



HOMES

HILL RISE

WOODSTOCK

Thoughtful Beginnings

Inspired by the past,
designed for the future.

For over three centuries, Blenheim Palace 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 story, a thoughtfully designed neighbourhood 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 will have 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

Shaped by Balance

Hill Rise is guided by a quiet, thoughtful philosophy - a way of creating homes that feel grounded, harmonious and connected to the world around them. These pillars hold the development's character, influencing everything from the architecture to the everyday comfort of life here.

Wellbeing

Hill Rise is ideally located to enjoy the beauty of the natural surroundings, while offering homes designed for both comfort and efficiency. Each home is carefully considered to make the most of resources without compromising wellbeing, with intelligent ventilation to enhance air quality, layouts that maximise natural light, and high-performance building materials that help maintain consistent, comfortable temperatures. The result is a sustainable, well-balanced living environment that promotes healthier lifestyles and everyday ease.



Community

Feeling at home is about belonging, and Hill Rise is designed with community at its core. From welcoming streetscapes to shared spaces, every element encourages connection and togetherness, so you become part of something more than just a neighbourhood. At its heart, the private parking barns and allotments offer communal spaces for residents to gather and make acquaintances.



Sustainability

Quiet considerations such as smart ventilation systems that keep the air fresh, or heat recovery technology that reduces the energy needed to warm your water, every element works quietly in the background to enhance daily living. Each home strikes a natural balance between modern innovation and traditional quality, for spaces that are quietly efficient, effortlessly comfortable, and built to stand the test of time.

A Thoughtfully Planned Setting

Hill Rise will have 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.





