



HILL RISE

WOODSTOCK



“Sometimes I have loved the peacefulness of an ordinary Sunday. It is like standing in a newly planted garden after a warm rain. You can feel the silent and invisible life.”

Marilynne Robinson

Thoughtful Beginnings

Inspired by the past,
designed for the future.

For over three centuries, Blenheim Palace and the wider estate has been responsible for some of England's most treasured countryside, creating places where communities can grow and thrive. Hill Rise is the next chapter in this legacy - a thoughtfully designed neighbourhood of 180 homes inspired by our heritage, built for the future, and shaped to complement this natural setting. Here, we are creating more than homes; we are offering a beautiful way of life, where a true sense of belonging and community can flourish and grow.

We're proud of this new community and look forward to welcoming you here, alongside our established build partner Pye Homes.

Life in Natural Balance



The spirit of Lagom reflects this feeling perfectly.

Hill Rise has a balance that brings calm, sustainability, and contentment. In the home, it means creating spaces that feel both welcoming and practical, filled with natural light, thoughtful design, and a sense of harmony that makes everyday life flow with ease.

“Lagom är bäst”
Enough is as good as a feast

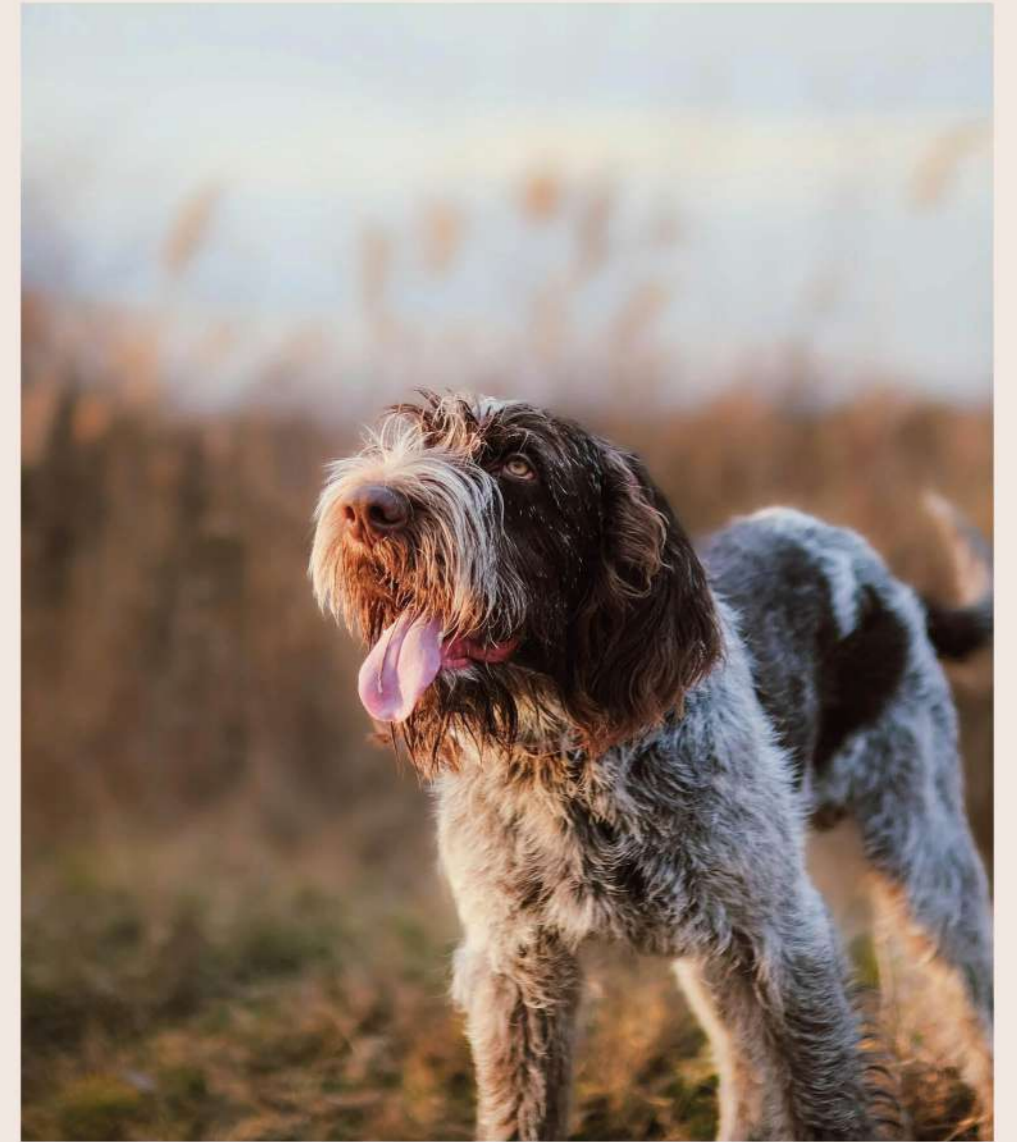


Natural Wellbeing

From the outdoors, in.

Hill Rise is situated to be well-placed to enjoy both the beauty of Blenheim Palace's abundant Gardens and Parkland, as well as benefit from a design which offers superior comfort.

Space to Breathe



Making every day lighter, brighter & more natural.

An energy-efficient home uses just the right amount of resources while maximising comfort. Your home features intelligent ventilation to improve air quality, our homes are positioned to enhance the natural light, and the building fabric allows for stable temperatures. Altogether this supports healthier living, creating a space that feels balanced, sustainable, and good for both people and the planet.



