

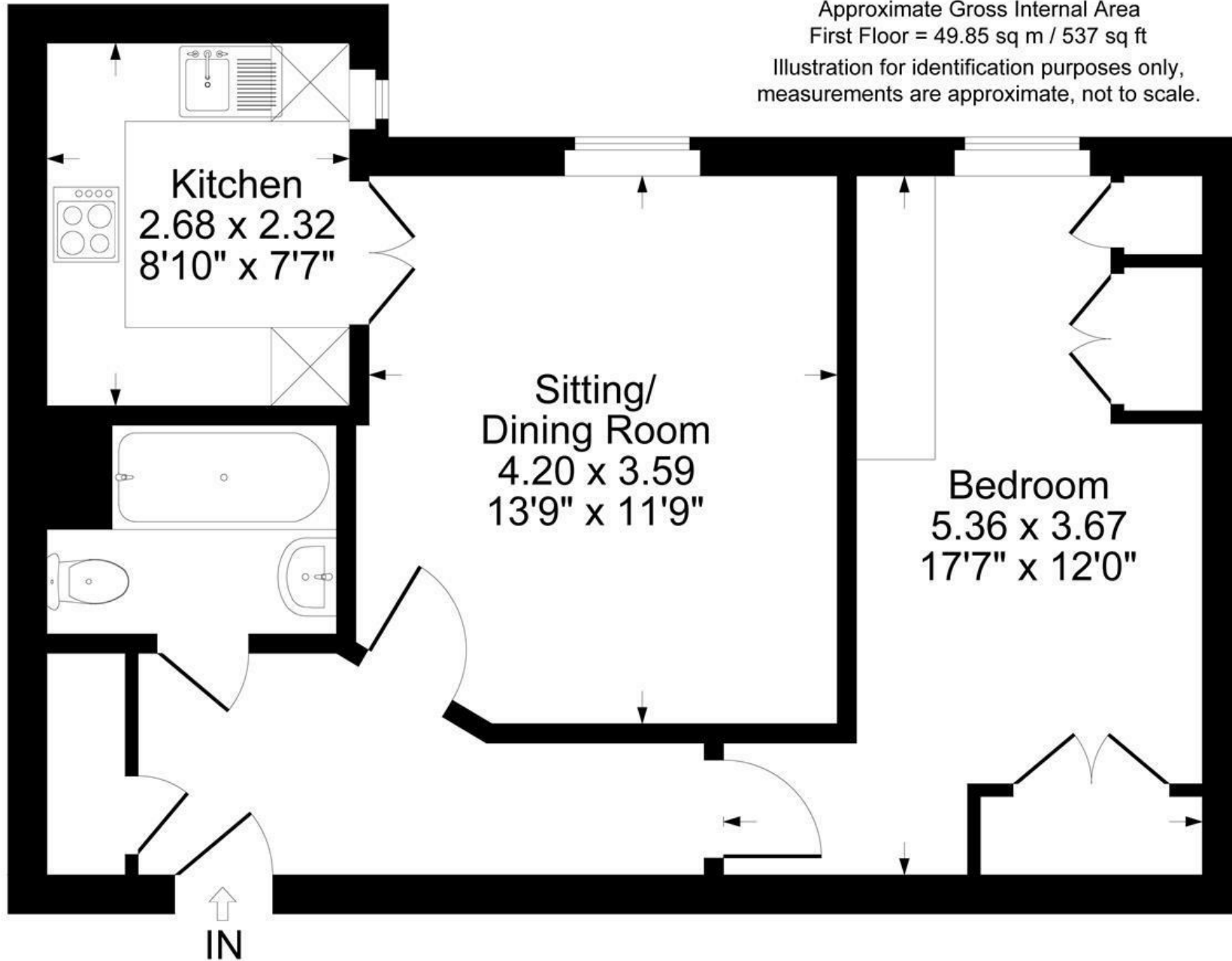


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ESTATE AGENTS

Wards Road, Chipping Norton



Approximate Gross Internal Area
First Floor = 49.85 sq m / 537 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



First Floor

The Property

A one-bedroom apartment on the first floor of this popular retirement development in the heart of Chipping Norton in good condition.

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 integrated kitchen larger than most of the other kitchens in the block and in fact is one of the only properties to include a washing machine, it 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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