



West Lodge  
Bliss Mill | Chipping Norton | Oxfordshire | OX7 5JR

FINE & COUNTRY

# WEST LODGE

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*A superb 3 storey 3 bedroom house nestled within the historic grounds of Bliss Mill in Chipping Norton, offering the perfect blend of period grandeur, modern luxury and waterside tranquillity.*

Bliss Mill is etched in the town's history and the sight of the iconic Grade 2\* 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.

Nestled at the foot of this iconic building is this incredible waterside house. This 3-storey property is decorated and finished to an exacting standard and brilliantly configured over the split levels, with some wonderful moments to enjoy the beautiful surroundings from one of two private outside areas.

West Lodge is a fantastic size with large windows, allowing light to flood in and with fantastic views of both the historic buildings and the serene waterside. All of the rooms are light and spacious and the layout is entirely versatile, ideal for families and entertaining guests. There is an immaculate kitchen/dining room on the ground floor with French doors leading to a very special walled courtyard where you can sit beneath the iconic chimney of the mill. On the first floor, there is a wonderful sitting room with French doors to a beautiful and tranquil waterside garden, a double bedroom and immaculate bathroom. On the second floor are two more bedrooms (one of which is used as an office) and a shower room.

This property truly is the perfect blend of elegance, comfort, and natural beauty, with super facilities in a prime Cotswold location.



## West Lodge

West Lodge is a delightful 3 storey property with a charming exterior crafted from local stone, blending harmoniously with the mill's original architecture. It is one of only two waterside houses on the Estate, with the unique benefit of having its own private outside spaces as well as access to the all of the facilities and grounds Bliss Mill has to offer.

This unique 3-bedroom property has been converted so cleverly and is the perfect blend of contemporary living and historic charm in the most exquisite setting. This property is fun and interesting, yet extremely practical and deceptively spacious, with generous rooms and plenty of storage.

Stepping in to the entrance hall on your ground floor, you will immediately get the sense of the quality, light and neutral décor, which continue throughout the whole property without compromise. On the ground floor, there is a cloakroom and a super kitchen/dining/family room. This room is bound to be the heart of the home, with plenty of space to prepare meals, dine and entertain and with French doors to the most charming walled courtyard, sat beneath the beautiful architecture of Bliss Mill.

On the first floor is another very special moment. A charming sitting room with French doors to a waterside garden. The view is incredible, whether sitting by the fire inside or making the most of your patio area and garden on warmer days. There is also a double bedroom and immaculate bathroom on this floor. On the second floor, there are two more bedrooms and a contemporary shower room.

This truly is a very special and tranquil family home that has been sensitively and extensively upgraded in every room to create a property that is easy to live in and enjoy but also has the wow factor. It is both versatile and surprisingly spacious, yet with a really warm feeling of a cosy retreat in the heart of the Cotswolds.















# Seller Insight

“ To wake to hear birds on the trees outside our window and a woodpecker across the millpond has been a highlight of our time at Bliss Mill. We have had the privilege of living in the most amazing, iconic and tranquil place, surrounded by nature and history.

I'll miss my early morning swims, looking out from the indoor pool to the trees and squirrels playing in our communal garden and our daily jog or walk around the estate, BBQ's in our courtyard staring up at the Mill's iconic chimney.

With a sense of community, with friendly exchanges taking place on a daily basis, nothing has been too much trouble for the Management Team who have kept an eye on our property whilst we embarked on our travels.