CGI is indicative only



Homes Shaped for Wellbeing

Thoughtful spaces that make life flow with quiet simplicity.

The design approach to these homes means that they are warmer and more efficient so you can rest easy in a wonderful space.

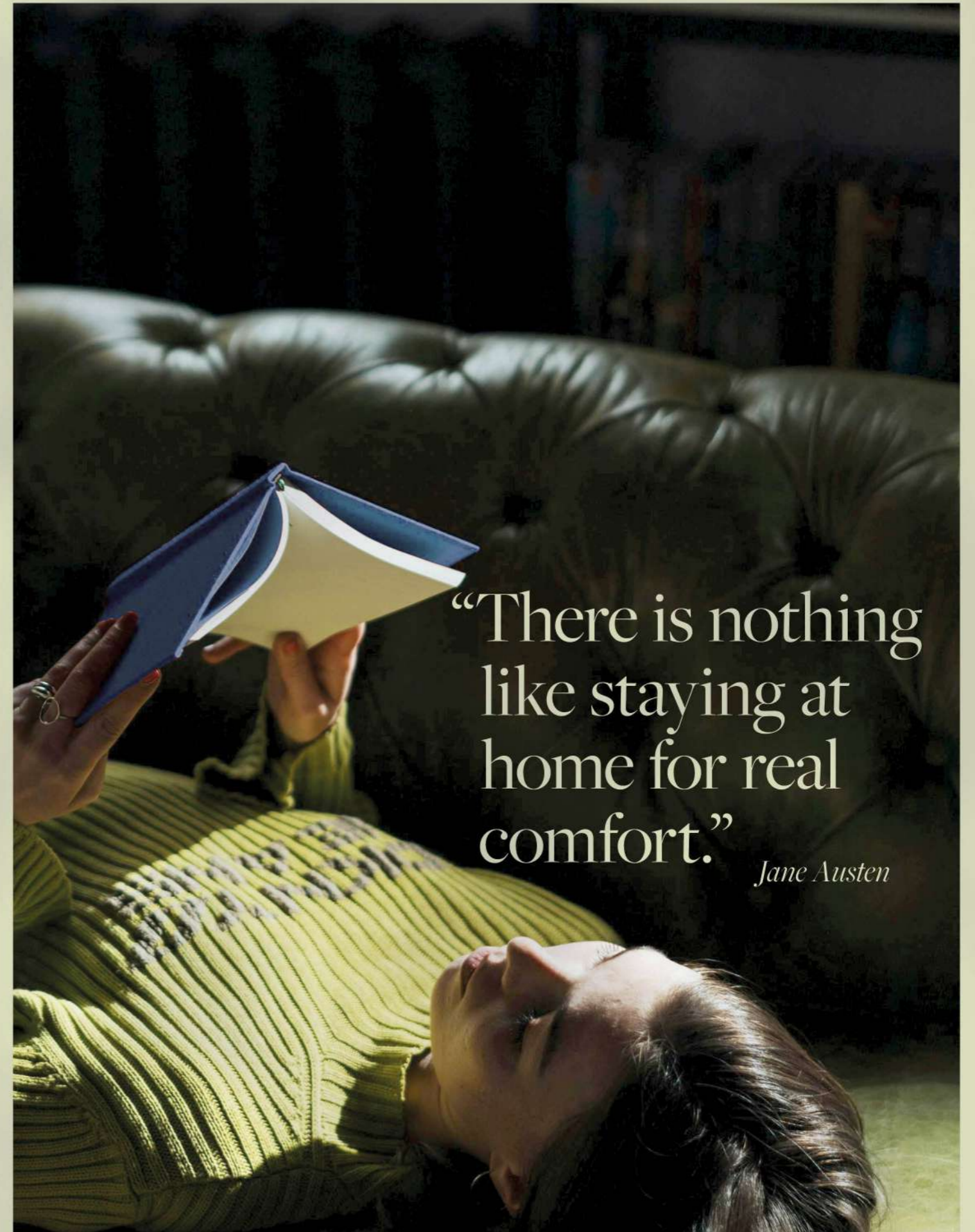
Calm & Connection



Designed for moments of togetherness & quiet reflection.

These homes are for sharing meals, lively conversations, and everyday moments with open-plan kitchen and dining rooms. Each moment sings against a personalised backdrop of your chosen specification and styling, where work, rest, and togetherness exist in harmony.

Hill Rise offers more opportunities to have an active lifestyle outdoors, with public footpaths, allotments, gardens and the glorious parkland of Blenheim Palace on your doorstep. Whether you prefer to head towards vibrant Woodstock, enjoy a peaceful walk through nature or take a leisurely cycle ride, life here encourages wellbeing both inside and out.



“There is nothing like staying at home for real comfort.”
Jane Austen

Homes in Harmony

Timeless design, built with care & purpose.

Your future home blends the timeless, traditional character of the Cotswolds with a more sustainable way of living. Every element has been carefully considered, from the choice of materials to the proportions that reflect the local landscape, creating homes that feel truly rooted in their surroundings.

Designed to be naturally warm, comfortable and economical to run with an A-rated level of efficiency, each home benefits from excellent insulation and the use of renewable energy. Fully electric and future-ready, these homes offer enduring quality and comfort today, while embracing a more responsible way of living for the years ahead.

