



# A superb apartment in a former Victorian tweed mill

**28 Bliss Mill, Chipping Norton, Oxfordshire OX7 5JR**

Leasehold (900 years from 25th December 1992)

**savills**



Entrance hall • sitting/dining room • kitchen • principal bedroom with en suite bathroom • two further bedrooms • family shower room • cloakroom • garage and allocated parking.

#### Distances

Oxford 20 miles, Stratford-upon-Avon 22 miles, Cheltenham 28 miles, Central London 75 miles, Heathrow Airport 64 miles, Kingham station (London Paddington) 6 miles, Banbury station (London Marylebone) 12 miles (all distances and times are approximate).

#### Situation

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 theatre/cinema in the town. The well-known Daylesford Organic Farm shop is six miles away and Soho Farmhouse eight miles away.

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 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

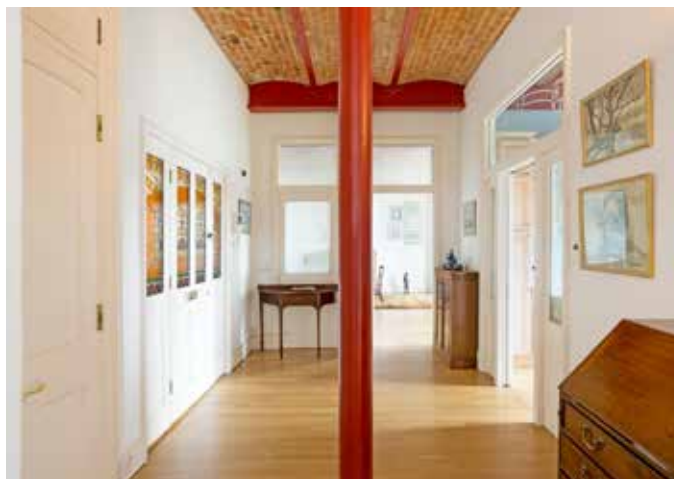
from world famous international festivals like Cheltenham Literature Festival or Cheltenham Gold Cup Week to major musical events like the Wilderness Festival, Cornbury Festival or the Big Feastival, as well as jam-packed events calendar featuring music, exhibitions, arts and literature festivals and theatrical productions.

#### 28 Bliss Mill

This is a rare opportunity to acquire a stylish apartment located on the third floor of the iconic Bliss Mill building, set in six acres of well-tended grounds. Bliss Mill is an impressive Grade II\* listed property, built in 1872 from Cotswold stone and lined with attractive Victorian brick as a tweed mill to supply fabric for military uniforms and horse blankets.

The building was converted in the late 1980s to offer exclusive luxury living. The wide range of amenities include dedicated indoor parking, ample visitor parking and two lifts serving all floors. The leisure complex has an indoor heated swimming pool, sauna, jacuzzi, tennis court, squash court and gymnasium. The terrace behind the leisure centre is where residents are able to enjoy 'al fresco' dining, looking out over the recently landscaped garden, in one corner of which is an area for playing 'boules'.

The complex is managed by







a full time site manager and assistant site manager, both of whom are dedicated to efficiency, cleanliness and very high standards of maintenance. The site staff are ably supported by a board of residents.

The accommodation includes a spacious entrance hall and a kitchen with a range of units with integrated appliances. There is space for a table and chairs providing a lovely place to enjoy breakfast. The sitting/dining room is very well-proportioned with exposed brick walls, a stunning brick barrel vaulted ceiling and tall windows allowing plenty of natural light to flood in. There is a spacious principal bedroom with en suite bathroom, two further double bedrooms and a shower room. All the bedrooms benefit from tall windows and fitted cupboards.

The property benefits from a garage with electricity and storage as well as an allocated parking space.

**Agent's Note:** The lease is 900 years from 25th December 1992 at a peppercorn rent and the service charge for the second quarter of 2022 is £2,278.70.

The management company and freeholder is Bliss Mill Management Limited (BMML) which is owned by the 46 leaseholders at Bliss Mill and therefore one share in BMML is included in the sale. The service charge includes a full time on-site manager and assistant manager, repair and maintenance of all buildings, communal areas and leisure facilities, upkeep of grounds

and gardens, free unlimited use of the leisure facilities, window cleaning (external), heating and lighting in communal areas, building insurance and water bill.

