CALA

Bliss Willows

Chipping Norton

A lifestyle to aspire to



Stock photography



Exterior photography at Bliss Willows

Premium homes, exceptional location

Nestled within the Cotswolds Area of Outstanding Natural Beauty (AONB), Chipping Norton – affectionately known as ‘Chippy’ – offers the perfect blend of Cotswold charm and contemporary lifestyle. Situated just over a mile from the buzzing town centre, you’ll have everything the country life has to offer right on your doorstep at Bliss Willows.

From the scenic countryside, historic buildings and rolling hills all around to the delightful selection of independent boutiques, dog-friendly pubs, upmarket restaurants and wide selection of schools for all ages, it’s easy to see why Chipping Norton has become such a desirable place to call home.



Local photography


Local photography



Local photography

The style and quality you deserve



Computer Generated Image – A typical street scene at Bliss Willows

At Bliss Willows, you'll find a range of beautifully-designed, energy efficient homes, featuring light, spacious interiors and sustainability in equal measure. You can expect flexible floorplans tailored to all life stages. A quality specification throughout also lends a premium feel. With air source heat pumps, double-glazed PVCu windows, high levels of insulation and EV charging points as standard, these state-of-the-art homes offer a contemporary way of living, all designed with sustainability at the heart.

Bliss Willows is also designed to nurture a vibrant new community, with green open spaces, a dedicated play park, peaceful woodland areas and community allotments.



Internal photography of a previous Cala development

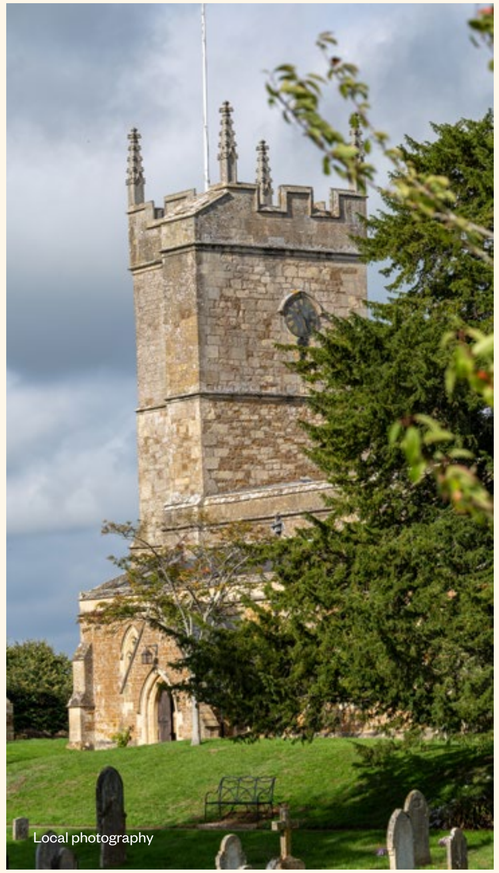
Embrace the great outdoors

Chipping Norton sits on one of the highest points of the North Cotswolds, surrounded by rolling hills and woodlands that are just waiting to be explored. Just a short stroll from the high street, circular walks will take you past Bliss Mill, a historic wool mill building dating back to 1872 which has stunning views of the countryside. One of the standout landmarks is the Rollright Stones, often referred to as one of the Seven Wonders of the Cotswolds.

This highly sought-after town is also well-connected to nearby villages, making it ideal for shorter day walks. Popular routes include walks to Kingham, known for its idyllic setting and gastropubs, and Salford, a quiet village with traditional Cotswold stone cottages. For those seeking longer adventures, the Glyme Valley Walk is a 16-mile trail that follows the River Glyme from Chipping Norton to Woodstock. Whether it's a morning walk, a weekend hike, or a picnic with friends, the outdoors here is a refreshing escape into nature and is rich with history.


Stock photography


Local photography


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Everything on your doorstep

With Chipping Norton's charming high street just a short drive away, and plenty of amenities located even closer to home, you'll have everything you need at your fingertips. There's a Little Waitrose convenience store situated a walk away from Bliss Willows, while the nearby retail park offers a Costa Coffee and an M&S Foodhall.

Alternatively, head into town where you'll find Sainsbury's and Co-op supermarkets, a post office, pharmacy and independent shops including a butcher's, bakery and fishmonger.

For lovers of local produce and artisan goods, the Chipping Norton Farmer's Market takes place on the third Saturday of every month, offering fresh, seasonal fare from nearby farms and producers. In addition, the Outdoor Market has stalls selling everything from handmade crafts to delicious street food. The lively high street is the ideal spot to spend a leisurely Saturday afternoon, at its independent shops, cafés and restaurants, or in a characterful pub; the perfect place to unwind.



Local photography

Perfectly located, well connected

Bliss Willows is a convenient base for commuters and explorers alike. Regular bus services run to Oxford, and the A44 provides direct access while Banbury is just 25 minutes away via the A361. The M40 close by also offers swift connection to Birmingham, London and beyond.

