

Seven exclusive apartments in a stylish mill conversion with picturesque views across meadowland and the River Windrush

Bishop's Farm Mill Witney



The market town of Witney

The historic market town of Witney straddles the beautiful River Windrush just 10 miles from Oxford. Dating back to AD969, Witney is famous for the production of blankets, gloves and other woollen goods and once boasted five blanket factories. Modern day Witney is still thriving and offers a rare blend of quintessential Cotswold charm together with excellent schools, impressive leisure facilities and easy access to the A40 for commuters.

As the largest town in West Oxfordshire with a population of 25,000, Witney is a great place to shop with an impressive array of independent traders and stylish boutique shops complemented by more familiar high street brands in modern shopping centres. Every Thursday and Saturday the Market Square bustles with shoppers and market traders, whilst a monthly Friday farmers' market brings delicious local produce into the heart of the town.

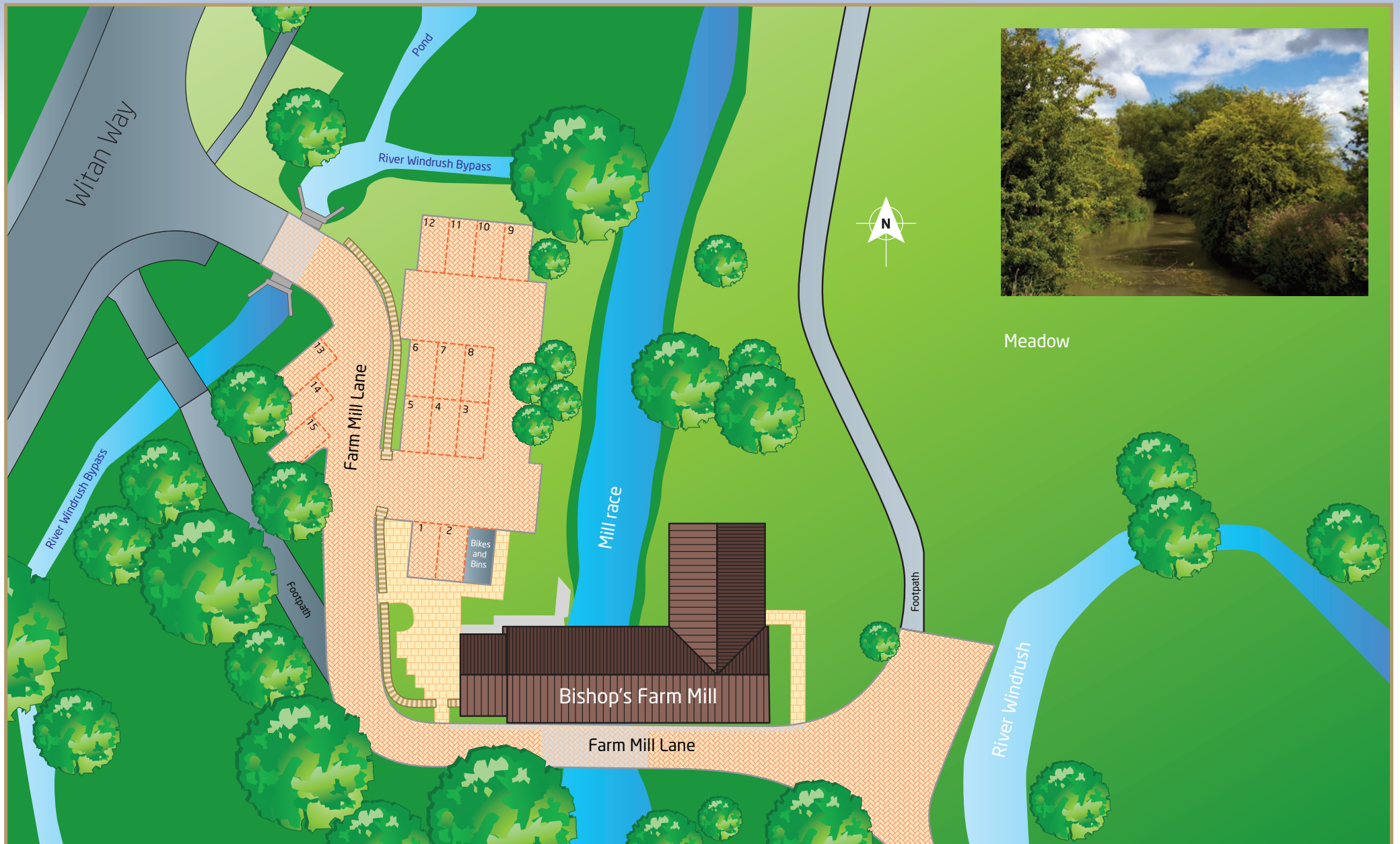
If you would rather eat out than cook, with more than 40 venues to choose from including an excellent choice of cafes, pubs and restaurants, you are never far from quality food and drink in Witney. The sport and leisure options in Witney are equally impressive. The Windrush Leisure Centre offers a swimming pool, gym and fitness suite, squash courts and a sports hall. If you favour a more leisurely pace Witney Lake and Meadows is a tranquil haven for wildlife just a short walk from Witney town centre. Also a few miles from Witney is the world famous Blenheim Palace, birthplace of Sir Winston Churchill.