The Homes

3 Bedroom Terrace

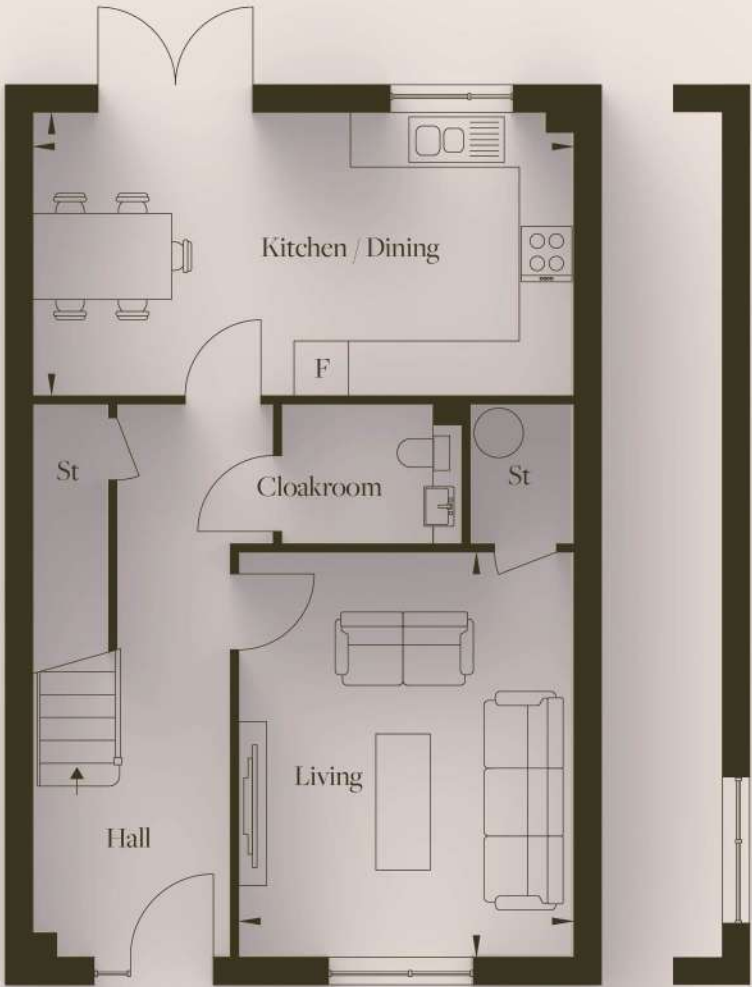
The Hearth

The Hearth

106 sq m | 1146 sq ft

Plots: 5, 6, 7, 8, 10, 11, 12, 23, 24, 30, 31*, 37, 38, 45, 46*

* Plots are handed

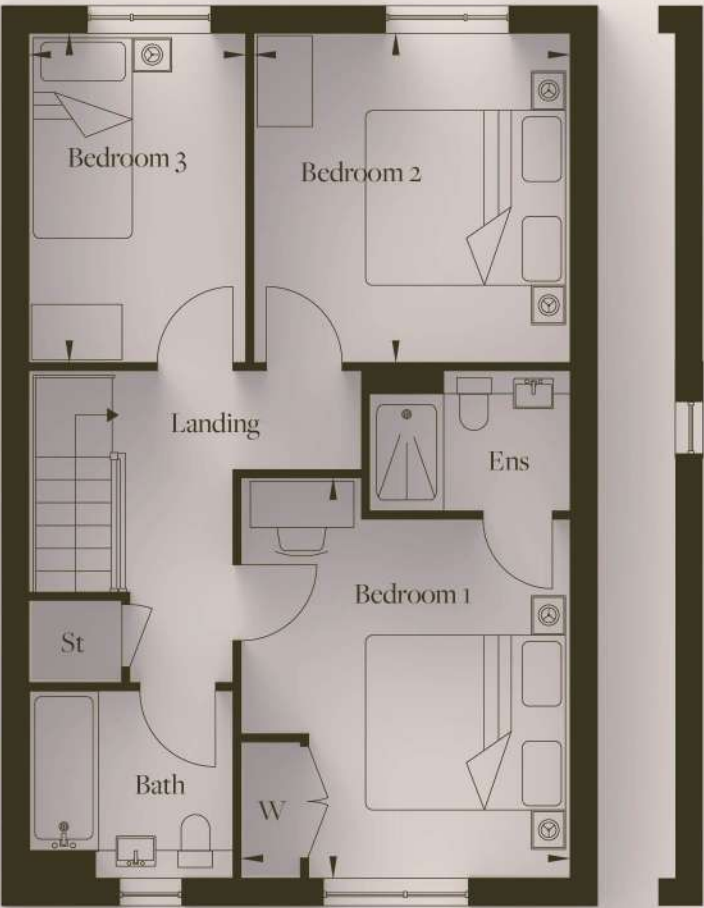


Side window to end terrace units - Plots 10, 23, 31, 37, 46

Ground Floor

Kitchen/Dining	5.80m x 3.04m	19' 0" x 9' 11"
Living	4.38m x 3.59m	14' 4" x 11' 9"

A three-bedroom home with a pleasing open-plan kitchen and dining area, made for slow Sunday mornings. Relax as you brew your coffee and gaze through the French doors to your garden.



Side window to end terrace units - Plots 10, 23, 31, 37, 46

First Floor

Bedroom 1	4.33m x 3.52m	14' 2" x 11' 6"
Bedroom 2	3.54m x 3.38m	11' 7" x 11' 1"
Bedroom 3	3.54m x 2.30m	11' 7" x 7' 6"

Floorplans are provided for guidance only. All measurements are approximate and may vary during construction. Layouts, fittings, and finishes are subject to change. Furniture shown is for illustrative purposes only and not included unless stated. Please refer to the sales team for plot-specific details and the latest information.

