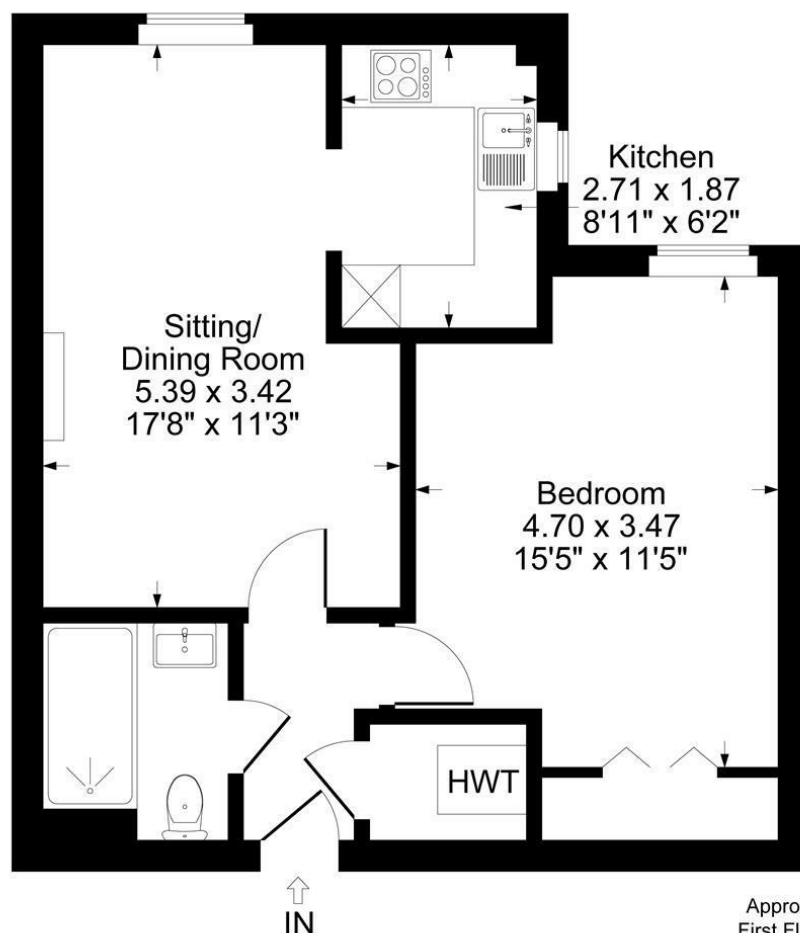


# Wards Road, Chipping Norton





## First Floor

Approximate Gross Internal Area  
First Floor = 48.51 sq m / 522 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

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## **NESTLED IN THE HEART OF CHIPPING NORTON, THIS CHARMING ONE-BEDROOM APARTMENT ON WARDS ROAD OFFERS A DELIGHTFUL LIVING SPACE TAILORED FOR THOSE OVER SIXTY.**

### **The property**

A one-bedroom apartment on the second floor of this popular retirement development in the heart of Chipping Norton in need of some renovation.

The property is arranged with an entrance hall with a storage cupboard housing the electric boiler, leading to a bright sitting room, double bedroom, and a modern bath/shower room. The compact, integrated kitchen is accessed via double doors from the living room and enjoys a pleasant outlook over the communal gardens.

Kingstone Court offers independent living for the over 60s, with facilities including a 24-hour Careline system, on-site house manager, lifts to all floors, communal gardens, a residents' lounge, laundry room, guest suite and residents' parking. The Villager shuttle drops off passengers at Kingstone Court from anywhere in Chipping Norton on request to the driver (weekdays 9 am to 5 pm).

Well placed for the town's amenities, this is a secure and comfortable option for those looking to downsize while remaining part of a friendly, central community.

### **The Situation**

The bustling historic wool town of Chipping Norton is situated on the edge of the Cotswold Hills between the University City of Oxford, Spa town of Cheltenham & Shakespeare's Stratford upon Avon. It has a range of shopping, social and business facilities including an excellent local theatre, sports centre with indoor pool, lido and a Community Hospital + Health Centre. A Station on the Paddington to Worcester rail line can be found at nearby Kingham in addition to a regular bus service from Chipping Norton to Oxford. Local leisure options include a sports club, tennis courts, and attractions like Soho Farmhouse and Daylesford Organic Farm within easy reach.



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