Hills Homes has rejuvenated the 19th century Bishop's Farm Mill, creating seven stylish apartments with picturesque views across meadowland and the River Windrush in tranquil surroundings and all just a short walk from the town centre amenities.



Bishop's Farm Mill site plan

The development layout is for general guidance and may be subject to change. It is not intended to indicate specific boundaries and is not necessarily to scale. Any landscaping shown is purely to create an impression.



Ground Floor

Apartment 1	Metric	Imperial
Hall	7.6 x 1.06 min	22'-11" x 3'-3" min
Living/Dining/Kitchen	5.93 max x 6.96 max	19'-5" max x 22'-10" max
Bedroom 1	4.4 x 2.92	14'-5" x 9'-7"
Bedroom 1 En-suite	1.07 max x 2.92 max	3'-6" max x 9'-7" max
Bedroom 2	3.61 x 2.84	11'-10" x 9'-3"
Bathroom	2.26 x 1.76	7'-5" x 5'-9"

Apartment 2 (entrance)	Metric	Imperial
Entrance Hall	3.28 max x 2.0	10'-9" max x 6'-7"
Store	3.30 x 0.88	10'-10" x 2'-10"

Apartment 3	Metric	Imperial
Hall	5.11 max x 4.19 max	16'-9" max x 13'-9" max
Living/Dining/Kitchen	6.22 max x 6.99 max	20'-4" max x 22'-11" max
Bedroom 1	4.52 max x 2.84	14'-10" max x 9'-3"
Bedroom 1 En-suite	1.57 max x 1.6 max	5'-1" max x 5'-3" max
Bedroom 2	3.81 x 2.88	12'-5" x 9'-5"
Bathroom	2.50 max x 2.68 max	8'-2" max x 8'-8" max

Apartment 4	Metric	Imperial
Hall	4.82 max x 2.88 max	15'-10" max x 9'-5" max
Living/Dining/Kitchen	3.97 max x 6.73 max	13'-0" max x 22'-1" max
Bedroom	3.42 x 3.74 max	11'-2" x 12'-3" max
Bathroom	3.77 x 1.55	12'-4" x 5'-1"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.