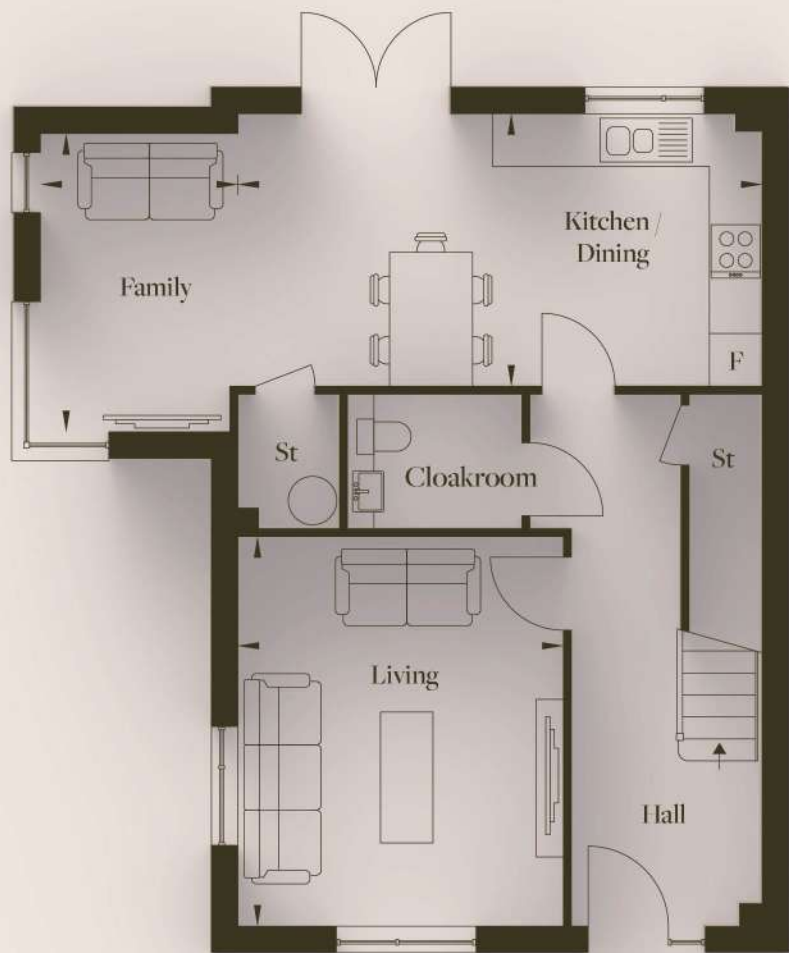
3 Bedroom Semi Detached

The Hush

The Hush

Plots: 13, 25, 39

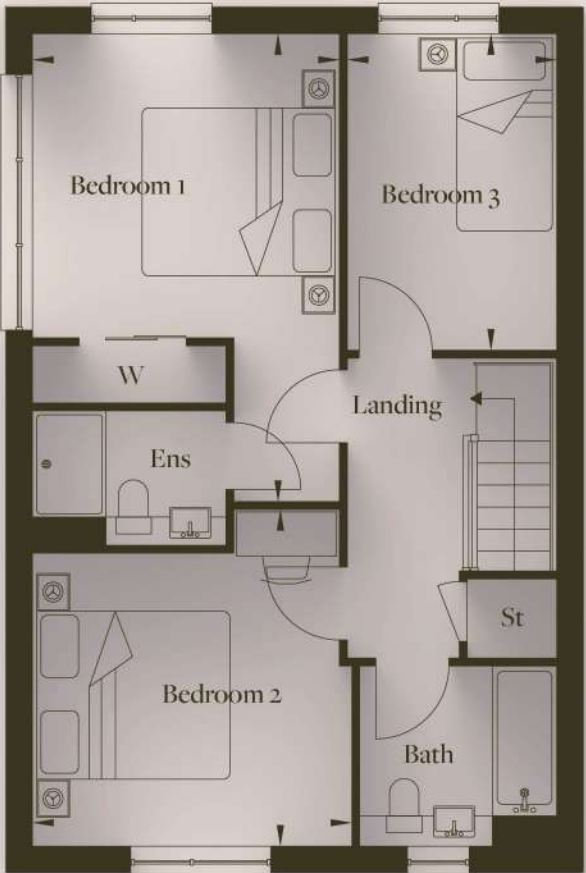
114 sq m | 1236 sq ft



Ground Floor

Kitchen/Dining	5.85m x 3.04m	19' 2" x 9' 11"
Family	3.30m x 2.20m	10' 10" x 7' 3"
Living	4.38m x 3.64m	14' 4" x 11' 11"

A thoughtfully designed three-bedroom home, filled with natural light, making life at Hill Rise feel beautifully balanced.



First Floor

Bedroom 1	5.27m x 3.44m	17' 3" x 11' 3"
Bedroom 2	3.78m x 3.57m	12' 5" x 11' 8"
Bedroom 3	3.55m x 2.30m	11' 7" x 7' 6"

Floorplans are provided for guidance only. All measurements are approximate and may vary during construction. Layouts, fittings, and finishes are subject to change. Furniture shown is for illustrative purposes only and not included unless stated. Please refer to the sales team for plot-specific details and the latest information.

