



PREBENDAL COURT

SHIPTON UNDER WYCHWOOD

Flat 9, Prebendal Court

Shipton under Wychwood, OX7 6BB

Cheltenham 27 miles, Oxford 24 miles, Burford 5 miles, Charlbury (main line station) 6 miles, Chipping Norton 7 miles, Witney 12 miles. (all mileages approximate)

A well-presented and spacious 2 bedroom, ground floor retirement flat, with views over the river and meadows beyond.

DESCRIPTION

Flat 9, Prebendal Court is one of 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 slate 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. www.oldprebendalhouse.com

Flat 9 Prebendal Court is a comfortable ground floor retirement flat, which allows its owners complete independence, whilst also allowing them use of the communal facilities of the house, which include the dining room, conservatory and other services, and to call on its domestic or nursing services as and when needed.

Prebendal Court is registered with Oxfordshire County Council. The residential home is registered with Oxford Social Services and the nursing home is registered with Oxford Health Authority. To ensure the residents' safety and security, the flat is connected to an automatic fire detection system, and a 24 hour nurse call system, with emergency pull cords situated throughout, giving immediate contact to staff in the case of an emergency. In the event of a resident requiring to move to the





nearby nursing and residential home, either on a temporary or permanent basis, a move can be arranged efficiently with the minimum of fuss and inconvenience. Residents will still be among the same circle of friends and neighbours and will be cared for by the same body of staff they have come to know. This gives their family peace of mind through knowing that any level of care is on hand should it be needed, whilst allowing residents to maintain their full independence for as long as possible.

Flat 9 is one of the larger flats, and benefits from French doors leading directly to the gardens. There is a private terrace at the rear of the property overlooking the river. The property has two double bedrooms. The kitchen has been recently refitted and new boiler installed. The lounge/dining room is double aspect and overlooks the river and the meadows beyond. Being situated on the ground floor to rear of the building, the flat has a good deal of privacy.

Cleaning and external maintenance is included in the service charge. Meals can be taken in the dining room, and a varied programme of events and classes is offered in the home. A shopping bus runs twice a week to Witney or Chipping Norton. A hairdresser calls twice a week. Details of the annual service charges, lease and extra facilities are available from Butler Sherborn.

SITUATION

Shipton under Wychwood is situated in the Evenlode Valley in the Cotswolds area of Outstanding Natural Beauty. The village



has medieval origins established around Shipton Court, the Estate of the Lacey family. The Shaven Crown Hotel in the centre of the village dates back to the 15th Century and was once a guesthouse run by the monks of Bruern Abbey. The nearby village of Milton under Wychwood has a large village store and delicatessen and post office.

GARDENS

The communal gardens to the rear of the property are attractively laid out with lawns and paths with shrub, rose and flower borders and raised beds. Paths lead to the private parking and the river. There is a small stone terrace immediately behind the apartment, which overlooks the River Evenlode.

A communal conservatory is available with garden furniture for all to use.

SERVICES

Mains water, gas, electricity and drainage. Telephone (subject to BT regulations). (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains and garden ornaments are excluded. Some may be available by separate negotiation if required.

Leasehold – 96 years.



LOCAL AUTHORITY

West Oxfordshire District Council, Wood Green, Witney, Oxfordshire. OX28 1NB
01993 702 941.
www.westoxon.gov.uk

COUNCIL TAX BAND

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POSTCODE

OX7 6BB



VIEWING

Please telephone Butler Sherborn,
Burford Office T 01993 822325 or
The London Office T 0207 839 0888.
E angus@butlersherborn.co.uk

DIRECTIONS

From Burford take the A361 towards Chipping Norton.
Continue through the village of Shipton under Wychwood, the
entrance to Prebendal Court is on the right hand side before the
bridge. Visitor parking is to the left handside of the main drive.
Walk into the courtyard and the main door for Prebendal Court
is on the left hand side. Apartment 9 will be found on the ground
floor of the building.



9 Prebendal Court, Station Road, Shipton-under-Wychwood,
Chipping Norton, OX7 6BB



Approximate Gross Internal Area
72.1 sq m / 776 sq ft

Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C		74	77
D			
E			
F			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	