**Tenure:** Leasehold.

**Services:** Mains, electricity, drainage, water and gas are connected. BT Broadband subject to usual transfers. Fast Fibre Broadband available. Plans are in place to install electric charging points by 2025.

**Local Authority:** West Oxfordshire District Council. Council Tax Band F.

**Viewings:** Strictly by appointment with Savills.

**Directions OX7 5JR:** From Stow-on-the-Wold take the A436 and the A44 to Chipping Norton. Proceed into Chipping Norton and down the hill. Just after the speed camera on the left, take the right turn signposted to 'Bliss Mill'. Proceed down to Bliss Mill and follow the one way system to the parking area.

**Wayleaves, Easements and Rights of Way:** The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

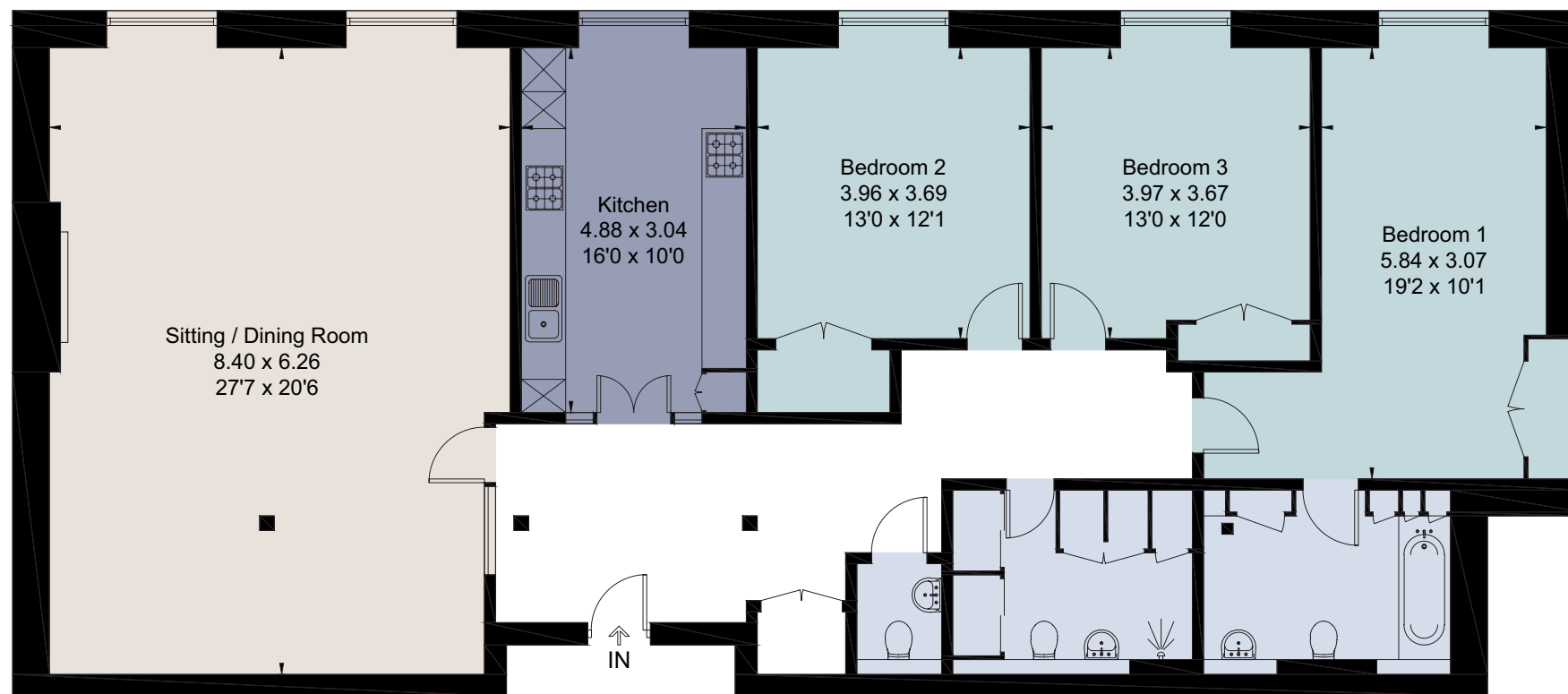
**28 Bliss Mill, Chipping Norton, Oxfordshire OX7 5JR**  
Approximate Area 170 sq m / 1830 sq ft



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