4 Bedroom Semi-Detached

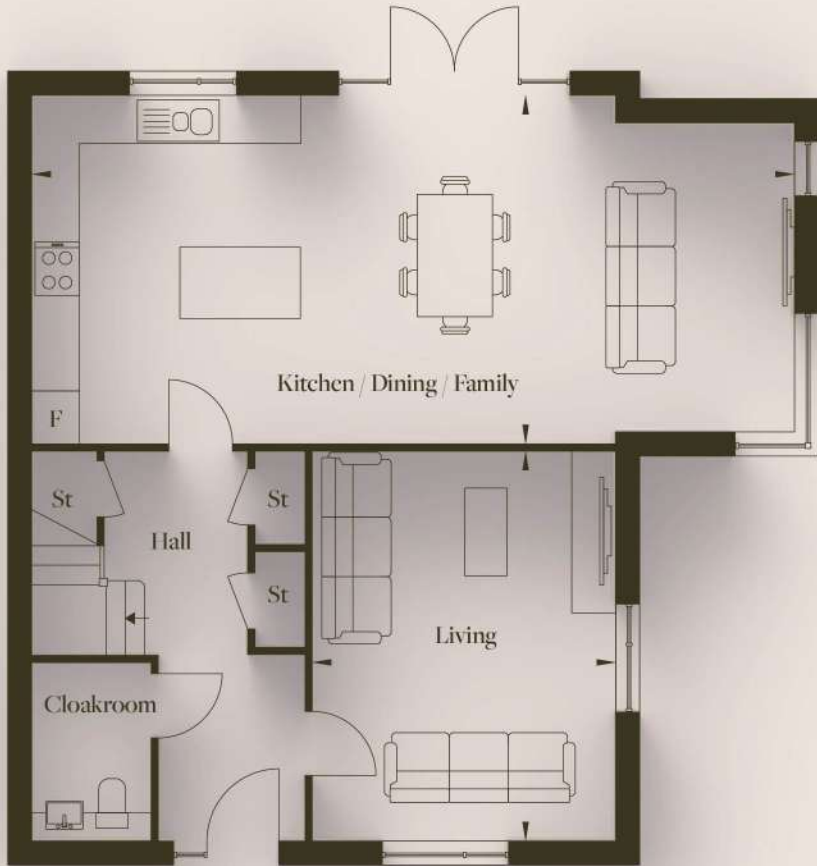
The Morrow

The Morrow

141 sq m | 1518 sq ft

Plots: 9*, 29, 43*, 44

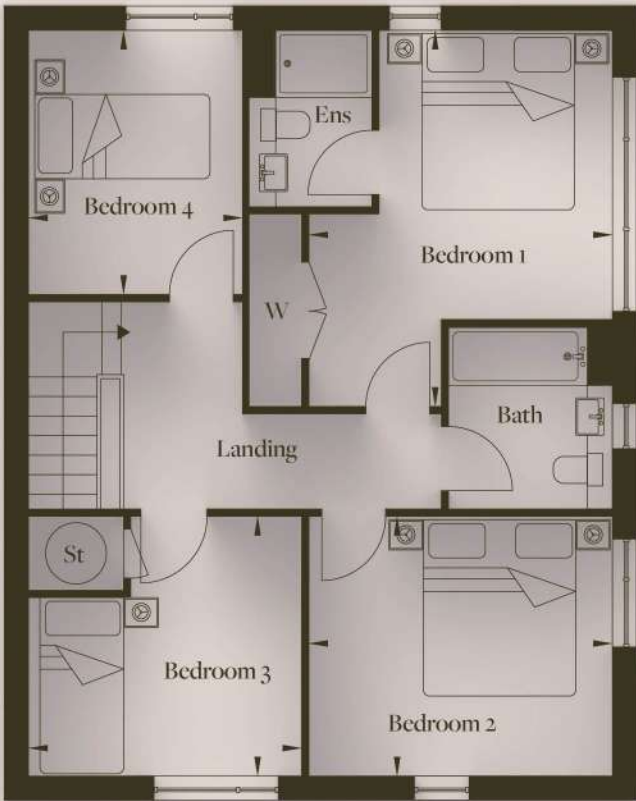
* Plots are handed



Ground Floor

Kitchen/Dining/Family	9.44m x 4.25m	30' 11" x 13' 11"
Living	4.79m x 3.75m	15' 8" x 12' 3"

It's a summer afternoon at The Morrow, the doors are open, and laughter drifts in from the garden. In the open-plan kitchen you're part of every moment - chatting as you cook, watching friends relax and children play on the lawn. It's a home made for togetherness, where everyday living feels effortless.



First Floor

Bedroom 1	4.63m x 3.75m	15' 2" x 12' 3"
Bedroom 2	3.75m x 3.18m	12' 3" x 10' 5"
Bedroom 3	3.33m x 3.18m	10' 11" x 10' 5"
Bedroom 4	3.23m x 2.60m	10' 7" x 8' 6"

Floorplans are provided for guidance only. All measurements are approximate and may vary during construction. Layouts, fittings, and finishes are subject to change. Furniture shown is for illustrative purposes only and not included unless stated. Please refer to the sales team for plot-specific details and the latest information.

4 Bedroom Detached

The Bloom

The Bloom

206 sq m | 2226 sq ft

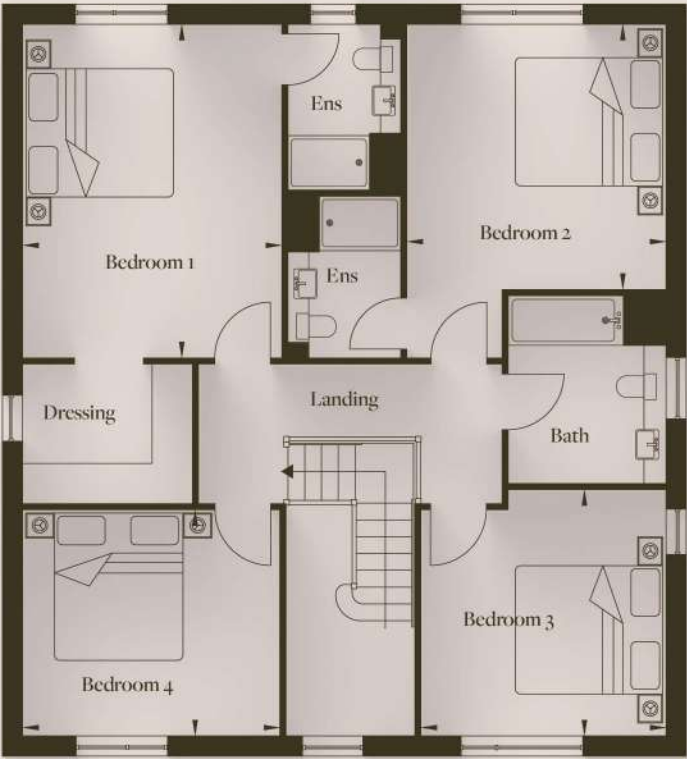
Plot: 4



Ground Floor

Kitchen/Dining/Family	9.50m x 4.44m	31' 2" x 14' 7"
Living	5.94m x 4.82m	19' 6" x 15' 10"
Study	3.72m x 2.50m	12' 2" x 8' 2"
Garage	6.24m x 6.05m	20' 5" x 19' 10"

