



47 Petypher Gardens, Kingston Bagpuize

Guide price £97,500

Luxury retirement living in generous well kept landscaped gardens.

Built in 2016 by award winning David Wilson Homes, this development offers retirees an exceptional standard of accommodation with access to beautifully kept resident facilities with an array of local amenities on its doorstep. We are offering for sale a 50% shared ownership share.

The development has ample parking for residents and guests which are available on a first come first serve basis. Upon entering the main entrance of the development, there is a welcoming entrance hall, with a comfortable waiting area. The ground floor has a resident lounge, furnished to a high standard, with the benefit of a residents kitchen where complimentary tea and coffee is available. A residents dining room, furnished to a similar standard offers subsidised meals for residents and their guests. There are various function rooms available for general use, including an entertainment cinema room, and hobbies room with Internet access, in addition to a mobility scooter dry storage room. Access from the communal parts into the private accommodation areas is gained via secure doors, accessed using a key fob or code. Other on site features and benefits include pretty communal gardens, a regular hairdresser and foot care specialist, window cleaner and annual boiler service. Another key feature is the guest suite, which can be found on the same floor, across the hallway.

Apartment number 47 is located on the first floor and is situated just a few steps from the hobbies room. The property benefits from thermostatically controlled under floor heating throughout, a well thought out kitchen with integrated appliances including a washing machine and space saving storage cupboard solutions. The bathroom is set up as a wet room with wide access, suitable for wheel chairs. Access can be gained from the hallway or master bedroom. The bathroom and hallway have emergency pull cards which when used call through to a 24hr response service.

The village of Kingston Bagpuize has excellent transport links, a selection of local shops and a post office (within the co-op). A Co-op is located across the road from the development and sells most essentials. There are various bus routes the Oxford/Swindon service runs every 20 minutes and the Abingdon/Witney service once and hour, both bus stops are within a very short walk.

The apartment itself comprises of hallway with two large storage cupboards, sitting room, kitchen, master bedroom, shower room.

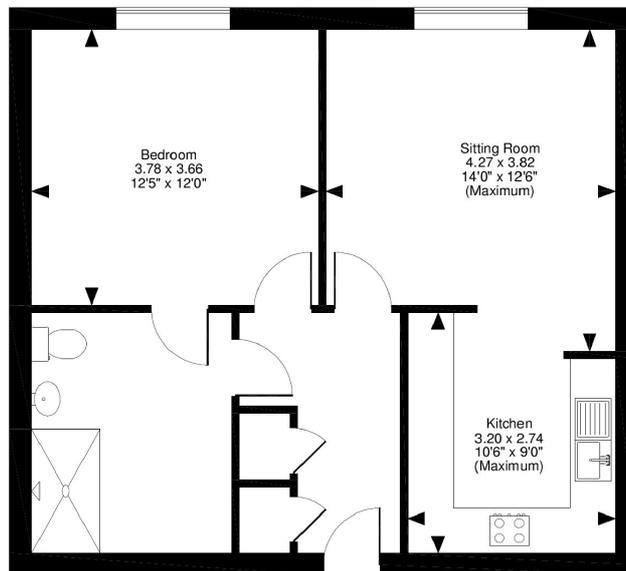


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47 Petypher Gardens
Approximate Gross Internal Area
577 Sq Ft/54 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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From Oxford, take the A420 heading west and after approximately 7.5 miles, turn left at the roundabout onto the A415, signposted towards Abingdon. Before the mini roundabout into Kingston Bagpuize, after about 0.15 mile turn right into Petypher Gardens and the car park will be found on the left hand side, with the entrance to Petypher House just along from there.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	85
(69-80)	C		
(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	

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