

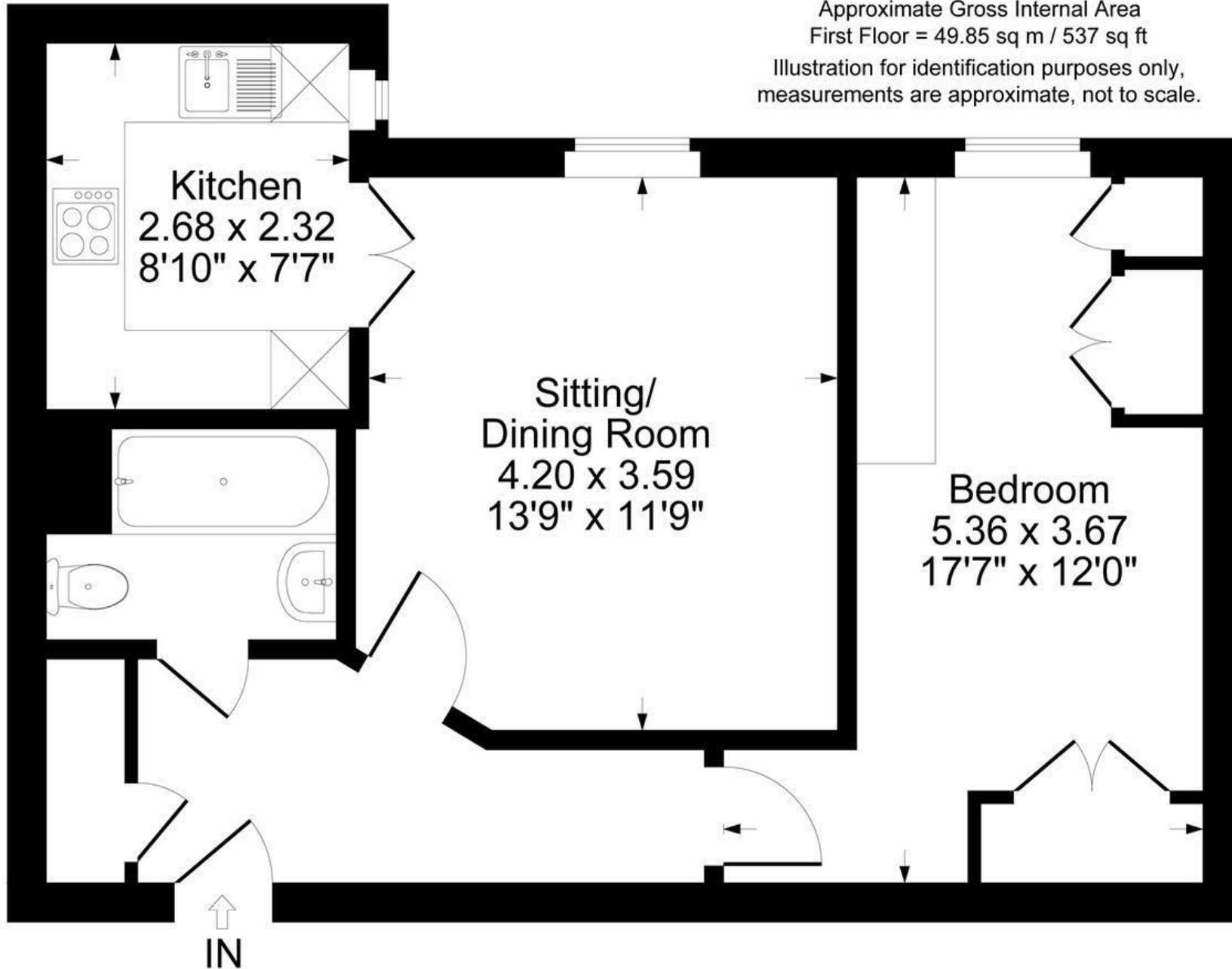


**FAIRFAX**  
— & Co —  
ESTATE AGENTS

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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