

established 200 years

Tayler & Fletcher



4 Prebendal Cottages, Prebendal Court

, Shipton-Under-Wychwood, OX7 6BB

£1,495 Per Month



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A Two Bedroom Cottage situated in a stunning location within the grounds of the Grade II Listed Old Prebendal House Residential and Nursing Home in Shipton under Wychwood. Offering a serene and picturesque setting where residents can take advantage of the nearby amenities.

To Let unfurnished with some white goods and curtains/blinds.

RETIREMENT PROPERTY FOR OVER 60s

AVAILABLE NOW

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 cafe nearby, Rise & Flour bakery and cafe, Groves hardware store, and Virtue micro brewery. More extensive amenities in the nearby towns such as Burford, Chipping Norton and Stow. . 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.

ACCOMMODATION

Beautifully presented end of terrace two double bedroom retirement cottage for the over 60's, in a beautiful setting with 24hr nurse call emergency service.

GROUND FLOOR

Front door to entrance hall - stairs rising to first floor, with a new stair lift fitted.

Cloakroom - Spacious with low level WC, basin.

Lounge / Diner - Cut stone fireplace with option to fit a gas fire insert, triple aspect windows, glazed double doors to paved patio area with space for a small table and chairs, opening out onto the communal gardens.

Kitchen - Fully recently upgraded with wall and base units, free standing washer dryer, integrated microwave, oven and fridge, gas hob with extractor hood, under floor heating.

FIRST FLOOR

Landing - Loft hatch lighting and power together with fitted access ladder.

Double Bedroom - with linen cupboard, 2 double built in wardrobes, dual aspect windows facing garden views.





Double Bedroom 1 - built in double wardrobe, window facing garden views.

Bathroom - with heated towel rail, bath, shower, WC and basin.

OUTSIDE

There is ample residents and visitor parking also allocated parking space and some addition outside storage facility located on site. There are beautifully landscaped and well maintained communal gardens surrounding the property.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band D, £2,504.44 for the year 2026 - 2027

SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating. Telephone connection is subject to the British Telecom regulations. Broadband installation type may be available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.
Water comes through a single supply and is apportioned by Mariposa.

VIEWING

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective tenants should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

DIRECTIONS

[what3words///crossings.scaper.dress](https://www.what3words.com/crossings.scaper.dress)

RESTRICTIONS

Non smokers only.
No Children

RENT

£1,495 per calendar excludes electric, water, gas, Council Tax and telephone charges.

HOLDING DEPOSIT

A holding deposit of one week's rent £345 is requested to secure the property whilst credit and reference checks are being made, which then, with the tenants permission, will go towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails 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 £1,725 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.

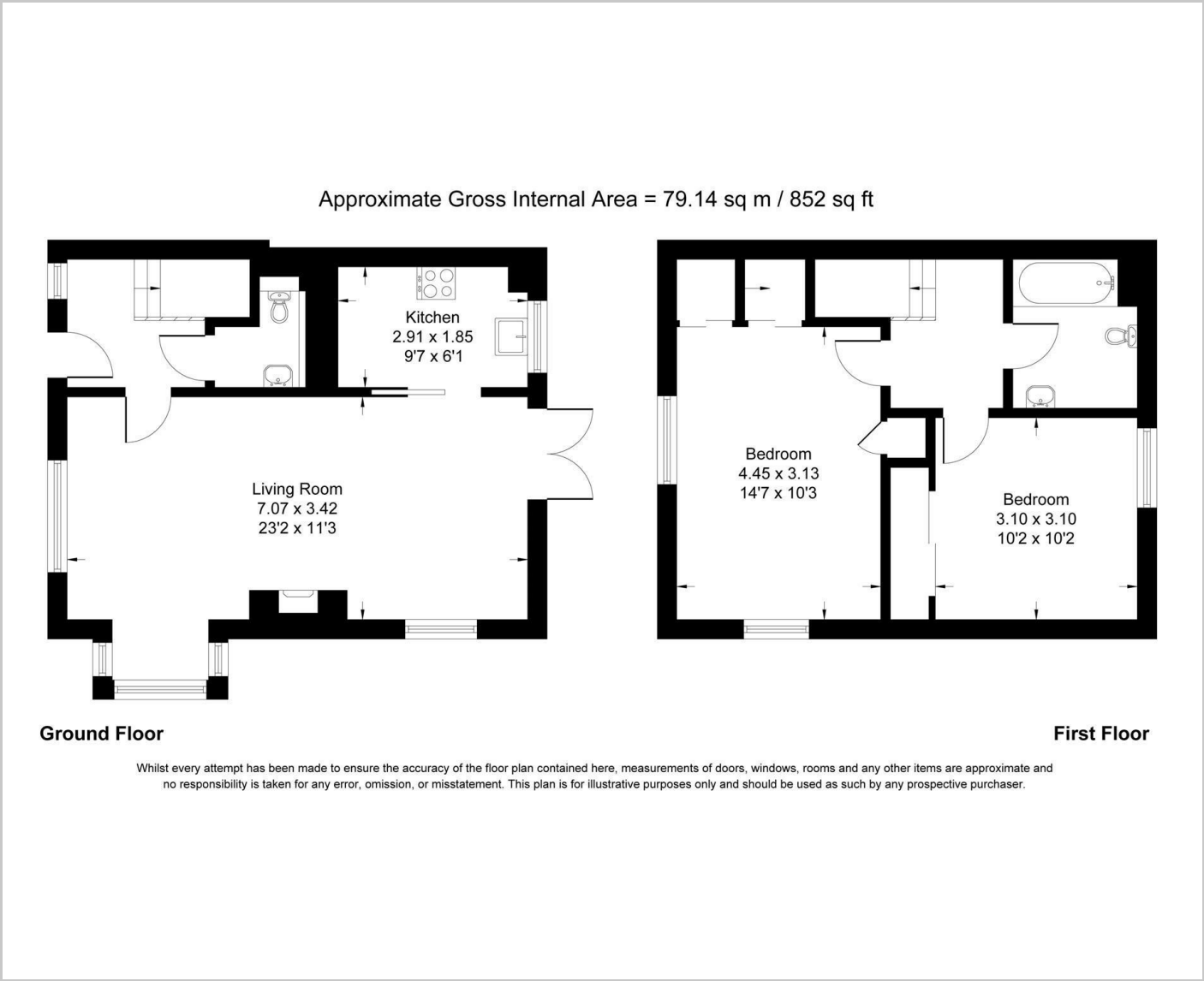
AGENTS NOTES

Taylor & Fletcher will not be managing the tenancy.

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 Plans



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.