



Shepard Way | Chipping Norton
Price £325,000


DISTINCT
Property Consultants

Set in attractive, maintained grounds with rural views and plenty of trees, this first-floor retirement apartment has two reception rooms, a bathroom and three bedrooms, one with ensuite shower room. There is a careline alarm service and non-residential management.

EPC rating C

- 3 Bedrooms
- 2 Reception Rooms
- En-suite Bathroom
- Double Glazing
- Garage
- Communal Gardens
- Non-residential management
- Walking Distance To Town Centre
- Careline Alarm System
- Retirement Apartment - Over 55's

Accommodation

The apartment has double glazing and gas central heating. In the hallway there is an entry-phone and two storage cupboards.

All three bedrooms (two double, one single) have fitted wardrobes and the principal bedroom also has fitted cupboards, drawers, vanity unit and an ensuite shower room.

The living room has an additional gas fire and the dining room has a serving hatch through to the kitchen.

In the kitchen there is a gas hob, a fitted electric oven and grill, and spaces for a washing machine, dishwasher and fridge/freezer.

Outside

There are maintained communal gardens, trees and views across the countryside. The apartment has a garage.

Neighbourhood



The property is part of a retirement development of flats and bungalows for those aged 55 or more, just a five-minute walk from the centre of Chipping Norton.

Location

The apartment is ideally situated for easy access by foot to the amenities of Chipping Norton which has supermarkets and a range of shops, pubs, restaurants and cafés and a weekly farmers' market, as well as a theatre which also shows films. There is a public leisure centre with a gym and swimming pool at the local secondary school.

The area around Chipping Norton benefits from gorgeous villages, glorious country walking, fabulous gastro pubs and a range of other attractions, including Jeremy Clarkson's Diddly Squat Farm Shop and Big View café (2 miles); the Rollright Stones (4 miles); Chastleton House National Trust property (5 miles); Daylesford organic farm shop and café (7 miles).

For further shopping, amenities and entertainment venues, Banbury is 13 miles and Oxford is about 20 miles. Both have a bus service from Chipping Norton.

The nearest railway station is five miles away at Kingham. The train services run east to Oxford, Reading and London, and west to Worcester and Hereford.

Situation & Property Information

No chain

Leasehold

Council tax band D — West Oxfordshire District Council — £2,230 (2023-24)

Annual service charge — £1,841.20

EPC rating C

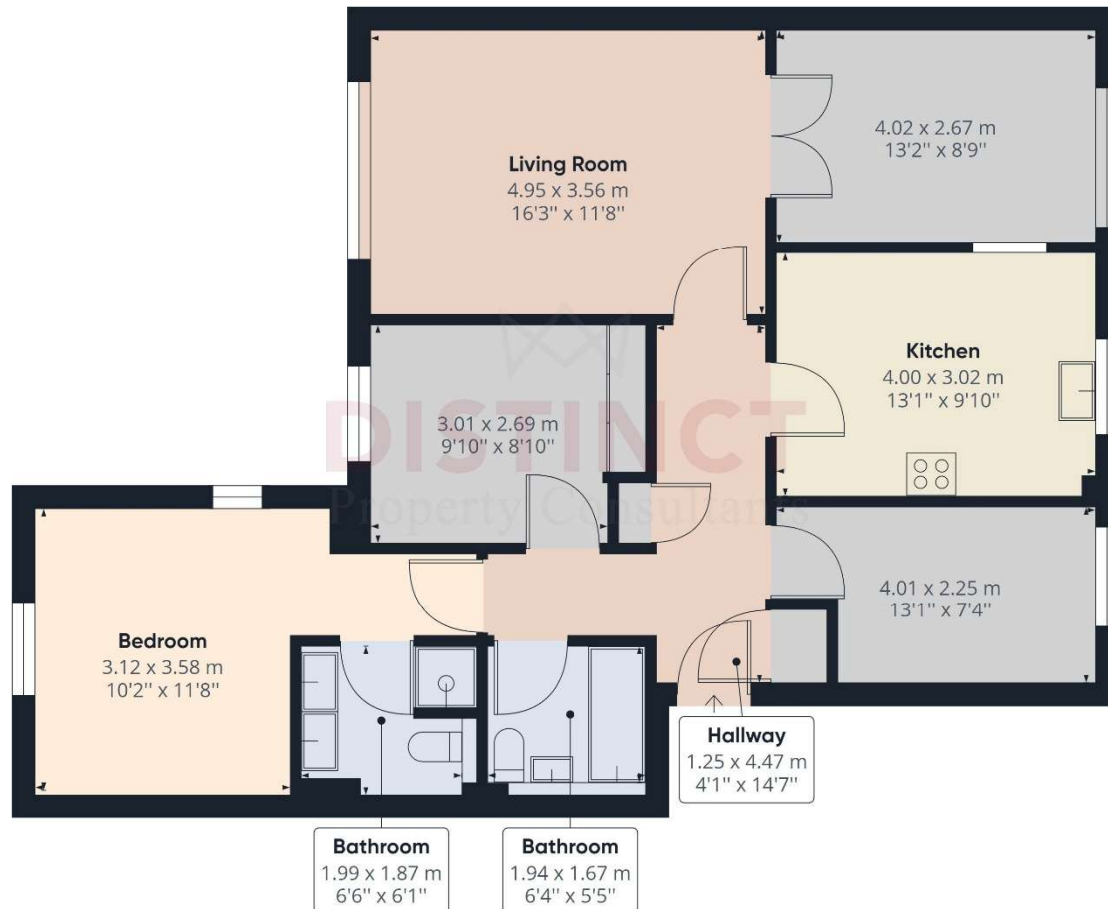
Reservation Agreement

A Reservation Agreement is available with this property to provide security once your offer has been accepted. Please ask us for more information.

Viewings

Strictly by appointment only.





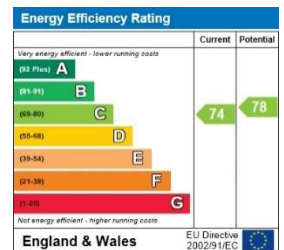
Approximate total area⁽¹⁾

89.73 m²
965.84 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

01608 695252

<https://www.distinctpropertyconsultants.co.uk>

Unit 1, London Road, Little Compton, Moreton
In Marsh, Gloucestershire, GL56 0FR

Email: hello@distinctpropertyconsultants.co.uk

