



14 Bliss Mill  
Chipping Norton | Oxfordshire | OX7 5JR

FINE & COUNTRY

# 14 BLISS MILL

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*An elegant and luxurious 3-bedroom apartment nestled within the historic walls of Bliss Mill in Chipping Norton, offering the perfect blend of period grandeur and modern luxury.*

### Summary

Bliss Mill is etched in the town's history and the sight of the iconic Grade 11\* listed building and famous tall chimney greet you as you enter the town.

Built in 1872, the former tweed mill is now an exclusive development of beautiful apartments and cottages surrounded by 6 acres of private grounds and with access to their own leisure facilities including a wonderful indoor pool and gym.

The grounds and common areas are immaculately kept and managed and perfectly in keeping with the quality of the apartment.

Situated on the first floor, this 3-bedroom apartment is a fantastic size with large windows, all overlooking the grounds to the front of the property, high ceilings and some wonderful features including striking red cast iron columns. The 27' x 20' reception room is incredible, with its exposed brickwork, vaulted ceiling and fireplace; it is a vast yet cosy space to relax and entertain. There is a fully fitted kitchen / breakfast room, fantastic principal suite with fitted wardrobes and its own bathroom, two further double bedrooms, a main bathroom and a cloakroom.

This property truly is the perfect blend of modern luxury and historical elegance with super facilities in a prime Cotswold location.





## The Apartment

This elegant apartment is situated on the first floor and accessed by either the wonderful winding staircase (part of the old chimney) or a lift. Being on the first floor means the light pours in from the large windows and you have wonderful views of the grounds to the front of the building from every room.

As you step through the front door you will be both charmed and impressed by this characterful and unique property. At over 1,800 sq. ft the apartment is both grand and immaculate, and perfectly befitting of the historic building and stunning grounds. There are some wonderful nods to its past but the vaulted brick ceiling and red cast iron columns are really very special.

There is a large and welcoming entrance hall running the full length of the apartment, giving access to every room. To your left is the super reception room with high vaulted ceilings, large windows, exposed brick wall, and fabulous red cast iron column and beams. At 27' x 20'. it is a fantastic and characterful space, perfect for both entertaining and relaxing in front of the fire. The separate fitted kitchen is immaculate and has space for a breakfast table by the large window, making it the ideal spot to enjoy the view over breakfast. All three bedrooms are doubles and have similar views of the grounds. The principal suite has plenty of fitted wardrobes and its own bathroom. The third bedroom has beautiful bespoke floor-to-ceiling bookcases, making it a fabulous office. There is also an additional bathroom, cloakroom and utility cupboard.

This truly is a super property, an elegant and peaceful home in the most wonderful setting with immaculate and fully managed facilities and grounds, making it an ideal full-time home or weekend retreat.





















## Leisure Facilities

The leisure centre is located on the site of the former wool house and is truly superb. Built for the exclusive use of the residents, the facilities are immaculately kept and the pool area is a wonderful and tranquil space overlooking the beautiful gardens.

There is a 40' x 20' heated swimming pool with seating area, jacuzzi and sauna. There is a fully equipped gym overlooking a squash court and an outdoor tennis court, with rackets and equipment on hand to borrow.





## Grounds

Bliss Mill sits within 6 acres of beautiful grounds with plenty of spaces to walk or to sit and enjoy your surroundings. As you approach along the long driveway to Bliss Mill, you are greeted by an avenue of Chestnut trees with the majestic building and appearing before you. The gardens are beautifully landscaped and planted with a range of ornamental flowers and shrubs and there are some wonderful lakes and streams.

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# LOCATION

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Chipping Norton is a picturesque and sought-after market town in the Cotswolds, popular with locals and visitors alike due to its range of amenities and access to some of the area's most famous spots, including Daylesford Organic, Soho Farmhouse, and Jeremy Clarkson's Diddly Squat Farm Shop.

Whilst there are many reasons why Chipping Nortons attracts so many visitors, it is also a great place to live and has a real heart to it made up of a lovely community. There are a range of practical amenities, including a doctors surgery, hospital, pharmacy, vets, independent shops and larger supermarkets, a wide choice of places to eat and drink, a fabulous theatre, a cinema and so much more and all just 5 miles from Kingham Train Station with its direct link to London Paddington.

Chipping Norton is surrounded by beautiful Cotswold villages, all with great scenery and walks and many fine restaurants and pubs.





### Parking

There is a secure garage for all of the residents with one allocated parking space each and individual store cupboard. There is also ample visitors parking.

### Directions

Postcode: OX7 5JR / what3words: eradicate.touched.personal

### Tenure

Leasehold

### Lease Term

A 900 year lease from 25th December 1992

Management Company - Proxim Property Management Ltd

### Service charges

2024 - currently £10,930.13 p.a.