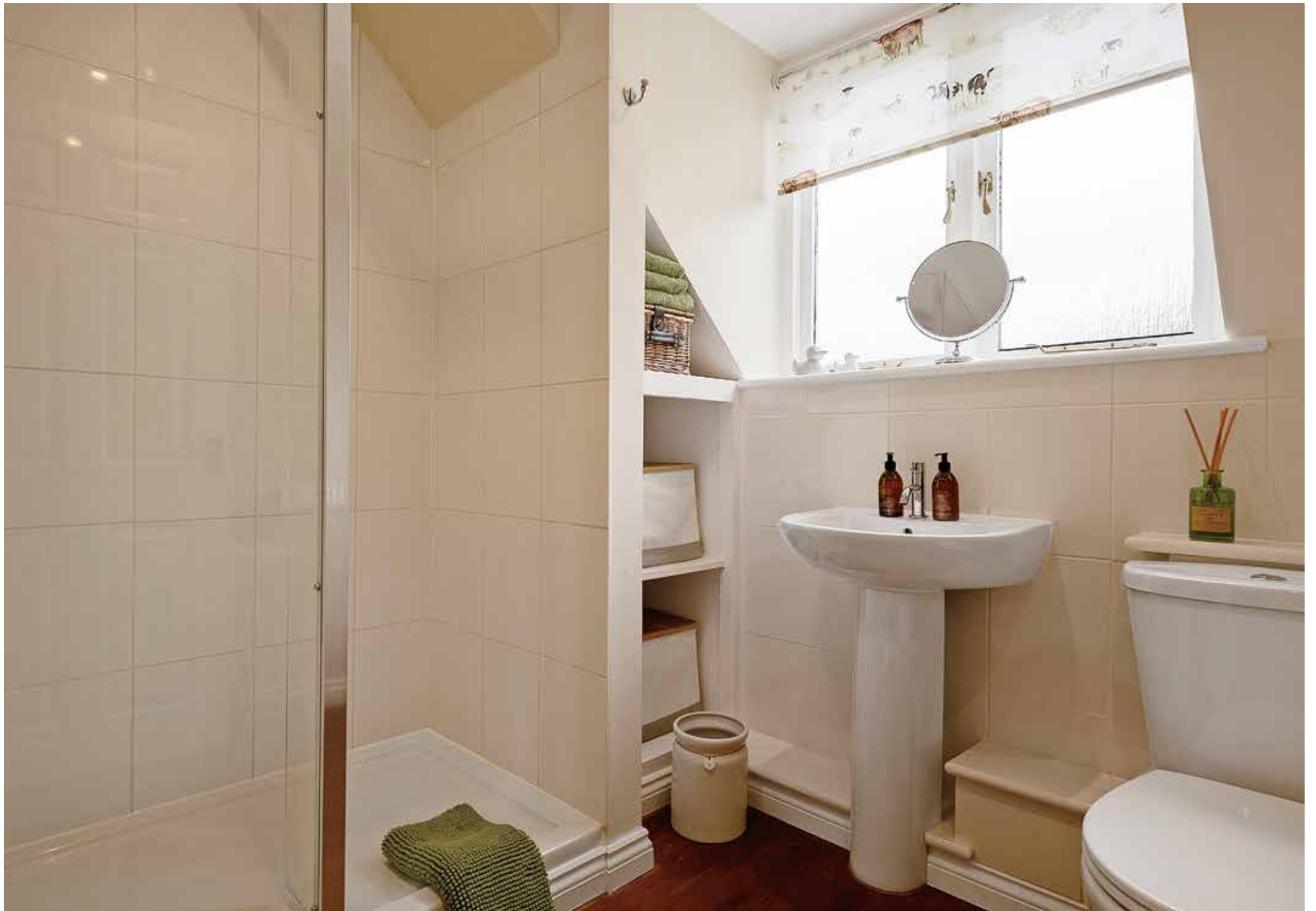
West Lodge has been filled with fun and laughter from weekends with visitors who too have special memories of their experience of the stunning grounds and facilities as well as the comfort and space of our home right beside the river.

A sense of calm and security has been our experience and we shall have fond memories of living in one of the most admired locations on the doorstep of all that the Cotswolds has to offer.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









## 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

West Lodge sits within 6 acres of beautiful grounds for you to enjoy, and plenty of spaces to sit and enjoy your surroundings, and with a wonderful walking / jogging route around the Estate, and a footpath to longer walks when you want to explore further.

As you approach along the long driveway to Bliss Mill, you drive through an avenue of Chestnut trees with the beautiful building appearing before you. The gardens are beautifully landscaped and planted with a range of ornamental flowers and shrubs, and you are surrounded by mature trees, a beautiful millpond and streams. The grounds and common areas are immaculately kept and managed and perfectly in keeping with the quality of the property.









