set in beautifully landscaped gardens beside the River Evenlode.

Humberts are delighted to offer this opportunity to purchase a truly exceptional two double-bedroom apartment, one of the largest and most spacious in the Prebendal Court complex and one of only three that boasts not only a full-sized bathroom but also an en suite shower room to the principal bedroom.

### Key Features

- ◆ Exceptionally Spacious (769 sq ft/71.4 sq m) First Floor Apartment
- ◆ Sitting Room
- ◆ Kitchen with plumbed-in Washing Machine
- ◆ Principal Bedroom with En suite Shower room
- ◆ Second Double Bedroom
- ◆ Bathroom
- ◆ 24 hr Nurse Call System
- ◆ Lift and Wheelchair Access
- ◆ Audio Entry System
- ◆ Private Parking
- ◆ Beautiful Managed Riverside Gardens
- ◆ Communal facilities including Conservatory, Drawing room, Restaurant, Hairdressing Salon, etc.





## THE PROPERTY

This elegant apartment is located on the first floor and may be approached either by the main staircase or the elevator which is conveniently located just across the landing. On entering the generously proportioned hallway one is immediately aware of the remarkable sense of space and light throughout, with each of the rooms benefitting either from large windows, or skylights. To the left is the well-laid out Kitchen with modern fitted units and a range of built-in appliances including electric cooker, and washing machine, together with free-standing fridge freezer. The space is well-lit from above by a large skylight.

To the right is the Principal Bedroom with triple range of built-in wardrobes, and benefitting from en suite w.c. and shower cubicle; further down on the right, the main Bathroom with full-sized bath, which is fitted with belt-operated bath lift. Next to the bathroom is the Second Bedroom, which has double built-in wardrobes, and enjoys lovely south-east facing views over the private gardens.

At the end of the hallway is the Living Room, a beautiful and welcoming space with large dual-aspect windows that overlook the gardens, and which fill the space with sunshine throughout the day from south-east, to south-west. Although there is gas central heating, a gas fire with stone fire surround provides an elegant focal point to the room.

The apartment is immaculately presented throughout, with coved ceilings, dado rails and radiator cabinets in the main rooms all contributing to a sense of 'country house' style that compliments perfectly the historic buildings and formal gardens of Prebendal House itself.

The property is leasehold, with approximately 76 years remaining on the original 99 year lease. Service charges are also payable on a quarterly basis and a breakdown of these costs can be provided on request.

## LIVING AT PREBENDAL COURT

Residents of Prebendal Court are able to enjoy independent living in surroundings of unrivalled beauty. Each property is very well-maintained, with a schedule of itemised service charges setting out clearly the work undertaken to maintain the fabric of these historic buildings and the beautiful gardens. For security and peace of mind, there are audio entry systems to each property and key-coded access to the communal areas. There is also a 24-hour nurse call service.

A major benefit of living at Prebendal Court is having to hand the facilities of the adjacent Prebendal House, which offers Nursing, Residential and Respite care. This is especially valuable for those residents who have partners with differing healthcare needs. Residents of both Prebendal House and Prebendal Court are able to use the communal facilities which include the magnificent 15<sup>th</sup> Century Tythe Barn restaurant, drawing room and conservatory, and hairdressing salon. There is also a varied monthly activity programme ranging from cream teas on the terrace, to weekly shopping trips to the local towns and villages.