Kingham and Charlbury train stations are nearby, offering direct train links to Oxford, Worcester, Reading and London Paddington.

Nearby Cotswolds villages, including Charlbury, Woodstock, Moreton in Marsh, Stow-on-the-Wold and Shipston on Stour, are all easy accessible, thanks to regular bus services.


Stock photography


Local photography



Local photography

Top of the class for education

You won't need to go far to find excellent education options. Holy Trinity Catholic School, St Mary's Church of England Primary School and Great Rollright Primary School are all highly-rated choices for younger children.

For older students, Chipping Norton School, Shipston High School and Kingham Hill School all come highly recommended. And for higher education, Bliss Willows couldn't be better placed. Banbury, Bicester, Abingdon and Witney all have colleges within easy reach, while the University of Oxford's dreamy spires are less than an hour away.



Local photography


Stock photography

Fun days out, for all the family

With its wide range of leisure attractions and packed calendar of year-round events and festivals, there will always be something new to see and enjoy in and around Chipping Norton. Jeremy Clarkson's famous Diddly Squat Farm and shop is close by, while for little ones, Fairytale Farm offers enchanting tales, interactive exhibits, adventure play and animals to meet.

Heythrop Zoo provides a unique, appointment-only experience and is just 10 minutes away, focusing on animal welfare, behaviour education, and inspiring future guardians of nature. As a private facility, it provides unforgettable wildlife encounters in a peaceful and enriching setting.

Soho Farmhouse is an exclusive countryside escape known for its rustic luxury and celebrity appeal, with family-friendly activities including horse-riding, boating and biking as well as creative spaces for a memorable and relaxed day out in the Cotswolds.



Stock photography

Places to go

Eating out – The Chequers and historic Blue Boar pubs are on the high street, along with the vibrant Whistlers Bar and Restaurant. Popular pop-up eatery Pit Kitchen, located off the Todenham Road, serves sizzling Mediterranean and Middle Eastern fare, while the Kingham Plough and Wild Rabbit hotel are also well thought of locally.

Sports and leisure – With a 25-metre swimming pool, four-court sports hall, exercise classes and a fully-equipped gym, Chipping Norton Leisure Centre will have all your fitness needs covered. The Chipping Norton Lido is ideal for families, with two heated outdoor pools, paddling pool, lawn and café. Families will also love the local parks and green spaces, while outdoor enthusiasts can enjoy everything from horse riding and golf to rugby, tennis and cricket at nearby clubs.

History and heritage – For a fascinating glimpse into the area's past, the Rollright Stones are the perfect place to start. Their King's Men stone circle, Whispering Knights burial chamber and single King Stone span nearly 2,000 years of the Neolithic and Bronze Age periods. The 19th century Bliss Tweed Mill is also essential for anyone wanting to learn about Chipping Norton's origins as a wool town. Just a short drive away, the majestic Blenheim Palace – birthplace of Sir Winston Churchill features expansive parkland and stunning architecture.



Local photography


Local photography



Local photography



Local photography

Things to do

Parks and nature – The wide array of open green spaces in the surrounding area includes the elegant Cornbury Park country estate, with its farmland, deer park and ancient forest. Nature lovers will also want to explore tranquil Fitzalan Wood.

Entertainment – Film fans can catch all the latest blockbusters at the Living Room Cinema, while The Theatre Chipping Norton runs a varied programme of drama, comedy and music. There are also annual music festivals, along with festive highlights like the Christmas tractor run, the town's lights switch-on, and the ever-popular pantomime season.

Shopping – If you're looking for a spot of retail therapy, Chipping Norton's diverse mix of independent boutiques are of course moments away. There is also a weekly market every Wednesday, and a monthly farmer's market. In the mood for something a bit different? Daylesford Farm has one of the UK's most stylish farm shops, selling organic produce, and with places to eat and drink too. For household name stores and designer brands, Banbury is just 12 miles from home, while Bicester, Cheltenham and Oxford are nearby to explore.

Family days out – There are plenty of attractions nearby to help keep your little ones entertained. Waterfowl Sanctuary and Children's Farm is home to a host of animals for youngsters to meet, while the magnificent, world-famous Blenheim Palace has beautiful gardens to walk in and an adventure play area for children. Cotswolds Wildlife Park & Gardens allows families to get up close to a wide range of animals.

See a detailed view of the area and get directions



Getting around

By foot: You'll find a park, school, convenience store and supermarkets all within walking distance.

By car: Bliss Willows offers excellent transport links, with direct routes to London and Birmingham via M40 junctions 10 and 11, direct access to Oxford and Evesham on the A44, and Banbury via the A361.

By rail: Kingham station offers regular services to Oxford, Cheltenham, Reading and Worcester, with direct trains to London Paddington in around 1 hour and 22 minutes.

