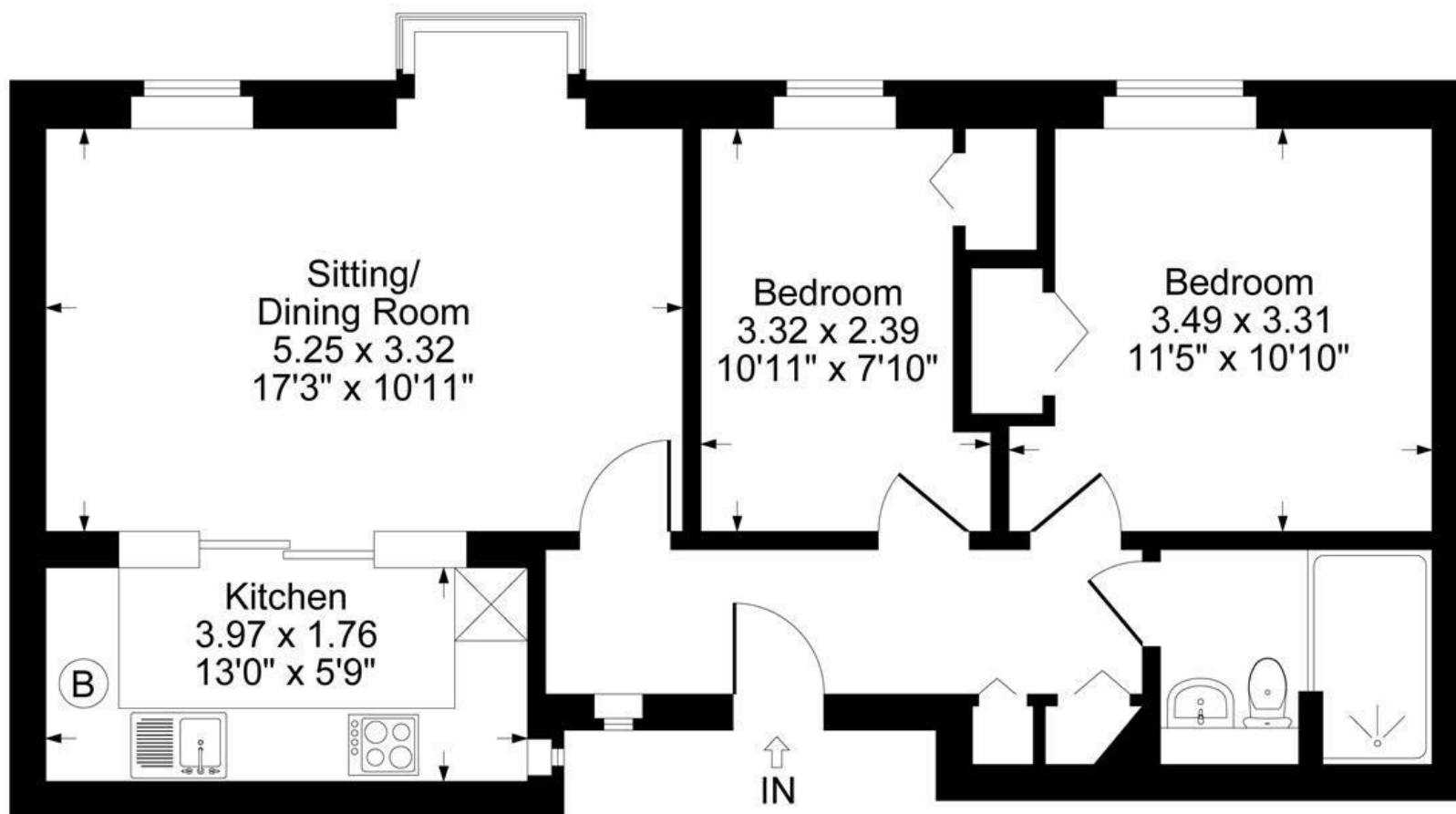




Prebendal Court
Nos. 5 - 20

FAIRFAX
— & Co —
ESTATE AGENTS

Station Road, Shipton-under-Wychwood



Ground Floor

Approximate Gross Internal Area
Ground Floor = 59.40 sq m / 639 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

The Property

Set within the highly regarded The Old Prebendal Court development, this beautifully presented two-bedroom retirement apartment offers comfortable, low-maintenance living. Recently updated throughout, the apartment benefits from a newly fitted kitchen and shower room, a new boiler and new carpets, creating a home ready for immediate occupation.

The Old Prebendal Court is an attractive Cotswold stone development comprising retirement cottages and apartments, thoughtfully designed for independent living.

Finished with natural stone slate roofs and leaded windows, the development blends seamlessly with its historic surroundings and enjoys beautifully maintained communal gardens.

The apartment is entered via a welcoming entrance hall with a useful storage cupboard.

The spacious sitting room is a bright and comfortable space, enhanced by a charming bay window and offering ample room for both sitting and dining furniture. The room flows naturally into the newly fitted kitchen, which is equipped with an integrated washing machine, electric oven and hob, together with space for a fridge freezer.

The principal bedroom is a generous double room with built-in wardrobes, while the second bedroom is a comfortable single room, also benefiting from built-in wardrobes, making it ideal for visiting family and friends, a study or hobby room.

Completing the accommodation is a newly fitted shower room comprising a walk-in shower, WC and wash hand basin.

The Old Prebendal Court offers a wonderful balance of comfort, security and independence with a dining room, all within one of the most attractive retirement settings in the area, surrounded by beautifully maintained grounds and the peaceful riverside environment.

Situation

Shipton-under-Wychwood is a thriving village in the heart of the Cotswolds Area of Outstanding Natural Beauty, set within the rolling countryside of the Evenlode Vale. The village offers a variety of local amenities including a village shop and post office, three well-regarded pubs including the popular Lamb Inn, Wychwood pub, a petrol station, a doctors' surgery with attached pharmacy, and a large modern village hall. Adjoining Shipton, Milton-under-Wychwood adds further facilities such as the award-winning Hare pub, village stores, dental and veterinary surgeries, hairdressers, farm shops, bakeries, and a microbrewery, while nearby towns like Burford, Chipping Norton, and Stow-on-the-Wold provide more extensive shopping and services. The village community is supported by excellent schooling options, including a primary school serving both Shipton and Milton, plus independent preparatory schools in surrounding villages. Central to village life is a large open green with a children's play park, alongside sports clubs for

football, cricket, and tennis. With easy access to the A40 and M4, plus mainline train stations at Charlbury and Kingham offering services to London Paddington, Shipton-under-Wychwood balances peaceful rural living with convenient connections.





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