More than a place to live, they are homes shaped to age gracefully, offering a lasting sense of permanence and belonging for generations to come.

Naturally Considered



Materials that age gracefully.

Where we have introduced modern solutions for our homes, we have carefully considered how they will influence both the look and the feel, as well as the environment. As you walk along the streets you'll notice stone, tile and timber which are reminiscent of rural Oxfordshire properties, set against a backdrop of thoughtful landscaping. Each element has been chosen to balance traditional beauty with lasting performance.





Quietly Efficient

Efficiency made effortless.

Your home will feature a collection of considered, energy-efficient solutions designed to make everyday living simpler and more sustainable. Air source heat pumps, solar panels and high levels of insulation all contribute to a balanced, comfortable environment throughout the year.

We've even included features you may not see or immediately notice, which make a difference to how well your home runs and how it feels. Smart ventilation keeps air feeling fresh, while heat recovery systems reduce the energy needed to heat your shower, your home is constantly working in the background.

Through intelligent design and thoughtful construction, each home achieves a natural harmony between modern innovation and traditional craft: quietly efficient, effortlessly comfortable, and built to endure.

Naturally Considered

Designed with the future in mind, Hill Rise homes are energy-efficient and long-lasting, built using natural materials that age gracefully. Features such as air source heat pumps, solar panels, and excellent insulation reduce environmental impact while enhancing comfort. Experience the difference and see how Hill Rise homes stand apart from traditional homes.

Solar panels

More panels than standard, powering your home with clean, renewable energy.



Party walls

100% more efficient than required, one of the details we're proudest of.

Roofs

50% better than minimum building standards, holding heat in and energy bills down.

External walls

Nearly 27% better than standard performance insulation, keeping your home warmer for longer.



Ground floors

At least 46% more efficient than traditional insulation, so warmth stays exactly where it should.

Windows

19% more efficient than standard, cutting drafts and keeping every room comfortable.



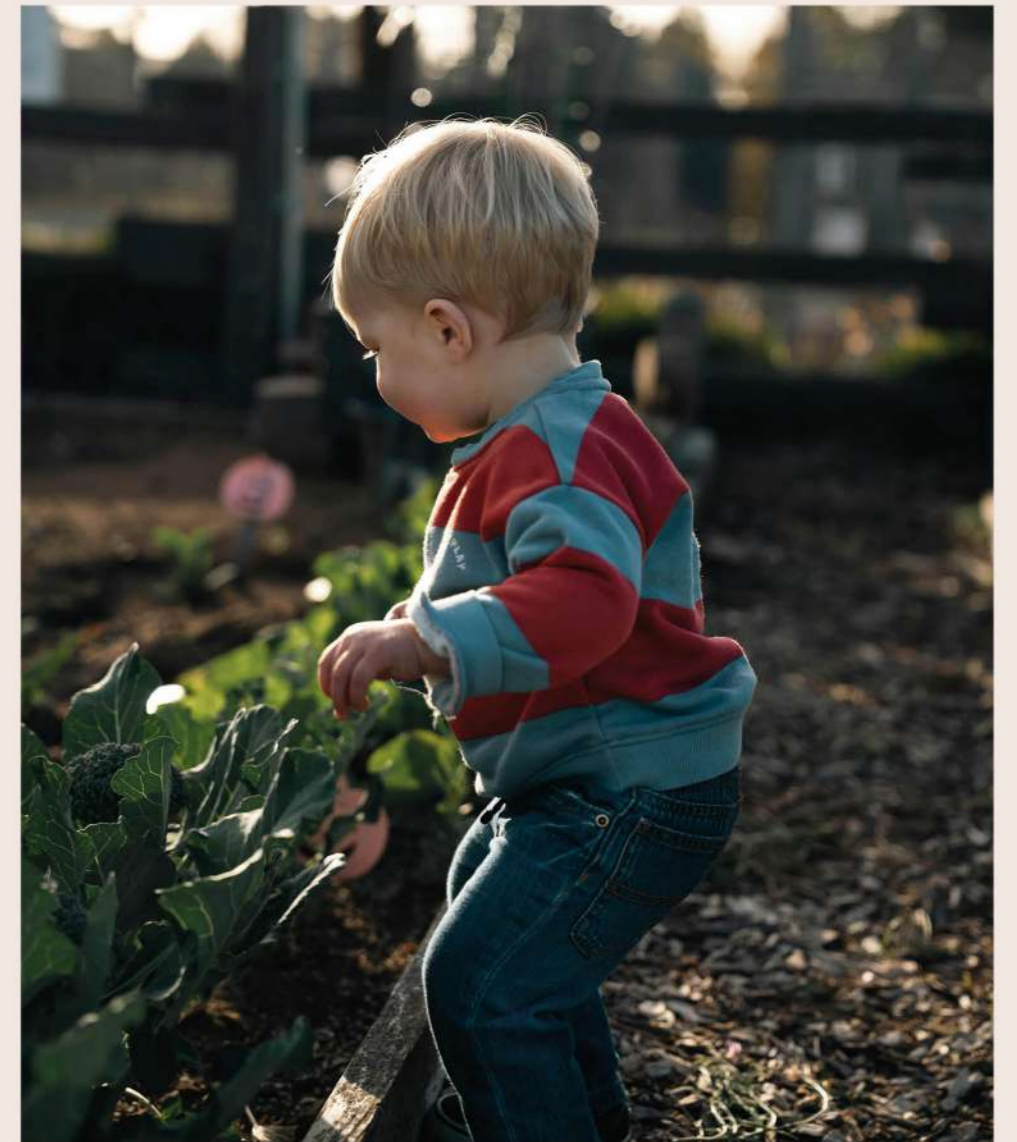
Where neighbours meet naturally.

