



EAST LODGE

Bliss Mill | Chipping Norton | Oxfordshire | OX7 5JR

HUGHES **HS** SEALEY

# Welcome to... EAST LODGE

Welcome to East Lodge, Bliss Mill which is an impressive Grade II listed property constructed in the 1870's. In the late 1980's the Mill was converted to the building it is today. The Mill now offers a range of additional amenities such as a full-time estate manager, six acres of private grounds, ample car parking, residents' garaging and a lift serving all floors. Furthermore, the residents have access to the private leisure complex which includes an indoor heated swimming pool, sauna, jacuzzi, two tennis courts, squash court and gymnasium. East Lodge is located within the grounds of Bliss Mill and is only one of two houses found within the complex. The property enjoys spacious accommodation across the floor floors and is beautifully presented and ready to move into and enjoy. The property is also being sold with no onward chain.

East Lodge is accessed via its own private front door which leads to a wonderfully light sitting room. The room is flooded with natural light from the large bay window whilst additional light is obtained into the room from a run of windows to one side of the room. Completing the ground floor is the kitchen/dining room which offers a wealth of fitted units which sit alongside a host of integrated appliances. Furthermore, from the dining area, French doors lead out to the garden.

Located on the lower ground floor is a utility room, a spacious bedroom, complete with fitted wardrobes and a three-piece family bathroom. On the upper floor are two further bedrooms, both being a wonderful size and a three-piece shower room. Whilst on this floor one cannot be drawn to the charming views this property affords.

Externally, the low maintenance gardens are located to the front and side of the property and one can enjoy views over the mill pond.

The property does enjoy an allocated parking space in the covered parking area on a leasehold basis.

## LOCATION

Chipping Norton sits within the Cotswold Area of Outstanding Natural Beauty. The town is well served with a large variety of shops, supermarkets, pubs, restaurants, a doctor's surgery and local hospital. There is also a leisure centre and nationally renowned, small theatre/cinema in the town. The well-known Daylesford Organic Farm shop is six miles away and Soho Farmhouse eight miles away. Burford Garden Centre is a creative destination store for those seeking high quality plants and trees, garden furniture and accessories and is a 12.5 mile drive.

Oxford, with its University, consistently rated in the top three in the world, together with excellent schools, including The Dragon School and St Edwards, is just 20 miles away. Transport links are excellent with good mainline train services from Kingham and Charlbury to London, Banbury, and Oxford Parkway. The M40 can be accessed from junction 8, 9 or 11. There is a wide range of highly regarded independent and state schools in the immediate area including Kitebrook, Tudor Hall, Bloxham and Bruern Abbey.

The Cotswolds' year is packed with events, ranging from world famous international festivals like Cheltenham Literature Festival or Cheltenham Gold Cup Week to major musical events like the Wilderness Festival and the Big Festival, as well as a jam-packed events calendar featuring music, exhibitions, arts and literature festivals and theatrical productions.

## ADDITIONAL INFO

The parking space for the property is subject to a 900 year lease which commenced on the 25th December 1992.

Services to the property include mains electricity, drainage, water and gas. The property's broadband is currently provided by BT.

East Lodge has a service charge attached which contributes towards the costs of a full time, on site manager and assistant manager as well as the use of the communal areas and leisure facilities.

Bliss Mill is Grade II Listed and East Lodge lies within its curtilage.

## KEY FEATURES

- Unique opportunity to purchase this three-bedroom Grade II listed home
- Located within the exclusive grounds of Bliss Mill, located in Chipping Norton
- Home sits within grounds of six acres
- Has use of the leisure facilities, indoor heated swimming pool, sauna, jacuzzi, two tennis courts, squash court and tennis court
- Offered for sale with no onward chain
- Property's accommodation is laid out over three floors
- Ground floor: Spacious sitting room, inner hall and wonderful kitchen/dining room
- Upper floor offers two stunning bedrooms and family shower room
- Lower level features utility room, family bathroom and spacious bedroom



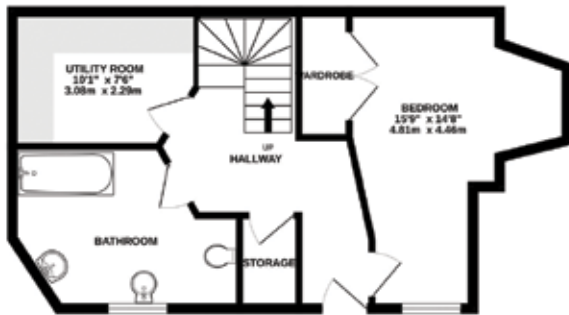




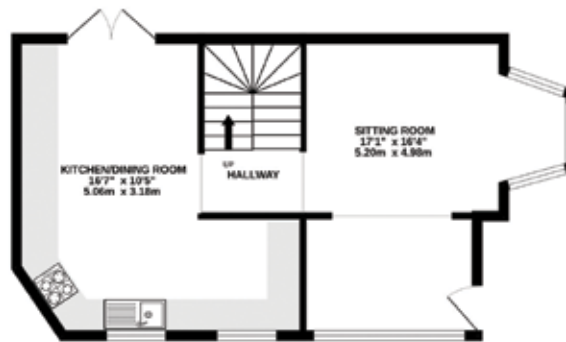




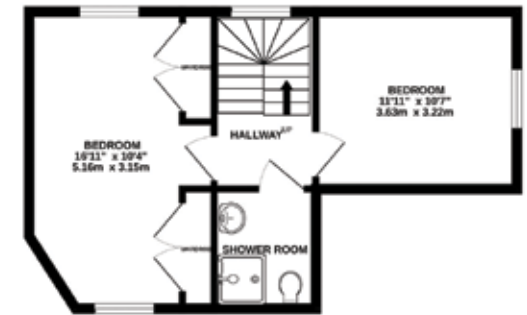
LOWER GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**DIRECTIONS**

To locate the property, please enter the following postcode OX7 5JR.  
Upon arrival take the right turn signposted to 'Bliss Mill'.  
Proceed down to Bliss Mill and follow the one way system to the parking area.



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 an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899  
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