Get ready to grow in The Bloom at Hill Rise. A four-bedroom detached home made for every occasion, the perfect multi-purpose hosting space, a quiet retreat of a separate living room, a downstairs study space for when you need a bit of time.



First Floor

Bedroom 1	4.91m x 3.81m	16' 1" x 12' 6"
Bedroom 2	3.88m x 3.80m	12' 8" x 12' 5"
Bedroom 3	3.61m x 3.59m	11' 10" x 11' 9"
Bedroom 4	3.77m x 3.30m	12' 4" x 10' 10"

Floorplans are provided for guidance only. All measurements are approximate and may vary during construction. Layouts, fittings, and finishes are subject to change. Furniture shown is for illustrative purposes only and not included unless stated. Please refer to the sales team for plot-specific details and the latest information.

4 Bedroom Detached

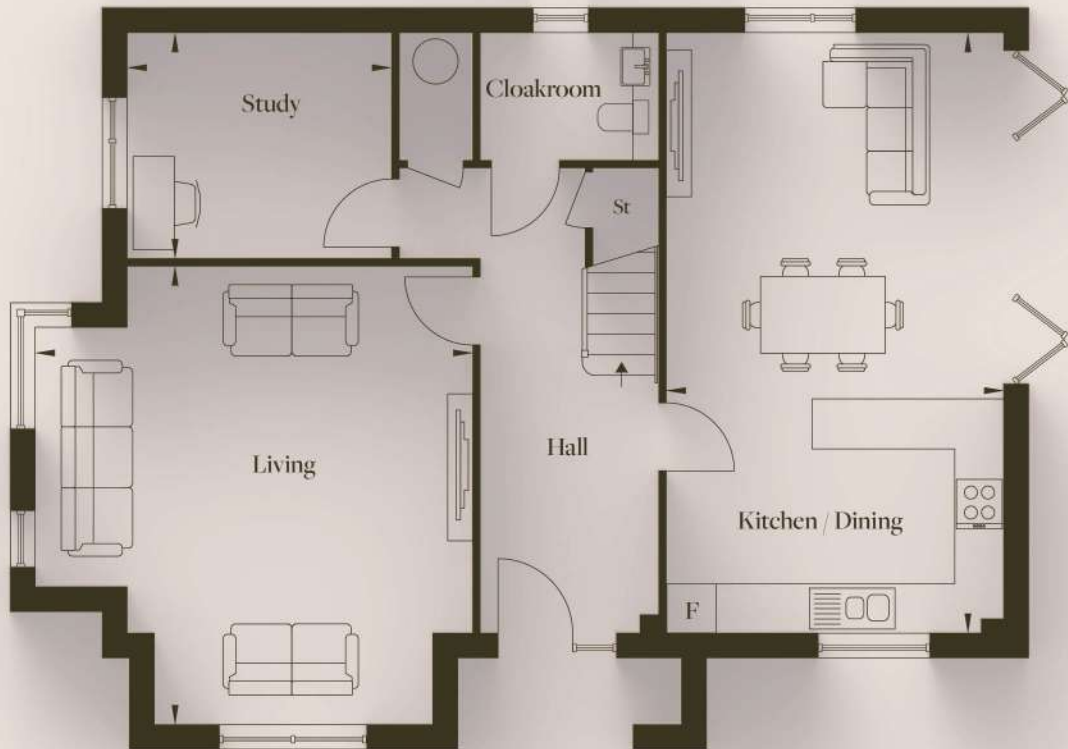
The Haven

The Haven

161 sq m | 1739 sq ft

Plots: 47*, 48

* Plots are handed



Ground Floor

Kitchen/Dining	7.25m x 4.07m	23' 9" x 13' 3"
Living	5.55m x 5.29m	18' 2" x 17' 4"
Study	3.17m x 2.71m	10' 5" x 8' 10"

Create your own haven, where bi-fold doors open the home out to the garden and the kitchen, dining and family space is filled with light. With a welcoming living room on the ground floor and a peaceful second floor offering well-proportioned bedrooms, it's a home designed for relaxed modern living.



First Floor

Bedroom 1	3.78m x 3.46m	12' 4" x 11' 4"
Bedroom 2	4.07m x 3.37m	13' 4" x 11' 0"
Bedroom 3	3.78m x 2.96m	12' 4" x 9' 8"
Bedroom 4	4.17m x 3.35m	13' 8" x 11' 0"

Floorplans are provided for guidance only. All measurements are approximate and may vary during construction. Layouts, fittings, and finishes are subject to change. Furniture shown is for illustrative purposes only and not included unless stated. Please refer to the sales team for plot-specific details and the latest information.