When designing the first collection of homes at Hill Rise, we have made conscious decisions around curating a sense of belonging. The neighbourhood promotes pedestrian travel and connects to the wider network of community pathways.

Imagine taking a morning stroll to the Woodstock Grocers to fetch some everyday essentials, enjoying a meander home and then whipping up a hearty breakfast made with the very best of Cotswold produce. Along your way you'll meet like-minded walkers, get to know the shop owners by name and find recommendations of things to do and see from other locals.

Growing Community

Shared Spaces that Connect



A community shaped by design.

As you enter Hill Rise, two features take shape, the innovative private parking barns and the communal allotments.

From the very beginning we have designed parking barns which, as well as featuring electric vehicle charging and resident and visitor parking, benefit from a communal space and opportunity for book clubs or other similar small groups to come together and enjoy.

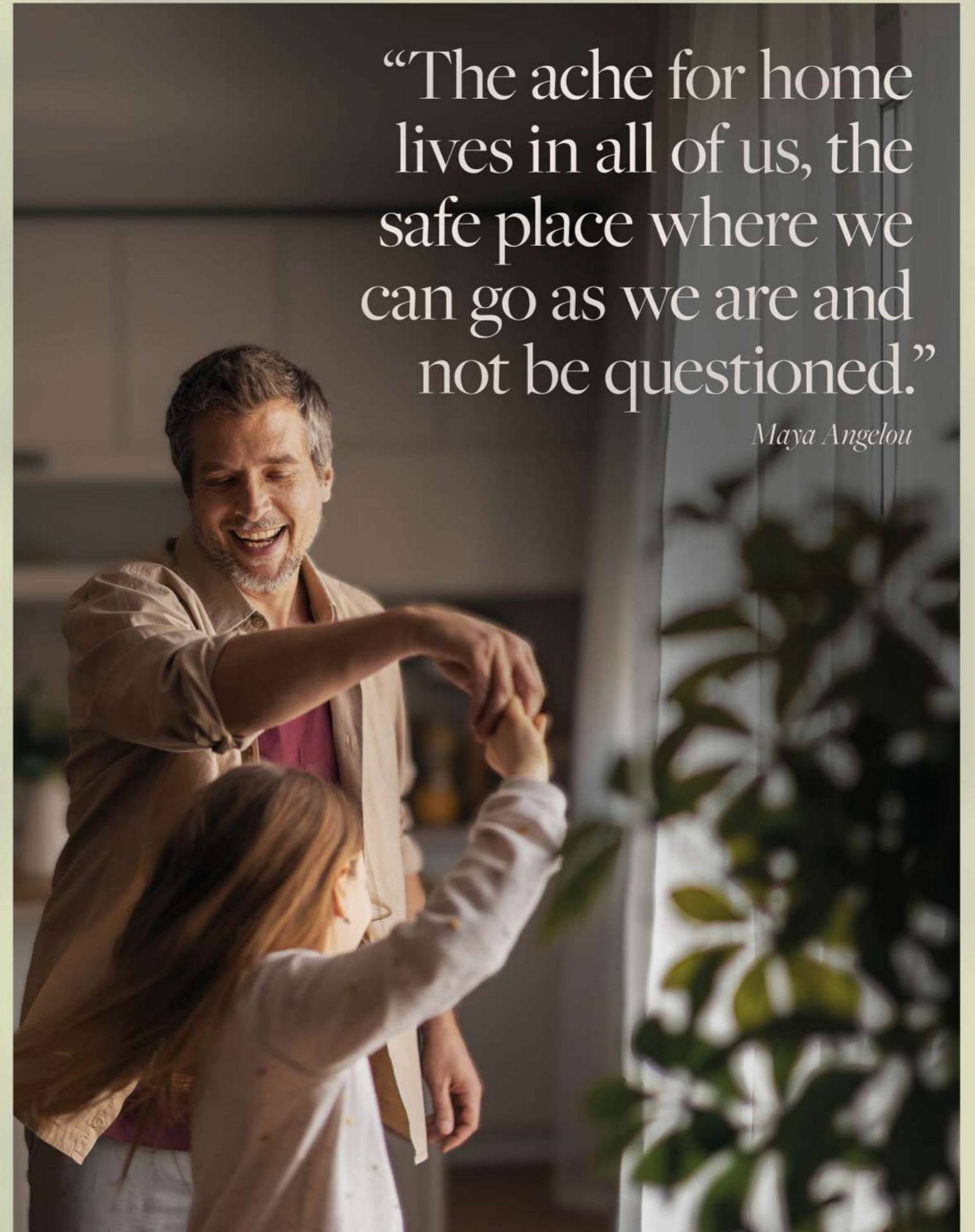
Our hope is that neighbours will also be digging side by side in the allotments together, as our homes take shape, the plants will also take root. A joyful way to connect and thrive.

The Spirit of Belonging



Designed to nurture connection & community.

Feeling at home is a feeling of belonging, a sense that you've found a place where you can truly relax or be yourself. Hill Rise is designed to nurture that spirit, bringing people together and creating spaces where connections grow naturally. From beautiful welcoming streetscapes to shared green spaces, every detail is crafted to foster enjoyment, comfort, and togetherness. Here, you don't just live in a house, you are welcomed into a community that feels like home.