See a detailed view of the area and get directions

Journey times are approximate. Train journey times are accurate as of November 2025 and are sourced from thetrainline.com

Superbly connected

On foot or cycle

- Chipping Norton Cricket Club – 0.1 miles
- Little Waitrose – 0.2 miles
- Aldi – 0.5 miles
- M&S Foodhall – 1.1 miles
- High Street – 1.3 miles
- St Mary's Church of England School – 1.4 miles
- Chipping Norton School – 1.5 miles

By car

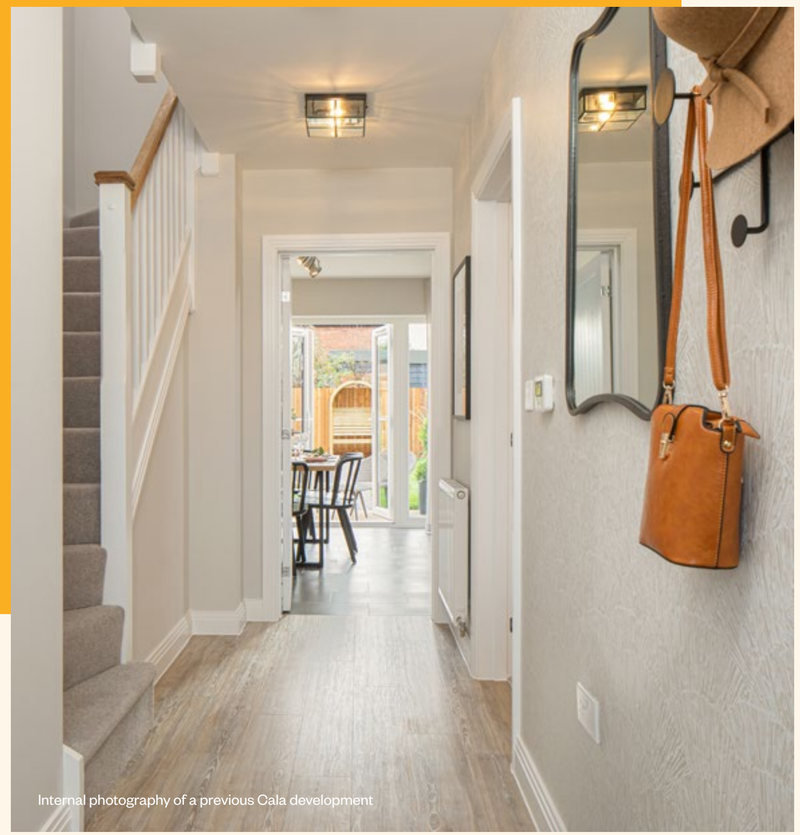
- Fairytale Farm – 1.1 miles
- Chipping Norton Leisure Centre – 1.6 miles
- Diddly Squat Farm – 3 miles
- Heythrop Zoological Gardens – 4 miles
- The Wychwood Golf Club – 5.6 miles
- Kingham Train Station – 6.3 miles
- Soho Farmhouse – 6.5 miles
- Cornbury Park Estate – 9.1 miles
- Blenheim Palace – 11 miles
- Banbury – 12 miles
- M40, Junction 11 – 15 miles
- Bicester – 17 miles
- Stratford-upon-Avon – 19 miles

By rail from Kingham train station

- Oxford – 25 minutes
- Worcester – 47 minutes
- Reading – 55 minutes
- Cheltenham – 1 hour
- London Paddington 1 hour & 25 minutes

See a detailed view of the area and get directions

Journey times are approximate. Train journey times are accurate as of November 2025 and are sourced from National Rail.



Internal photography of a previous Cala development

Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.



Internal photography of a previous Cala development

Click here to find out more about our Accessibility Features

Click here to view the full specification



Photography of The Scimeacas



Photography of Fernleigh Park



Photography of The Scimeacas

What our customers say

“There’s nothing quite like moving into a brand-new home, from newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

I was looking for a new build in and around Cheltenham or Stratford upon Avon, where I could be close to family, accessible to London and enjoy green spaces in a familiar community. It just seemed the perfect option for our growing family.

I considered some other new build developments around our chosen areas but the customer service was far superior at Cala.”

The Scimecas,
Purchasers at Fernleigh Park,
Stratford upon Avon

See more customer stories, reviews and ratings



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Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style. Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10. The first two years of the warranty is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.

- Modern fixtures, fittings & technology
- Hyper fast fibre optic broadband
- Less maintenance
- Energy efficient
- A chain free move
- A blank canvas

Click here to find out more about the top reasons to buy new

NEW HOMES QUALITY CODE

APPROVED CODE TRADINGSTANDARDS.UK

Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset – our people – and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect. Click on the arrows below to find out more about Cala Homes.

- Our values
- Aspirational homes
- First class customer service
- Quality design and build
- Investment in our people



External photography of a previous Cala development



Stock photography



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Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.

Click on the arrows below to find out more about our sustainability journey.

- Environment
- Customers
- Design
- People
- Land
- Community consultation



Stock photography

Welcome to your new home

Bliss Willows,
Banbury Road, Chipping Norton,
Oxfordshire, OX7 5SX

Click here to arrange your viewing

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