4 Bedroom Detached

The Lumen

The Lumen

206 sq m | 2219 sq ft

Plot: 1

Create your own light-filled sanctuary at The Lumen, where the spacious kitchen, dining and family area is at the heart of the home. With bi-fold doors opening out to the garden, a separate living room for quieter moments and a study for work or play, it's a home designed to flex beautifully around family life.



Ground Floor

Kitchen/Dining	6.63m x 3.89m	21' 9" x 12' 9"
Family	5.73m x 4.45m	18' 9" x 14' 7"
Living	5.05m x 5.00m	16' 9" x 16' 4"
Study	3.34m x 2.80m	10' 11" x 9' 2"
Utility	4.23m x 2.98m	13' 10" x 9' 9"
Garage	6.24m x 6.01m	20' 5" x 19' 8"



First Floor

Bedroom 1	3.81m x 3.68m	12' 6" x 12' 0"
Bedroom 2	3.68m x 3.24m	12' 0" x 10' 7"
Bedroom 3	3.81m x 2.65m	12' 6" x 8' 8"
Bedroom 4	3.24m x 2.71m	10' 7" x 8' 10"

Floorplans are provided for guidance only. All measurements are approximate and may vary during construction. Layouts, fittings, and finishes are subject to change. Furniture shown is for illustrative purposes only and not included unless stated. Please refer to the sales team for plot-specific details and the latest information.