“The ache for home lives in all of us, the safe place where we can go as we are and not be questioned.”

Maya Angelou

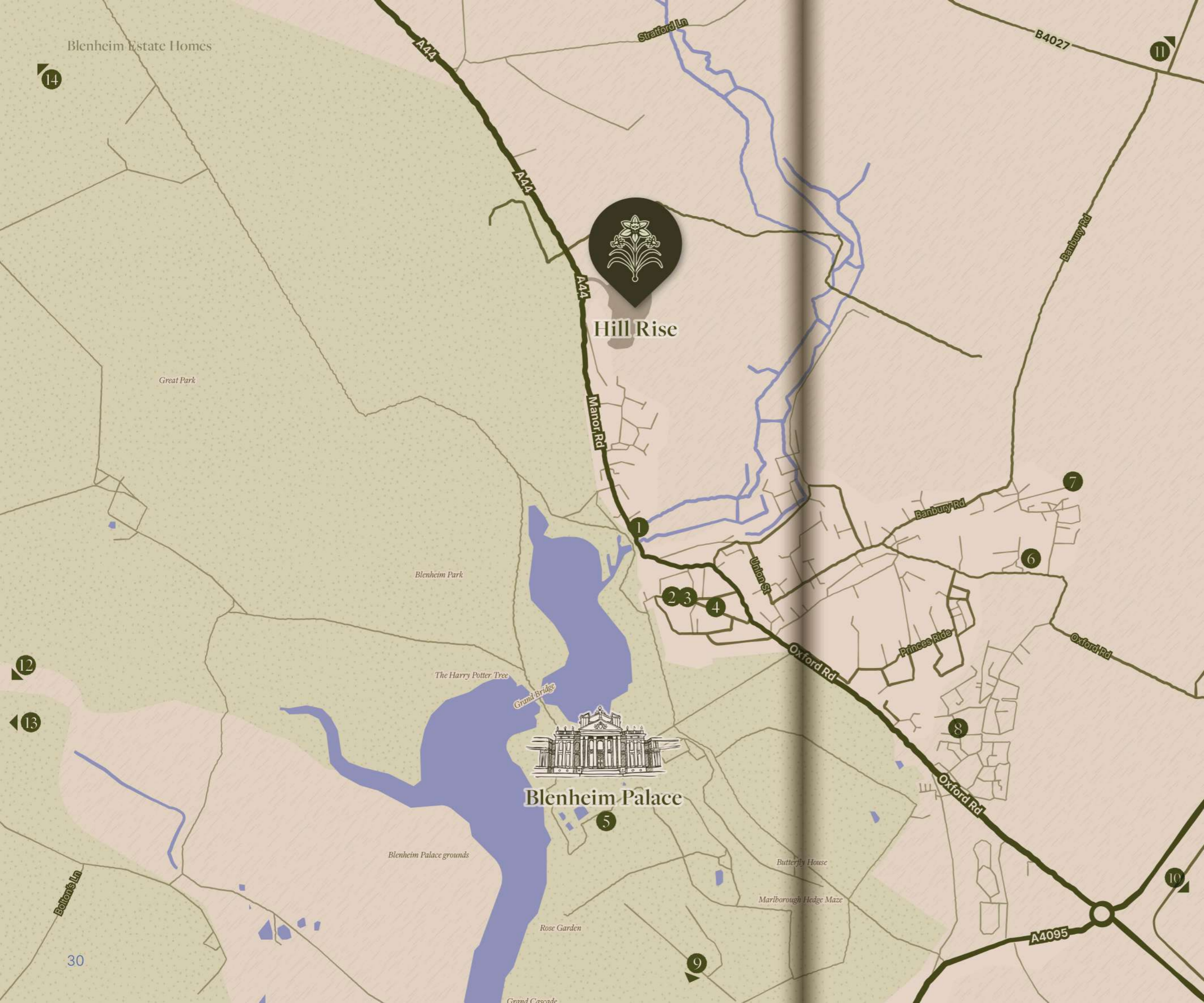
Where History Feels at Home

Inspired by the past,
designed for the future.

The spirit of Woodstock is one of heritage, character, and community, and the future homes will be a well-designed extension into the Oxfordshire countryside. As a historic market town, Woodstock blends timeless charm with modern living. Its winding streets, independent shops and welcoming inns create a place where tradition, and everyday life come together with ease. From the grandeur of Blenheim Palace to the bustle of the weekly market, Woodstock is a town that celebrates connection, a place where history lives on and belonging feels natural.

Key

- 1 Woodstock Water Meadows
- 2 Woodstock Library
- 3 Soldiers of Oxfordshire Museum
- 4 Woodstock Town Hall
- 5 Blenheim Palace
- 6 Woodstock Open Air Pool
- 7 Woodstock Line Nature Reserve
- 8 Park View
- 9 Hanborough Station
- 10 Oxford Airport
- 11 Kirtlington GC
- 12 North Leigh Roman Villa
- 13 Combe Station
- 14 Charlbury Station



Food, Drink & Culture

The taste of Woodstock.