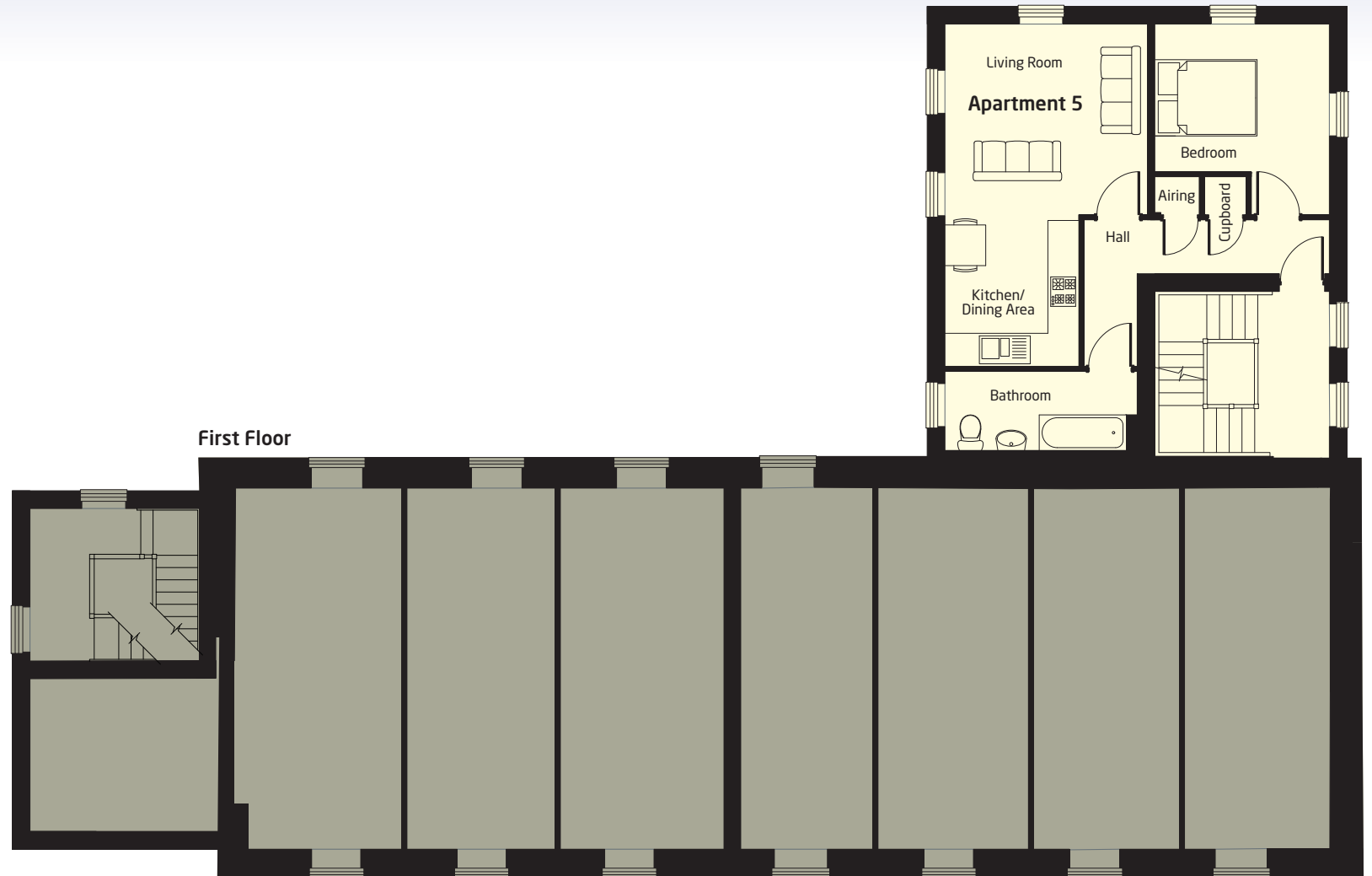
Apartments 1 and 3

Offer well proportioned two bedroom ground floor accommodation with easy access and views across the former mill race.

Computer generated image shown is two bedroom top floor apartment

First Floor

Apartment 5	Metric	Imperial
Hall	4.82 max x 2.88 max	15'-10"max x 9'-5" max
Living/Dining/Kitchen	3.97 max x 6.73 max	13'-0"max x 22'-1" max
Bedroom	3.42 x 3.74 max	11'-2" x 12'-3" max
Bathroom	3.77 x 1.55	12'-4" x 5'-1"





Apartments 4, 5 and 7

Offer well laid out one bedroom accommodation with easy access at ground floor and stunning views from upper floors.

