

Penhurst Gardens, Chipping Norton



FAIRFAX

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ESTATE AGENTS

**A STUNNING GROUND FLOOR TWO BEDROOM APARTMENT FORMING
PART OF A CONVERTED VICTORIAN GRADE 11 LISTED MANOR HOUSE
FOR THE OVER 55'S, A SHORT WALK FROM THE THRIVING MARKET
TOWN OF CHIPPING NORTON. NO ONWARD CHAIN.**

The property

Located close to the town centre, Buchanan House is an assortment of homes that are the result of Beechcroft's careful restoration and conversion of an original school building. These homes form part of Penhurst Gardens, an exclusive collection of 44 one, two and three-bedroom houses and apartments with retirement in mind.

A part-glazed door leads into a spacious hallway with high skirting boards and coved ceiling, There are two useful storage cupboards housing a wall-mounted gas-fired boiler and cloaks hanging rail and the washing machine/tumble dryer. The sitting room is open plan with an attractive bay window that looks out onto Penhurst gardens. The kitchen is handmade by Manor Interiors with granite work surfaces with integral 4-ringed gas hob, Bosch dishwasher, oven and grill and fridge/freezer.

Off the inner hallway is the master bedroom with built-in double wardrobes, part bay window and a en-suite shower room which has a walk-in shower, low level WC and wash hand basin. Bedroom two has two windows looking out onto the side aspect and a built-in wardrobe. The bathroom has a panelled bath and shower attachment, low level WC and wash hand basin. Outside the gardens are landscaped and maintained and there is allocated parking.

There is an Estate manager and a range of services available at the neighbouring care home, ranging from daily meals and laundry to hairdressing and social events.

Directions

From our offices in Chipping Norton proceed down the hill on New Street for approximately 300 yards where you will find the Beechcroft development just before the playing fields on the right-hand side. The apartment is located behind the main building of Buchanan House.

Situation

At 700ft, Chipping Norton is the highest town in Oxfordshire and was once an important centre of the medieval wool trade

(the word 'Chipping' means market). The elegant town centre bears testimony to its prosperous heritage. Nowadays, 'Chippy' as it is affectionately known, offers a diverse range of shops, ranging from proprietor owned specialist shops through to many of the most familiar High Street names. There are several places of worship, a cosmopolitan range of restaurants, schooling for all ages, as well as a fine sports centre that has an indoor pool. In addition to a hospital, Chipping Norton is proud of its little theatre that also doubles as a cinema. The M40 provides vehicular access to the Midlands from junction 11 (c.15 miles) and London from junction 10 (c.18 miles). Charlbury station is approximately 6 miles distant and provides a mainline service to Oxford in about 20 minutes and to London (Paddington) in about 90 minutes. The town lies between the cultural attractions of Oxford and Stratford upon Avon.

Local Authority

West Oxfordshire District Council.

Agents Notes

We have not tested equipment, appliances and services to the property. You are advised to consult your legal representative in connection with all matters relating to the contract for sale and legal title of the property.

Lease

997 Years

Viewing Arrangements

Strictly by appointment through the agent, Fairfax and Company, Chipping Norton. Tel: 01608 644808 Email: chippingnorton@fairfaxandcompany.co.uk

Management fees

HALF YEAR FEES ARE APPROX £1,362.00 GROUND RENT IS APPROX £400.00 A YEAR.





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