Woodstock is home to a vibrant food scene that blends tradition with modern flair. For relaxed fine dining, Brothertons Brasserie is a popular spot, while La Galleria serves authentic Italian dishes in a warm, welcoming setting. A hidden favourite can be found at the Back Lane Tavern, known for its small plates and excellent wine list. For something more refined, The Feathers Hotel offers elegant dining in stylish surroundings, while The Crown pairs countryside charm with exceptional seasonal menus. Why not take a walk from your new home to Alfonso Gelateria on a sunny afternoon and stop at the Water Meadows, the perfect balance.



Culture & character.

Before the Palace's construction in the 18th century, Woodstock's history is marked by its unique crafts like glove-making and today there is a vibrant art scene that blends international flair with local creativity. The Palace and its grounds are often transformed into a stage for world-class exhibitions for art and fashion.

Alongside these bold displays, the town itself is rich with artistic character: from galleries, showcasing modern British and contemporary works, to the welcoming antiques shops and the ever-inspiring Soldiers of Oxfordshire Museum. Together, they create a cultural landscape where heritage and innovation meet, making art in Woodstock both timeless and alive.

Learning Close to Home



A place to learn & grow.

The Woodstock C of E Primary School	0.5 miles
The Marlborough C of E School	0.8 miles
The Oxford School of Drama	2.0 miles
The Oxfordshire Museum	0.6 miles
Blenheim Palace & Park	0.7 miles

Education & inspiration for every stage of life.

Oxfordshire has long been a place of learning and discovery, home to world-renowned schools and universities that attract students from across the globe. Yet here in Woodstock, education feels close, personal and part of the community.

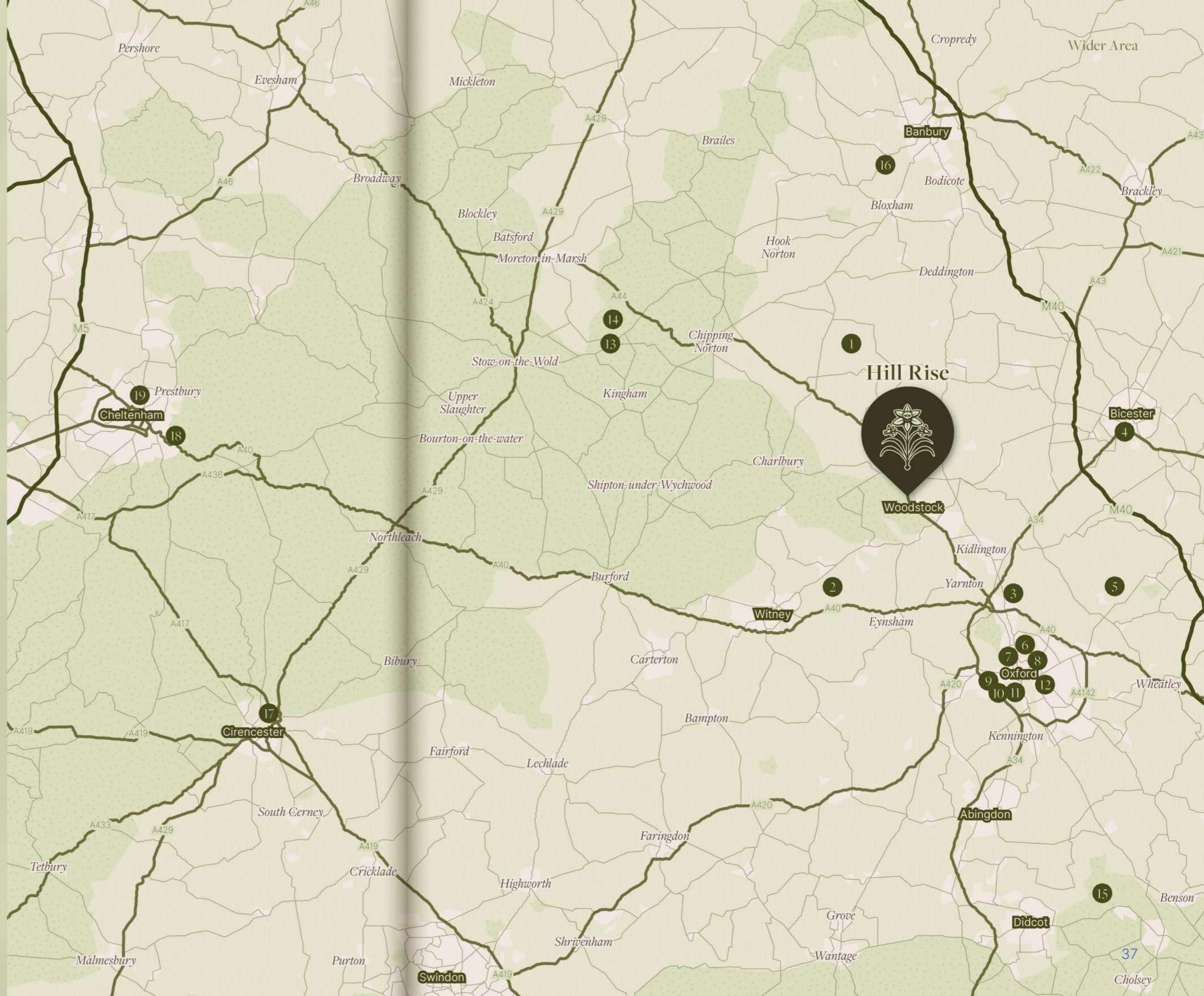
Families at Hill Rise will find excellent schools within easy reach, such as The Woodstock C of E Primary School, known for its nurturing environment and strong academic record, and The Marlborough C of E School, a highly regarded secondary with an emphasis on creativity, wellbeing and opportunity.

