



31 Bliss Mill

Chipping Norton, Oxfordshire
OX7 5JR

A beautifully presented 2
bedroom apartment within a
Grade II* Listed building

Kingham Station 6 miles (Paddington 90 minutes),
Stow on the Wold 9 miles, Oxford 19 miles

Entrance hall | Sitting room | Study | Kitchen
Utility room | 2 double bedrooms | 2 bathrooms
(1 en suite)

Secure garage space | Use of leisure complex
6 acres of communal grounds

The property

Full of character and charm, 31 Bliss Mill is located in the magnificent Grade II* Listed Tweed Mill which was converted into luxury apartments in the 1990s. It encapsulates period charm and modern contemporary living in a wonderfully central location. It is a two bedroom, fourth floor apartment (the largest 2 bed in the building) which is light, airy and beautifully presented.

The front door opens into an entrance hall off which is the accommodation. This comprises kitchen, fully fitted with gas hob, built in double oven, dish washer and floor and wall mounted units. A door opens into utility room with extensive storage and plumbing for a washing machine. In addition there are double doors that lead into the sitting room. Also in the hall is a large walk-in coat cupboard. The principal reception is an L shaped sitting/dining room with wooden floors, feature fireplace with storage to one side and an arch through to the study area with double doors to a Juliet balcony. From this room, stairs rise to the 'Turret Room' which provides panoramic 360° views of the surrounding area. Also off the hall are the two double bedrooms, one with an en-suite bathroom and both with built in wardrobes. Opposite is a second bathroom.





Location

Bliss Mill is situated on the edge of the market town of Chipping Norton which has a variety of shops for most everyday needs. Banbury and Oxford are within 20 miles and have more extensive shopping and leisure facilities. Communications are excellent with a regular main line service to Oxford and London Paddington from Charlbury Station taking 13 minutes and 76 minutes respectively.

Outside

31 Bliss Mill has a secure, allocated garage space as well as the use of a separate outside car parking. The gardens are a particular feature of the property- well manicured and tended, occupants have shared access to the Estate Gardens.

Leisure Centre

Occupants of Bliss Mill have exclusive use of heated swimming pool, spa bath, sauna with shower cubicle, squash court, gymnasium and two outdoor tennis courts.

General

Tenure: Remainder of a 900 year lease which commenced in 1992. Each leaseholder holds a share of the freehold.

Local Authority: West Oxfordshire District Council Tel: 01993 702941

Council Tax: Band F

Services: Mains water, electricity, drainage and gas.

Service Charge: The Service Charge for 2015 is £1,709 per quarter. There is a full time building manager and staff member.





Floorplans
Gross internal area 1,639 sq ft (152 sq m)
 For identification purposes only.

Directions

From the centre of Chipping Norton take the A44 west towards Moreton in Marsh. The entrance to Bliss Mill will be found on the left hand side signposted Private Road. Proceed along the drive past the front of the Mill House where the visitors parking will be found.

Moreton-in-Marsh

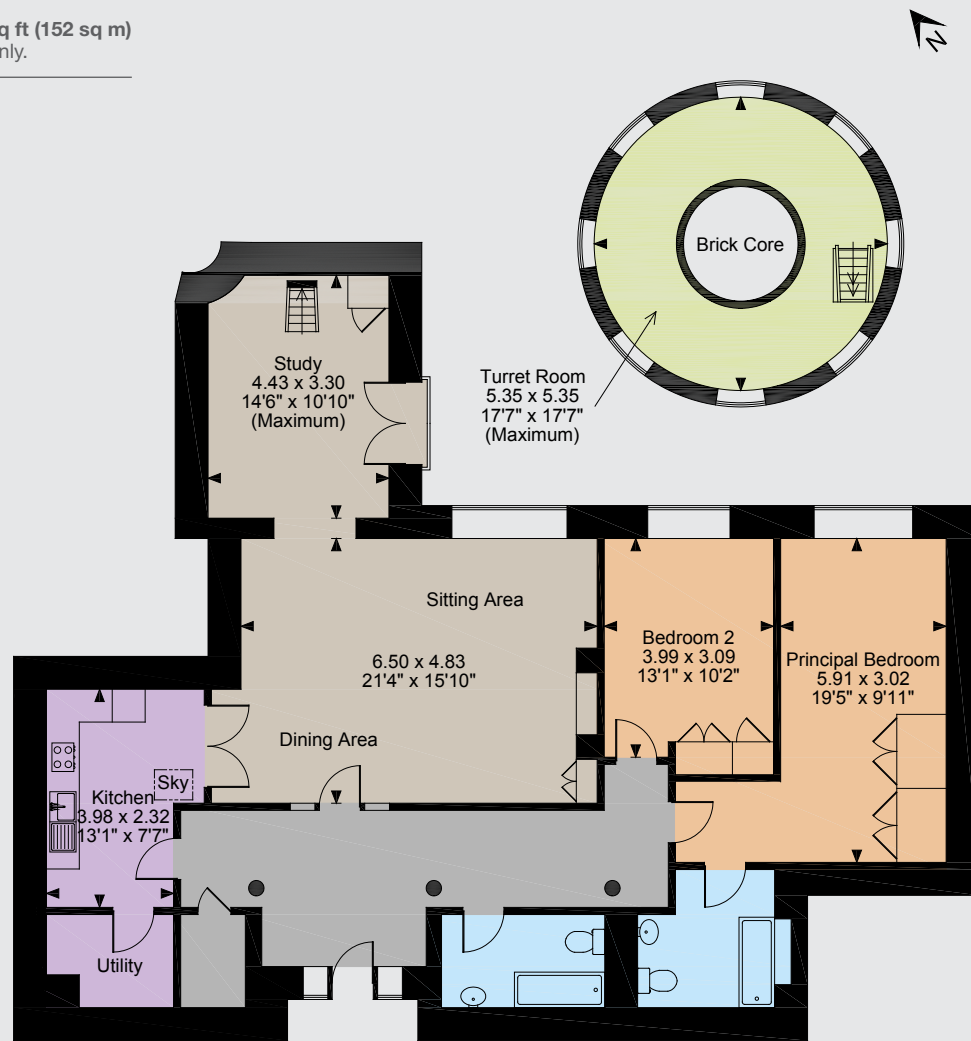
Fosse House, High Street GL56 0LH

01608 650502

moreton@struttandparker.com

struttandparker.com

50 offices across England and Scotland,
 including 10 offices in Central London



Fourth Floor

IMPORTANT NOTICE Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2015. Particulars prepared June 2015.