Computer generated image shown is two bedroom top floor apartment

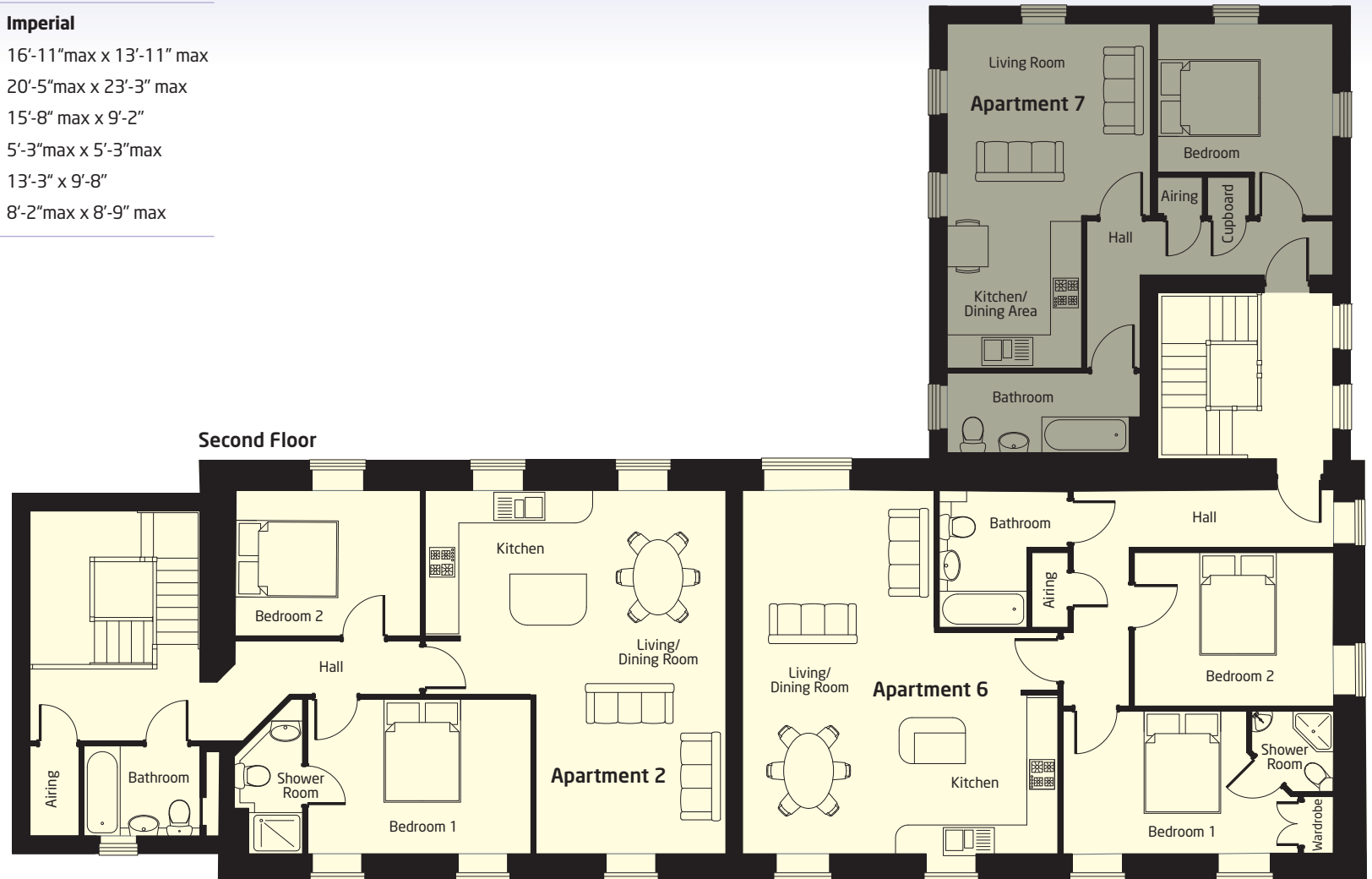
Second Floor

Apartment 2	Metric	Imperial
Hall/Landing	7.63 x 1.39 max	25'-0" x 4'-6" max
Living/Dining/Kitchen	5.80 max x 7.08 max	19'-3" max x 23'-3" max
Bedroom 1	4.21 x 2.89	13'-10" x 9'-5"
Bedroom 1 En-suite	1.34 max x 2.89 max	4'-4" max x 9'-5" max
Bedroom 2	3.60 x 2.95	11'-9" x 9'-8"
Bathroom	2.26 x 1.76	7'-5" x 5'-9"

Apartment 6	Metric	Imperial
Hall	5.18 max x 4.24 max	16'-11" max x 13'-11" max
Living/Dining/Kitchen	6.24 max x 7.09 max	20'-5" max x 23'-3" max
Bedroom 1	4.78 max x 2.81	15'-8" max x 9'-2"
Bedroom 1 En-suite	1.60 max x 1.61 max	5'-3" max x 5'-3" max
Bedroom 2	4.05 x 2.95	13'-3" x 9'-8"
Bathroom	2.66 max x 2.69 max	8'-2" max x 8'-9" max

Apartment 7	Metric	Imperial
Hall	4.82 max x 2.88 max	15'-10" max x 9'-5" max
Living/Dining/Kitchen	3.97 max x 6.73 max	13'-0" max x 22'-1" max
Bedroom	3.42 x 3.74 max	11'-2" x 12'-3" max
Bathroom	3.77 x 1.55	12'-4" x 5'-1"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.





Apartments 2 and 6

Offer well proportioned two bedroom upper floor accommodation with picturesque views and partially vaulted ceilings.

Bishop's Farm Mill – Specifications



Finishes

Combining sympathetic refurbishment with new build constructed of stone under a slate roof to preserve and enhance the natural setting, these new apartments have been built to Hills' exacting standards with traditional methods and materials.

The cottage style communal entrance doors and the stone lintels above the windows echo the original mill elevations creating a mellow established feel. All of the apartments benefit from car parking and shared amenity space within tranquil surroundings. Internally the oak panelled timber doors are complemented with polished chrome furniture for a clean, fresh look, along with painted timber staircases with stained hardwood handrails and newel caps. Finally the walls are finished in almond white throughout to continue the delicately themed palate of colours.