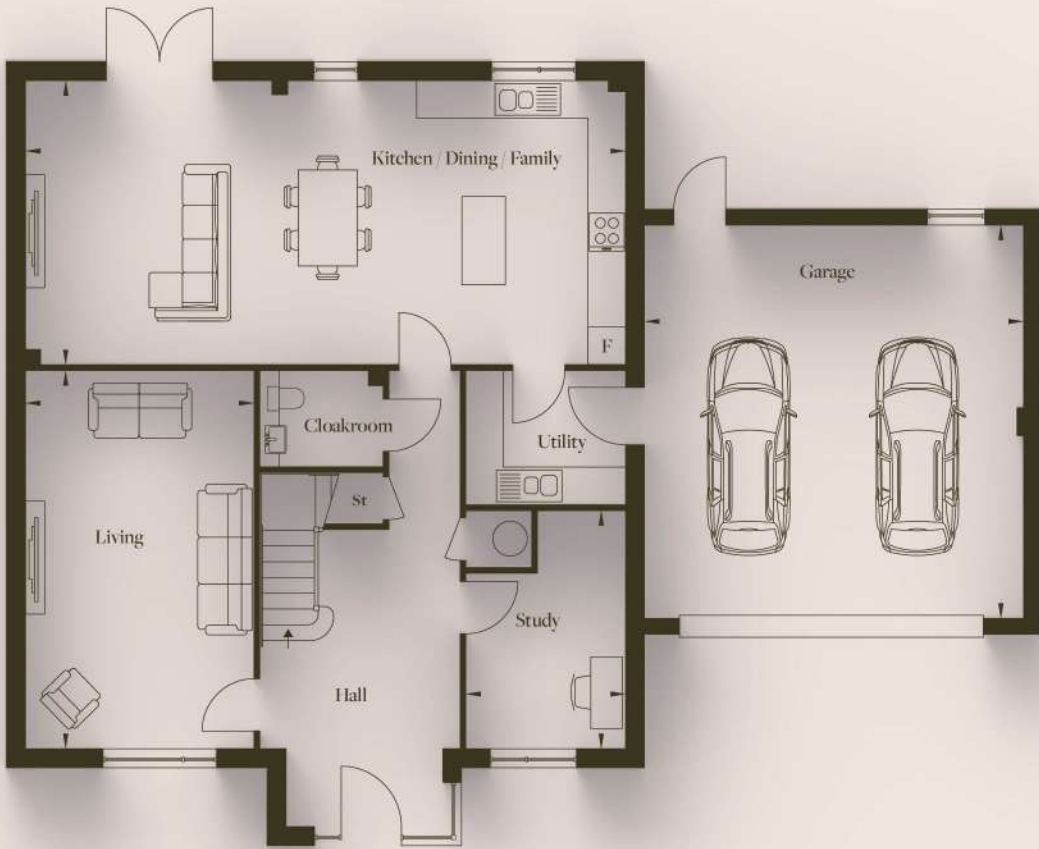
4 Bedroom Semi-Detached

The Solace

The Solace

203 sq m | 2185 sq ft

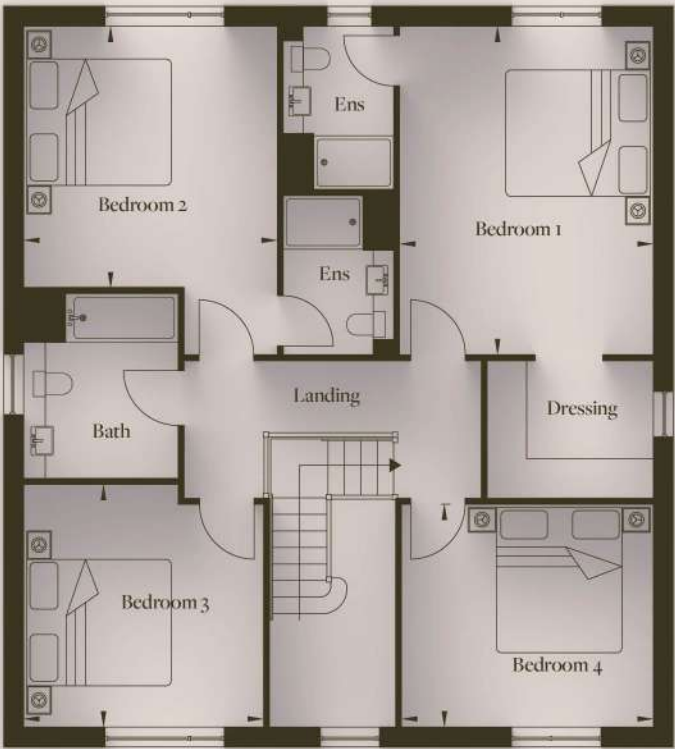
Plots: 2, 3



Ground Floor

Kitchen/Dining/Family	9.50m x 4.44m	31' 2" x 14' 7"
Living	5.94m x 3.59m	19' 6" x 11' 9"
Study	3.72m x 2.50m	12' 2" x 8' 2"
Garage	6.24m x 6.05m	20' 6" x 19' 10"

Find solace in this four-bedroom home with a double garage. Perfectly positioned, this home has everything that you need. A utility with a door to the garage is perfect for those muddy walks around the local area.



First Floor

Bedroom 1	4.91m x 3.81m	16' 1" x 12' 6"
Bedroom 2	3.88m x 3.80m	12' 8" x 12' 5"
Bedroom 3	3.61m x 3.59m	11' 10" x 11' 9"
Bedroom 4	3.77m x 3.30m	12' 4" x 10' 10"

Floorplans are provided for guidance only. All measurements are approximate and may vary during construction. Layouts, fittings, and finishes are subject to change. Furniture shown is for illustrative purposes only and not included unless stated. Please refer to the sales team for plot-specific details and the latest information.

Specification

Exterior & Sustainability

- Windows & Doors: High performance windows and doors in a contemporary Anthracite finish.
- Security: Property doors and windows are Secured by Design (PAS 24) compliant with secure multipoint locks.
- Roofing: Solar PV panels installed to every home to reduce energy costs and carbon footprint.*
- Heating: Energy-efficient Daikin Air-Source Heat Pump providing low-carbon heating and hot water.
- EV Charging: Dedicated 7kW EV charging point included with every home.*¹
- Gardens: Private gardens feature a lawned area and a paved terrace in Buff Riven slabs.
- Lighting: PIR sensor-activated external lighting to the front and rear for safety and convenience.



Kitchen & Utility

- Cabinetry: Modern fitted kitchen with soft-close doors, drawers, and an integrated recycling system.
- Worktops: Elegant 20mm Silestone worktops with matching 100mm upstands.*
- Appliances: Integrated premium appliances including an induction hob, oven, extractor, and dishwasher.*
- Luxury Additions: A dedicated wine cooler is featured in all 5-bedroom homes.
- Finishes: Blanco stainless-steel sinks with contemporary chrome mixer taps.



CGI is indicative only

Items marked with * may vary by plot or house type.
*¹ Please ask your Customer Host for the location of your EV charger before purchase.



CGI is indicative only

Interior Finishes

- Underfloor Heating: Enjoy the luxury of zoned underfloor heating throughout the entire ground floor.
- Connectivity: Data points provided to the living room, study, and all bedrooms for seamless home working.
- Joinery: Contemporary five-panel internal doors with satin chrome lever furniture.
- Storage: Built-in wardrobes to the principal bedroom, with additional wardrobes in 4- and 5-bedroom homes.*
- Air Quality: Mechanical Extract Ventilation (MEV/dMEV) systems for a consistently fresh indoor environment.



CGI is indicative only

Bathrooms & Ensuites

Sanitaryware: Contemporary Geberit sanitaryware with soft-close WC seats.

Showers: Thermostatic Grohe showers featuring both overhead and handheld heads.

Tiling: A curated selection of Minoli ceramic floor and wall tiles.

Comfort: Chrome heated electric towel rails to all bathrooms and ensuites.

