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PROPERTY MADE PERSONAL

Petypher Gardens, Kingston Bagpuize, Abingdon, Oxfordshire OX13 5FR



First floor retirement apartment • 75% ownership • Two spacious double bedrooms • Large kitchen/reception room • Jack & Jill en-suite shower room • Residents' communal sitting room and hobbies room • Guest suite available • Hair and beauty salon and therapy suite • EPC B

Petypher Gardens,

Kingston Bagpuize, Abingdon, Oxfordshire OX13 5FR

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Situated in this well regarded residential retirement complex is this impressive, two bedroom first floor apartment.

PLEASE NOTE: The price of Offers Over £180,000 represents a 75% share of its full market value (no rent payable on the 25% balance)

Petypher Gardens offer care housing for those aged 55 and over, providing an opportunity to live an independent lifestyle, within a secure environment, providing a healthy range of amenities, including weekly social events, a restaurant open all year round, entertainment room, hobby/IT room and guest suite available for a small charge per night, with lift access to the all floors within the complex.

The main reception hall offers an assuring sense of wellbeing with secure access to the individual private apartments and many of the on-site facilities, with access to the on-site centre manager (not care manager) who represents SOHA (not

represented) and the Order of St John Manager.

This is a spacious, light and bright apartment which enjoys views over green space to the rear of Petypher House. The apartment offers a modern fitted kitchen, with hob, oven, extractor, fridge/freezer and washer/dryer, underfloor heating, Jack and Jill shower room accessible from both the hall and master bedroom, and double glazed windows throughout.

With the convenience of a regular visiting hairdresser, a mobility scooter charging room and a food store only approximately 100m away to support in leading an independent way of life.

Amenities

Kingston Bagpuize with Southmoor is situated 10 miles south-west of Oxford at the junction of the A420 and A415.

The village shops and services, including a Post Office, general stores, newsagent, small supermarket and hairdresser, are used by many neighbouring communities. The Village Hall is a facility of which the village can be justly proud.

There is a Pre-School and the John Blandy VC primary school in Southmoor, and secondary schools in Abingdon and Faringdon as well as a number of independent schools within easy reach, including Abingdon School Preparatory School (formerly Josca's) just down the road.

There are good road links to the A34, M4 and M40 motorways and to the towns of Abingdon, Oxford, Faringdon, Wantage and Swindon, with mainline rail services from Oxford, Oxford Parkway, Didcot Parkway and Swindon. A frequent bus service runs through the village from Swindon to Oxford and back which links to railway stations and airports.





Directions

From Faringdon, take the A420 towards Oxford. After approximately eight miles, at the roundabout at the far end of the dual carriageway, turn right into Kingston Bagpuize and first right again into Petypher Gardens, where the retirement complex can be found on the left-hand side.

Services & Tenure

The tenure is Leasehold, 125 years from and including 1 April 2016. The service charge is £3,312.53 per annum (paid monthly) and ground rent is £100 per annum. Mains water, drainage, gas and electricity are connected.

Local Authority

Vale of White Horse District Council

Council Tax Band: C

Our reference

FAR/LH/KF/21052025

We'd love to hear from you

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what the owner said

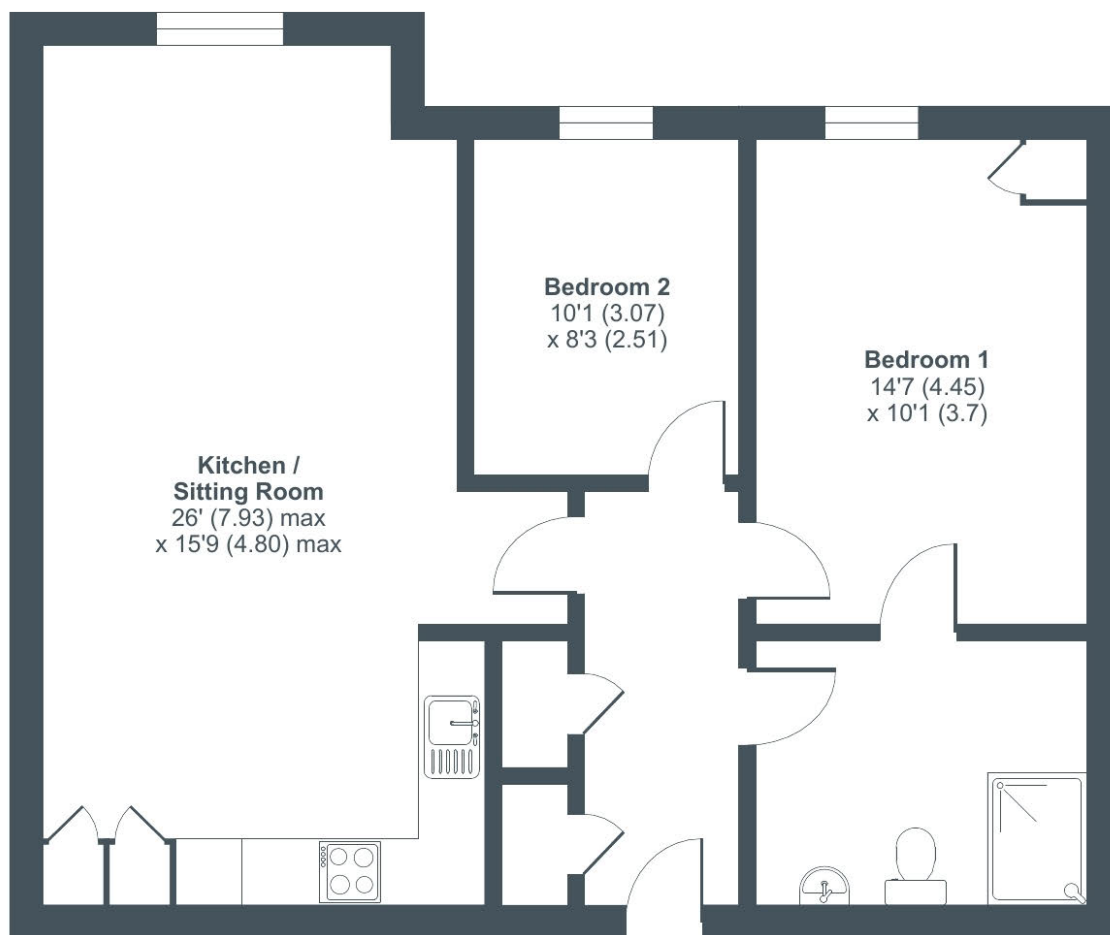
"Located on a good bus route to both Oxford and Swindon. A local bus also runs between Abingdon and Witney."



Petypher Gardens, Kingston Bagpuize, Abingdon, OX13

Approximate Area = 759 sq ft / 70.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 1057740



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