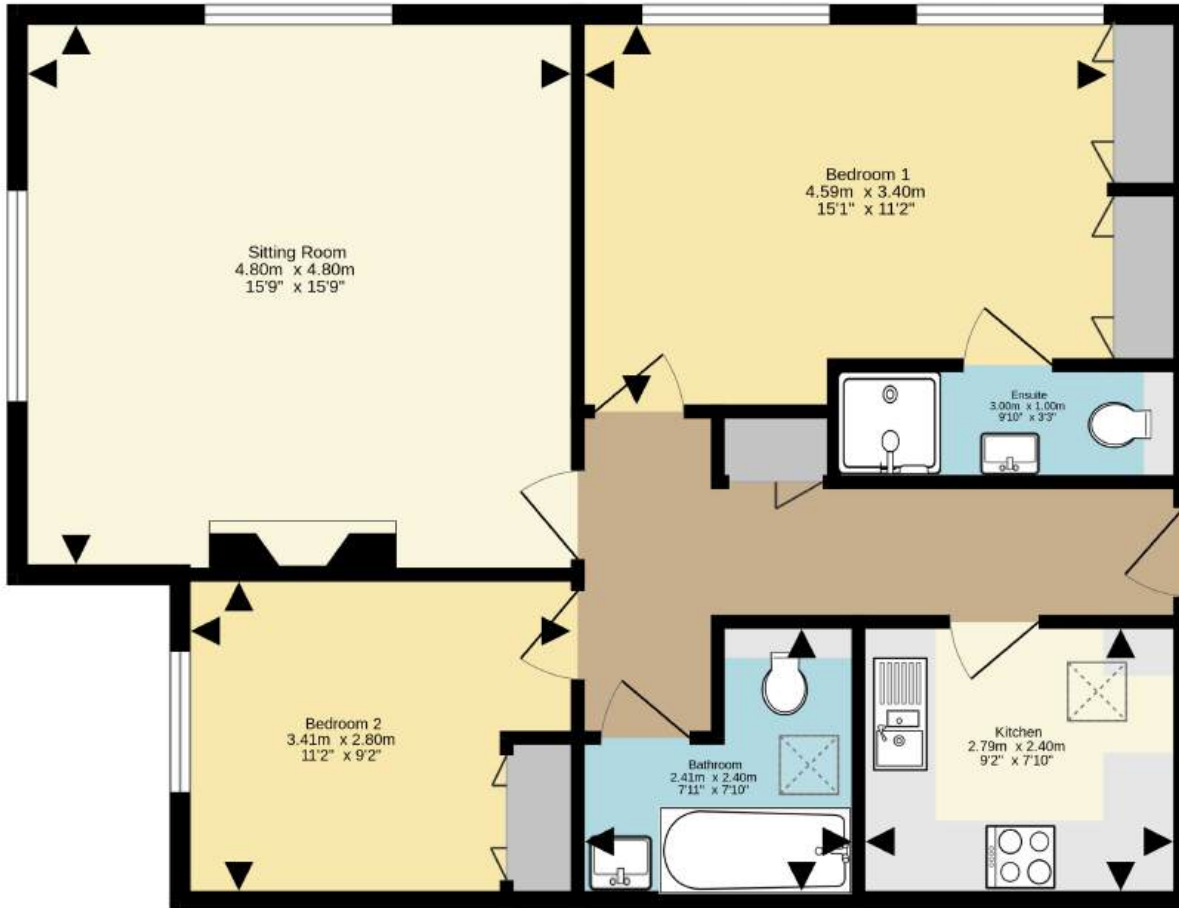
## LOCATION

Shipton-under-Wychwood is a characteristically charming Cotswold village, lying amid beautiful countryside beside the River Evenlode, some 4 miles from Burford. It boasts a village shop, post office, florist and several excellent pubs, with the lively and active local community supporting bowls, tennis and cricket teams as well as several choirs and music groups. Community volunteers also help maintain the delightful Wychwood Wild Garden, a 12.5 acre area of woodland, gardens and ponds right in the heart of the village, a wonderful wildlife habitat easily accessible to all. The A44, A40 and A34 provide good access to the amenities of Chipping Norton (7 m), Witney (9 m), Stow-on-the-Wold (10 m), and Oxford itself just 21 miles away. The M40 is also readily accessible. Shipton also benefits from its own railway station which gives access to Oxford and also London, while nearby Charlbury (5.5 miles away) provides more frequent services, with journey time to Paddington 1hr 10 mins.





**First Floor**  
**71.4 sq.m. (769 sq.ft.) approx.**



## ROOMS

### *First Floor*

Kitchen: 7.80 x 2.8 m (7' 10" x 9'2" ft)

Sitting Room: 4.80 x 4.80 m (15'9" x 15'9" ft)

Bathroom: 2.41 x 2.40 m (7'11" x 7'10" ft)

Bedroom 1: 4.59 x 3.40 m (15'1" x 11'2" ft)

En Suite: 3.00 x 1.00 m (9'10" x 3'3" ft)

Bedroom 2: 3.41 x 2.80 m (11'2" x 9'2" ft)

Total Floor Area: 71.4 m<sup>2</sup> (769 ft<sup>2</sup>)

## LEASEHOLD

There is 99 year lease on the property (76 years remaining) with the option to extend. Interested parties should seek appropriate legal advice.

## SERVICES

Mains water, drainage, gas central heating.  
Service charge TBC.

## LOCAL AUTHORITY

West Oxfordshire District Council,  
Council Tax Band E

## ENERGY PERFORMANCE CERTIFICATE

Rated C

## VIEWING ARRANGEMENTS

Viewings Strictly by Appointment. To arrange a viewing please contact Humberts Oxford on 01865 306 630 or email [Oxford@humberts.com](mailto:Oxford@humberts.com).

David Harwood EPCs

TOTAL FLOOR AREA : 71.4 sq.m. (769 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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