(This includes site manager, ongoing maintenance of the building and garden, cleaning of the common areas and windows, water, building insurance, use and maintenance of the leisure facilities).

### Restrictions

No pets & No short term rentals

Please speak to agent for more information

### Services:

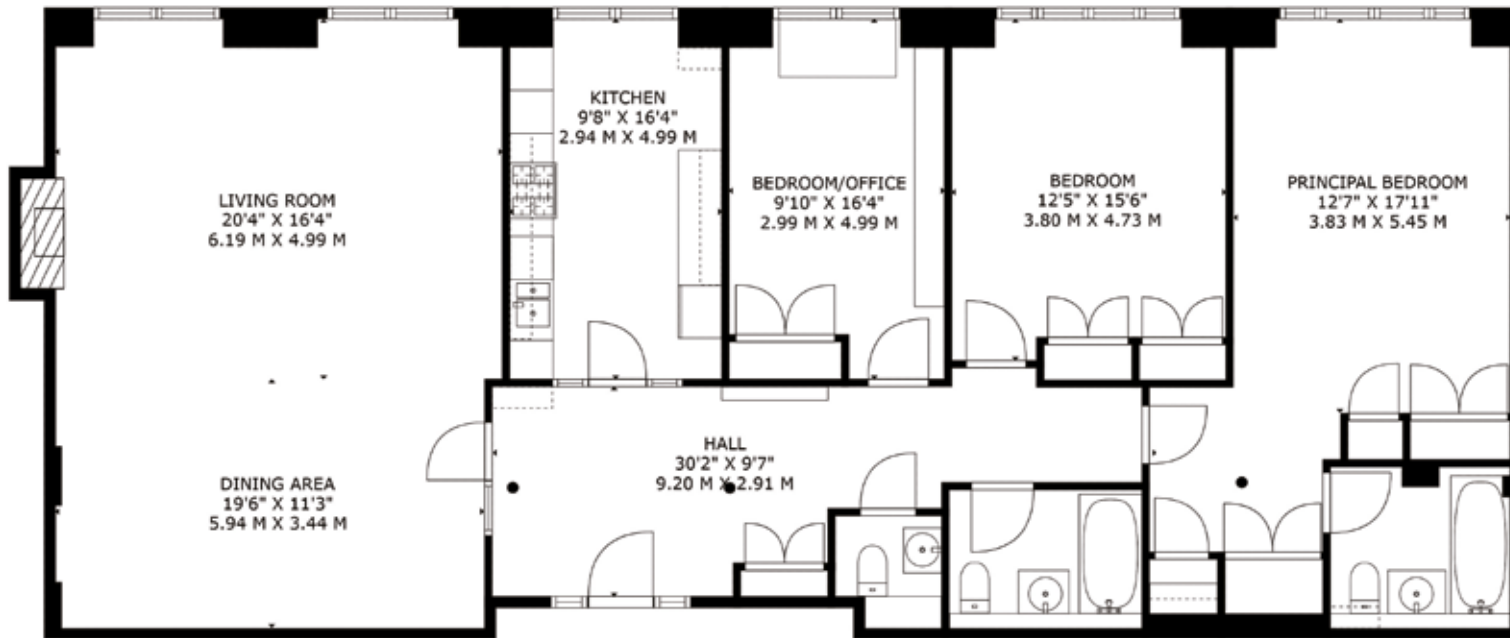
Mains Water, Drainage, Gas & Electricity

Mobile Phone Coverage - 4G mobile signal is available in the area, we advise you to check with your provider

Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1,000 Mbps and highest available upload speed 1,000 Mbps

There are covenants on the property - please speak with the agent for further information.

The property is situated in an area that has been identified to be High Risk from surface water flooding.



**OVERALL TOTALS: 1814 sq ft, 169 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Council Tax Band: F  
 Tenure: Leasehold  
 EPC Exempt

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 26.01.2024







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Emma is the Associate Partner for Fine & Country in Oxfordshire & the Cotswolds. She lives in the Cotswolds with her husband, children and two dogs. She is completely immersed in, and passionate about, the area she lives and works in and is perfectly placed to advise you on all aspects of moving to and within the area.

Emma has a depth of knowledge and experience from 19 years of working in the property industry as an Estate Agent in Oxfordshire and the Cotswolds. She has run highly successful businesses during changing and challenging markets, training her staff to her own exacting standards and creating a reputation as an honest and reliable professional who will guide you through the whole process and get you the best result for the circumstances.

Emma is dedicated to providing exemplary service throughout the whole buying and selling journey, offering expert and honest advice and developing long term relationships as a trusted advisor and friend to her clients.

YOU CAN FOLLOW EMMA ON



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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