Kitchens and bathrooms

The heart of any home is a sociable kitchen with space for family and friends to meet, chat, cook, eat and entertain. These all feature bespoke kitchens individually designed to maximise their space and layout with granite work surfaces and integrated appliances for a sleek clean look. Some homes feature a breakfast bar or island unit with

space for casual dining and all have an impressive working area. The bathrooms are no less striking with contemporary white sanitary ware and stylish chrome taps and shower fittings complemented by the latest Porcelanosa ceramic floor and wall tiles.

Heating and electrics

Individually designed lighting and electric storage/panel heating systems ensure the most economical and sustainable use of energy. Full of the features you would expect with plentiful double sockets, downlights to kitchens, bathrooms and en-suites, and over worktop lighting to the kitchen. Hot water is provided from a storage cylinder with immersion heater.

Bathrooms and en-suites are fitted with heated chrome towel rails allowing them to be individually controlled thus keeping towels warm and dry in the cooler spring and autumn months. Combined with the use of the best quality materials and systems available, these contribute towards providing economical, sustainable and efficient modern living.

Safe and sound

With Hills Homes, safety is paramount and the systems are enhanced by mains operated smoke detectors and a heat detector in the kitchen too. Individual entrance doors feature multipoint locking, eye viewer, letter plate and security chain. Communal entrance doors feature an audio door entry system. Finally, tilt and turn windows make for ease of cleaning.