# 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

**Services, Utilities & Property Information**

**Tenure - Leasehold**

**Management Company – Proxim Property Management Limited**

Lease Term - 900 year lease from 25th December 1992

**Service Charges - 2024 - currently £8,572.74 p.a.**

(This includes site manager, ongoing maintenance of the building and garden, contribution to reserves, 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**

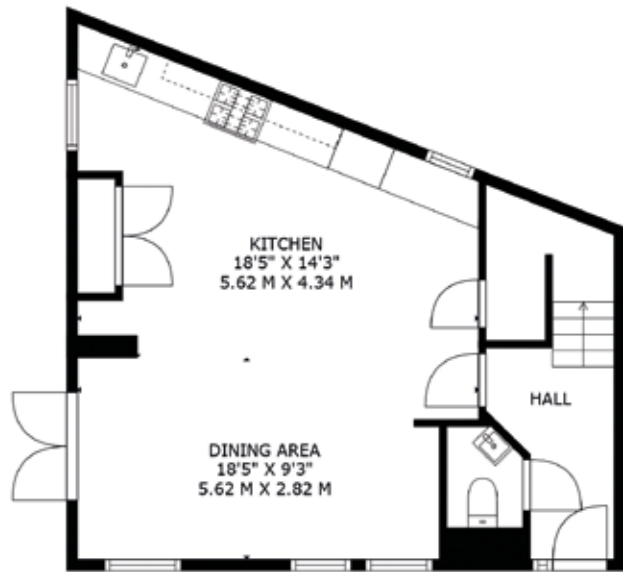
**Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1,000 Mbps and highest available upload speed 1,000 Mbps**

**Special Note - There are covenants on the property – please speak with the agent for further information.**

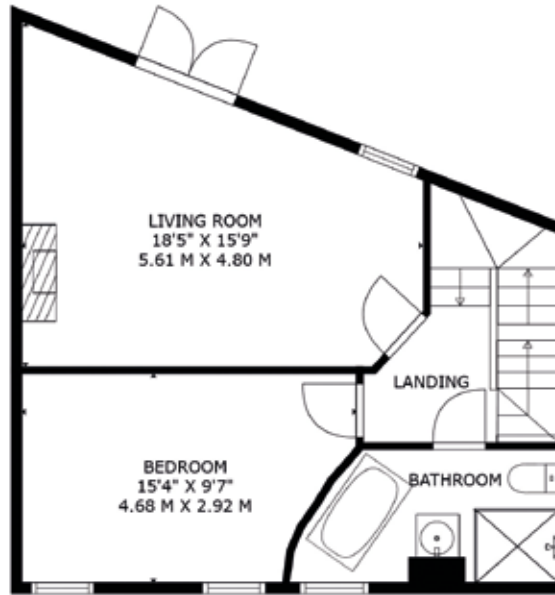
The property Grade 2\* Listed.

Construction Type – Standard - Cotswold Stone

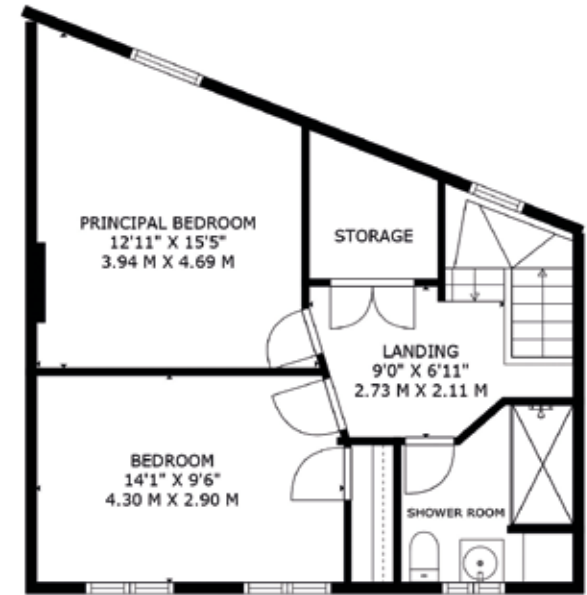
There is a parking space in the garage and visitors parking available on site.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Tenure: Leasehold  
 Council Tax Band: F  
 EPC Rating: C

GROSS INTERNAL AREA: 1459 sq ft, 136 m2  
 LOW CEILINGS: 57 sq ft, 5 m2

**OVERALL TOTALS: 1516 sq ft, 141 m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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