



14 The Old Prebendal Station Road, Shipton-Under-Wychwood,  
Chipping Norton OX7 6BB

**£1,300 PCM**

A newly decorated two-bedroom Flat designed with comfort and convenience in mind, making it an ideal choice for retirees looking to enjoy a relaxed lifestyle. The property boasts ample natural light, creating a warm and welcoming atmosphere throughout. Residents can take advantage of the nearby amenities, and beautiful walking paths, all within easy reach.

*To let unfurnished except for a cooker, extractor hood and dishwasher for 6 months possibly longer.*

**Deposit £1,500**

## LOCATION

Shipton-under-Wychwood is a thriving West Oxfordshire village in the Cotswolds Area of Outstanding Natural Beauty. The village provides a range of local amenities including a village shop and post office, petrol station, The Wychwood Inn, The Lamb Inn and The Crown Hotel. The village also has a primary school, village hall and doctors surgery. Central to the village is a green and play park. The adjoining village of Milton-under-Wychwood has a wide range of local amenities including the award winning Hare public house, two village stores, post office, dental and veterinary surgeries, hairdressers, Bruern farm shop and café nearby, Rise & Flour bakery and café, Groves hardware store, and Virtue micro brewery. More extensive amenities are in the nearby towns such as Burford, Chipping Norton and Stow. and Daylesford and Soho Farmhouse are also conveniently located nearby. The area's larger commercial centres of Witney, Oxford and Cheltenham are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) from Charlbury and Kingham and a request stop in the village itself.

## DESCRIPTION

Prebendal Court is a high quality development of 4 retirement cottages and 16 apartments located adjacent to the Evenlode River, within the grounds of the Grade II Listed, award winning Old Prebendal House Residential and Nursing Home. Built in Cotswold stone with a stone tiled roof, and designed to blend in perfectly with the surrounding historic buildings, it is situated within the beautifully laid out and maintained grounds of the 17th Century Old Prebendal House.

Residents can have complete independence whilst benefitting from the onsite communal facilities of the house which include the dining room, conservatory and other services, and can call on its domestic or nursing services as and when needed.

Prebendal Court is registered with Oxfordshire County Council. Prebendal Court is registered with Oxford Social Services and the adjacent nursing home is registered with Oxford Health Authority.

This over 60's two bedroom retirement apartment is part of a community that values independence while offering a supportive environment for its residents, in a beautiful setting with 24hr nurse call emergency service.

## ACCOMMODATION

On entering the apartment you are welcomed by a bright hallway which leads to the two double bedrooms the principle with built in wardrobes, a bathroom with a large walk in shower

and a comfortable reception room with two windows. The well fitted kitchen is presented in good order and is conveniently accessed from the reception room.

## OUTSIDE

There is ample resident and visitor parking available on site. There are beautifully landscaped and well maintained communal gardens surrounding the property for all to enjoy.

## FIXTURES AND FITTING

Only those specifically mentioned are included in the letting. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

## LOCAL AUTHORITY

West Oxfordshire District Council,  
Woodgreen, Witney,  
Oxfordshire OX28 6NB (Tel: 01993 861000)  
[www.westoxon.gov.uk](http://www.westoxon.gov.uk)

## COUNCIL TAX

Council Tax band D.  
Rate Payable for 2025/ 2026 £2,379.45

## SERVICES

Mains Gas, Electricity, Water and Drainage are connected.  
Gas-fired central heating.

## VIEWING

Viewing is strictly via the Sole Agents Tayler and Fletcher.

## RESTRICTIONS

Tenant must be aged 60 or over  
Non smokers only  
Not suitable for children or pets.

## RENT

£1,300 per calendar month excludes electric, water, gas, council tax and telephone charges.

## HOLDING DEPOSIT

A holding deposit of one week's rent £300 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed in writing).

## SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1,500 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

## DIRECTIONS

WHAT3WORDS ///mend.duties.flagged

## AGENT'S NOTE

The property will be managed by Tayler & Fletcher.

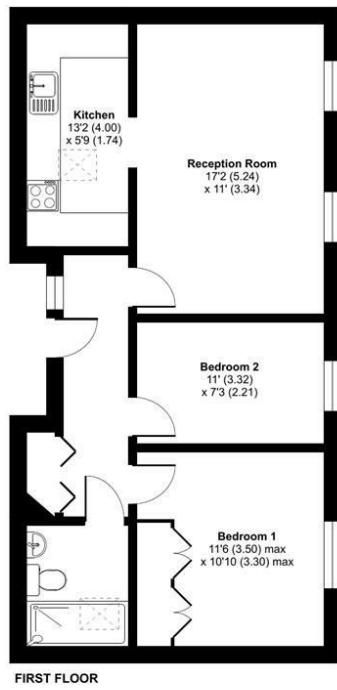
Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

## Floor Plan

### Station Road, Chipping Norton, OX7

Approximate Area = 620 sq ft / 57.5 sq m

For identification only - Not to scale

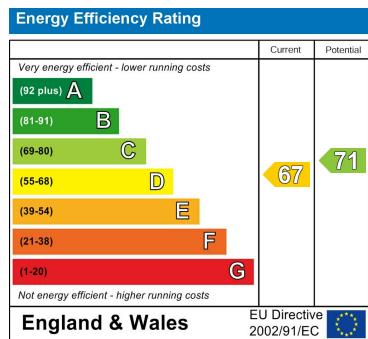


 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Taylor & Fletcher. REF: 1303639

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.