Your new Hills home will ensure a warm, safe, low energy, sustainable living space for you and your family, built with care and attention to provide the best of contemporary convenience with traditional character and excellent build quality.

We don't just build apartments, we build homes.

Award-winning developers



Continuing its previous success in the LABC Building Excellence Awards, Hills Homes scooped the 2012 Regional Award in the Best Affordable Housing category for affordable dwellings at Stonesfield Close, Southrop. In 2010 Hills were National winners in the 'Best Small Housing Development' category for The Old Dairy, Castle Combe, and in 2011 were a shortlisted finalist for 'Best Large Housing Development' for Smith's Court, Purton.

This success comes at a time when Hills Homes is consolidating its reputation for high quality homes on carefully selected sites. From ten stunning townhouses in the heart of historic Malmesbury to ten family homes on

the edge of The Mendips in the village of Holcombe. Hills bring individual quality to each of its developments creating homes which sit comfortably in their environment. Future plans include developments ranging from around a hundred mixed dwellings in Calne to just two bespoke barn style homes in the village of Bishopstone and five traditional houses in Purton.

Hills Homes believe that its greatest strength lies in its staff – a talented and tight-knit team which prides itself on close attention to detail throughout design, construction and after sales. This process sees the inclusion of traditional building skills and craftsmanship in harmony with the most up to date green technology.

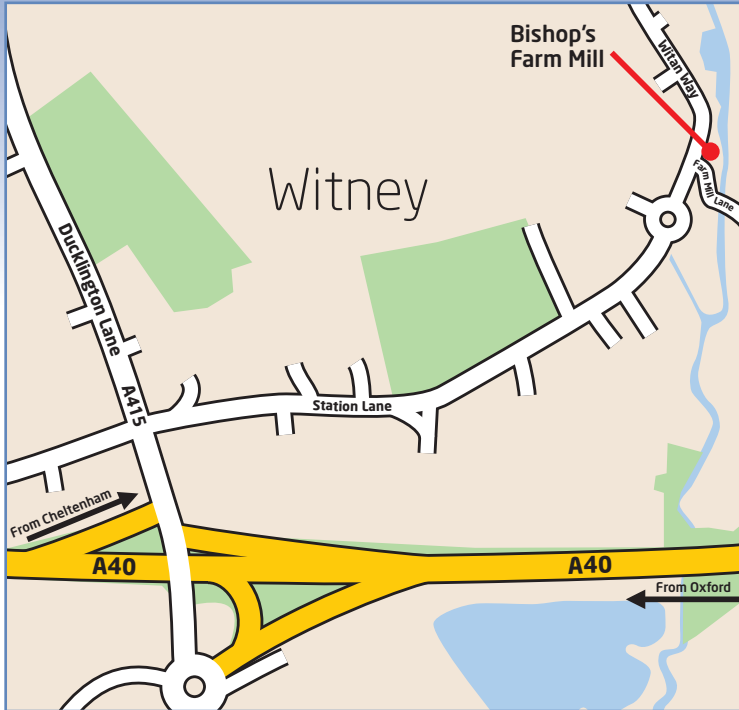
Combined with the use of the best quality materials and systems available, these contribute towards providing economical, sustainable and efficient modern living. Under the SAP/EPC methodology these homes achieve good to very good ratings for current performance in terms of energy efficiency and environmental impact.

It is this approach which has earned Hills Homes exceptionally high satisfaction ratings amongst those who matter most – its customers – and recognition in the form of the LABC Building Excellence Awards cements their reputation.



Bishop's Farm Mill Witney

How to find the development



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 Charlbury office
 The Old Bank
 Market Street
 Charlbury OX7 3PL

Tel: 01608 433433
www.wychwoods.com

Hills Homes
 Ailesbury Court
 High Street
 Marlborough
 SN8 1AA

Tel: 01672 516999
www.hills-homes.co.uk

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