For those pursuing the arts, The Oxford School of Drama, just two miles away, is one of the most respected drama schools in the country, offering a uniquely creative setting in the Oxfordshire countryside.

Beyond formal education, the nearby Oxfordshire Museum and Blenheim Palace provide endless opportunities for discovery, history and nature-based learning. From exploring art and architecture to engaging with outdoor heritage, the world around Hill Rise is full of ways to learn, grow and be inspired.

Key

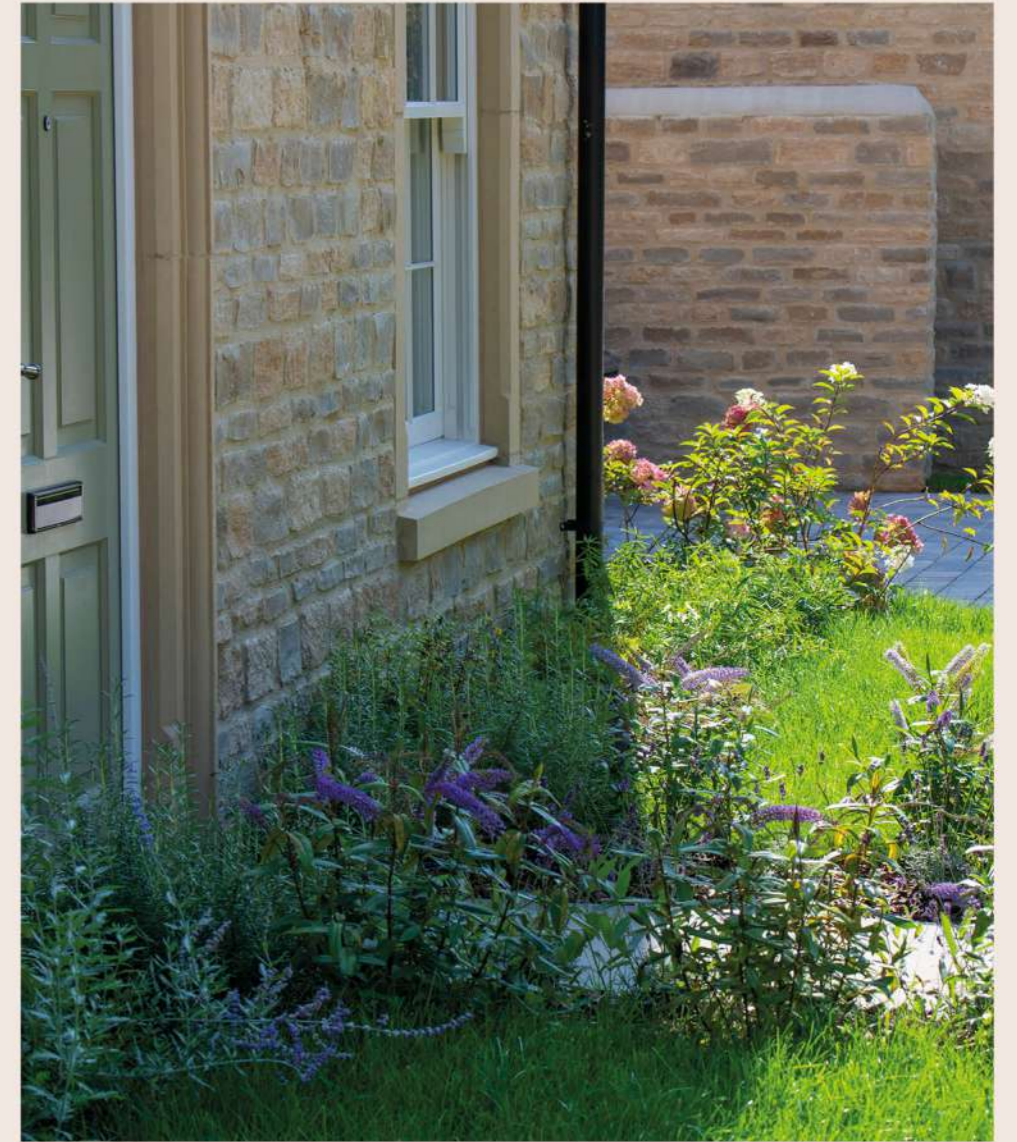
- 1 Soho Farmhouse
- 2 Estelle Manor
- 3 Oxford Parkway
- 4 Bicester Village
- 5 RSPB Otmoor
- 6 Pitt Rivers Museum
- 7 Oxford Castle
- 8 Oxford Botanic Garden
- 9 Oxford Station
- 10 Westgate Oxford
- 11 Ashmolean Museum
- 12 Oxford University Museum of Natural History
- 13 Daylesford Farm
- 14 Chastleton House
- 15 Wittenham Clumps
- 16 Broughton Castle
- 17 Barn Theatre
- 18 The Brewery Quarter
- 19 Pittville Park



Creating Lasting Communities

Designed in harmony with the land.

At Blenheim Estate Homes, our work is shaped by a clear and enduring purpose. We believe in being more than just custodians of land, we see ourselves first and foremost as neighbours, committed to creating thoughtful, sustainable places that enrich the lives of those who live and work around us.



A community shaped by sustainable living.

