



## LOWER MILL COTSWOLDS



## WILLOW BANK £340,000 LEASEHOLD

Willow Bank is a well presented, 2 bedroom, 2 bathroom vacation home with a glass fronted vaulted living area and access to the onsite Spa.

It is situated on the banks of Howells Mere Lake with both first floor and ground floor decks on which to enjoy the afternoon and evening sunshine.



Key features at a glance:

- 2 ground floor double bedrooms with lakeside views, patio doors to decking, telephone and TV points
- Master bedroom ensuite with Villeroy and Boch wc, generous hand-basin & bath with shower over, heated towel rail and underfloor heating
- Guest bathroom with Villeroy & Boch wc & generous hand- basin, large shower, heated towel rail and underfloor heating
- First floor light and airy open plan living area with patio doors to decking giving lakeside views, log burner, telephone and TV points
- Bespoke kitchen with double electric ovens, 5 ring gas hob (with extractor over) 1½ bowl stainless steel sink with mixer taps, built in microwave, fridge, freezer, dishwasher and washer/drier. Storage cupboards, tambour unit, pull-out larder, granite work tops and splash-back and glass topped breakfast bar
- 2 west facing terraces with glass balustrades - a great place for afternoon/evening sun - with lakeside views for relaxation and al fresco dining

- Boarded loft with access ladder for easy storage
- Dedicated car parking

Welcome to Willow Bank in the famously beautiful Lower Mill Estate Spa resort in the heart of the Cotswolds. From the moment you enter the gates you'll begin to appreciate all that Lower Mill Estate has to offer. We know that time to relax is precious and what better place to be to renew and revive you than Willow Bank

Treat yourself to breakfast in bed in this beautifully tranquil 2 bedroomed home and fall in love with the morning light falling over Howells Mere. Or rise early and take a long walk along the water's edge through 500 acres of one of England's finest nature reserves. Look out for otters, ducks and deer - keep your eyes peeled for residents of the successfully restored beaver colony. The abundance of flora and fauna is exciting!

Take your time over morning coffee and the newspaper, watch a film, read a book or simply sit with a glass of champagne on the balcony overlooking the lake or in front of the roaring log fire. Whatever the time of year Willow Bank is the perfect place to relax.

Lunch at 'Made by Bob' in Cirencester or 'The Potting Shed Inn' at Crudwell or walk or cycle to the 'Wild Duck' at Ewen or 'The White Hart Inn' at Ashton Keynes. Or, if you love cooking, you'll find the kitchen well equipped so preparing great meals should be fun and easy.

Enjoy a swim in the wonderful, award winning Lower Mill Spa indoor or outdoor heated swimming pools; for the braver souls there's a natural (unheated!) eco pool – great for rejuvenating those tired limbs! Follow on with a relaxation on a pool side lounge or spend time in the steam room or sauna!

For the more energetic why not work out in the gym using state of the art fitness facilities and afterwards visit the library and tranquil reading lounge all within the Lower Mill Spa.

For a pampering weekend sample over 50 therapies in one of the peaceful treatment rooms, gently scented

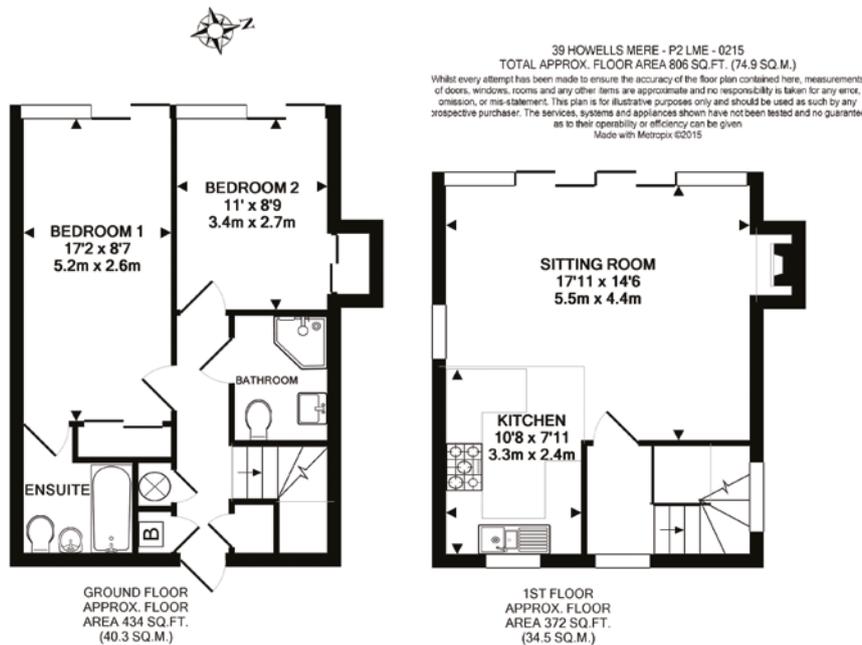
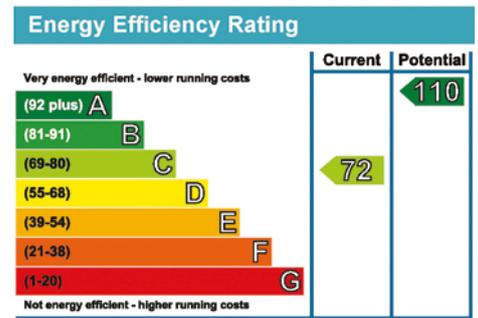
with essential oils. Choose a hot stone massage, body wrap, facial, pedicure or manicure, using products from the luxurious Pevonia Botanica range.

With tennis courts, children's play areas and a host of walking trails there is never a dull moment. The estate shop is well stocked with the usual essentials and offers artisan coffee and home-made cakes as well as a selection of beers and wines.

At Willow Bank on the renowned Lower Mill Estate you are embracing a blend of nature with the benefits of luxurious living and you'll be getting away from the stresses and strains of daily life. Walking, cycling, swimming, fishing, bird watching and a host of water sports (including boating and water-skiing) are available within very easy reach as are the beautiful Cotswold towns of Cirencester, Tetbury & Malmesbury. Cheltenham, Gloucester, Oxford, Bath, Bristol and Swindon are also within commuting distance. The train links to nearby Kemble station make access to and from London a pleasure.

Make your appointment to view Willow Bank today and begin the journey of owning a vacation home in a truly idyllic setting.

Ground Rent - £2,405 September 2014  
 Service Charge - £3,854 February 2015  
 Council Tax - £1,315 April 2014 / April 2015



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