Items marked with * may vary by plot or house type.
This specification is intended as a guide only. Pye Homes pursues a policy of continuous improvement and reserves the right to alter or substitute finishes with alternatives of equal quality without notice.
All choices regarding kitchen finishes, tiles, and optional extras are subject to the build stage of the property at the time of reservation.
Some features may vary between house types; please consult your sales executive for plot-specific details and production drawings.

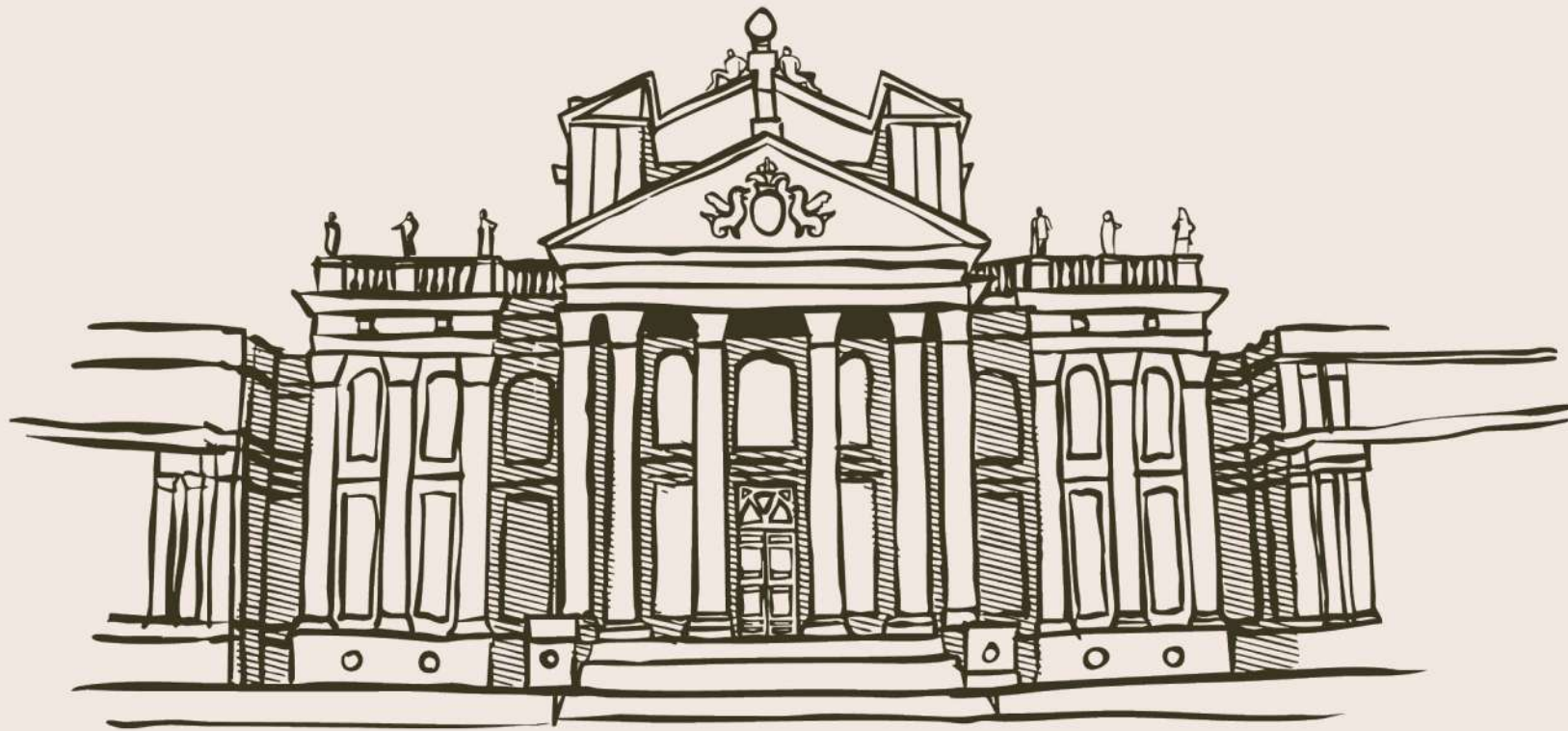
Peace of Mind

We take great pride in our after-sales service and hold every Blenheim Estate Homes' property to a high standard of specification. Our home buyers benefit from a dedicated and friendly Customer Liaison Manager, and your new home is covered under New Home Guarantee for up to two years after completion. The NHBC guarantee also covers the property structurally for a further eight years.



CGI is indicative only

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 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

estate@blenheimpalace.com

The Estate Office, Blenheim Palace,
Woodstock, Oxfordshire OX20 1PP



All computer generated images are indicative only. The details contained in this brochure are believed correct at the time of going to print, nevertheless the Company reserves the right to alter the specification at any time without prior notice. This brochure should be used as a guide and forms no part of any contract.



BLenheim ESTATE

HOMES