We've collaborated with award-winning architects to shape both the homes and the wider streetscape of Hill Rise, bringing together forward-thinking design with a deep respect for place. Together, we have approached Hill Rise as a natural extension of Woodstock, drawing inspiration from the town's distinctive historic character and its proximity to a treasured World Heritage Site. Our focus has been on creating energy-efficient homes and crafting public spaces and green areas that offer a strong sense of identity, harmony, and long-term quality for the community.



The details making your home special

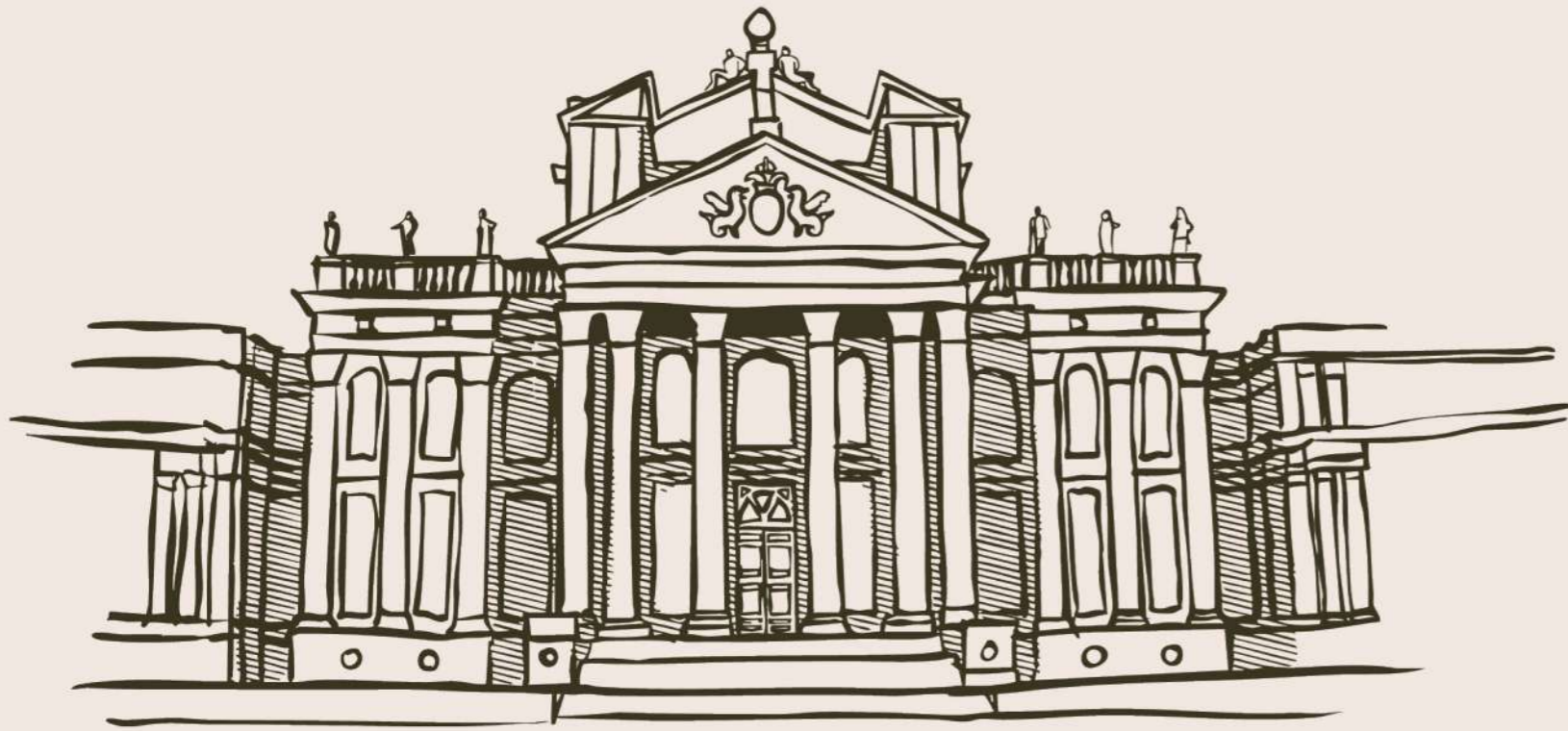
Crafted to be as unique as you are.

We know that how you feel in your home is just as much about how the floors are warm under your feet, to the way the windows lock and feel secure and the peace of mind that your home is running efficiently and sustainably.

We've taken care to find the right partners to design and build your Hill Rise home. People who have also taken the time to make the best products, fixtures and fittings which will stand the test of time, which are both sustainable and practical.



About the Developer



Rooted in local history, crafting for the future.

Built with family-run integrity, Pye Homes bring 100 years of experience as one of Oxfordshire's leading builders. Their deep understanding of local needs, trusted craftsmanship, and long-standing relationships have shaped communities for generations. Our shared values and commitment have strengthened our partnership, culminating in Blenheim's acquisition of Pye Homes in 2018. By uniting Pye's expertise in creating high-quality homes with our stewardship of the land, we have formed a partnership dedicated to building places of character, longevity, and local benefit.

Our joint approach ensures that investment flows back into the local economy while delivering homes designed to stand the test of time. This commitment is reflected not only in the way we plan but also in the care we put into the construction and detailing of every home.



Dominic Hare
CEO, Blenheim

Stuart Peace
Site Manager, Hill Rise

Roger File
MD-Real Estate, Blenheim



01993 223320

hillrise@blenheimestate.com

Hill Rise, Off Manor Road,
Woodstock, OX20 1AA



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