



LOWER MILL COTSWOLDS



BROOK VILLA £575,000 LEASEHOLD

Situated on the south facing banks of Somerford Lagoon, Brook Villa is a substantial 5 bedroom 4 bathroom property with stunning views and spacious accommodation. Situated over three floors with ample entertaining space, private terraces and balconies, this property is an excellent example of contemporary country living and has the additional benefit of a Boat Store included within the asking price.



one with ensuite bathroom and a family bathroom. Two of the bedrooms are accessed via a galleried corridor overlooking the central atrium, one of which has a private balcony with far reaching views across the lagoon.

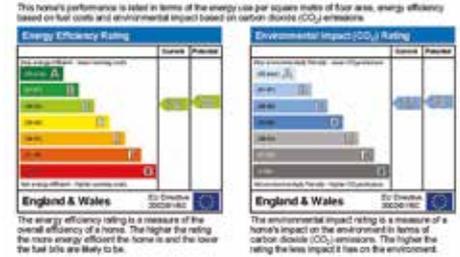
Properties overlooking Somerford Lagoon are much sought after and viewing is highly recommended.

Ground Rent 2015 - £2,349.60 inc VAT
 Service Charge 2016 - £3,840 inc VAT
 Council Tax 2015/16 - £2,181.52

From the first floor landing stairs lead up to the second floor where a large double bedroom and ensuite bathroom are located.

Outside to the rear of the house is a large decked area on which to relax with friends and enjoy alfresco dining with an expanse of grass beyond leading down to the lagoon.

Brook Villa has the added advantage of having a Boat Store included within the asking price and the furniture is available by separate negotiation.



Based on the traditional layout of ground floor living you enter the property to a hallway which in turn leads to a large horse shoe shaped open plan living area with a central full height atrium and glass door panels across the rear of the property bringing the outside in and flooding the space with light.

The ground floor has oak flooring throughout and comprises of a large living area with log burning stove, a good sized dining area and spacious kitchen diner, all areas have full height glass doors leading to ground floor decks.

The kitchen is fully fitted with a stylish central island and incorporates an integrated dishwasher, washer/dryer, fridge/freezer and microwave.

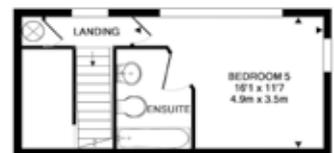
The ground floor also benefits from a cloakroom and storage cupboard discretely located behind a wall between the kitchen and dining areas and has the added advantage of air conditioning units.

Stairs lead from the hallway to the first floor landing off which there is the Master Bedroom with stunning views of Somerford Lagoon and an ensuite bathroom. There are a further three bedrooms on this floor,



11 CLEARWATER (P02071)
 TOTAL APPROX. FLOOR AREA: 2197 SQ. FT. (204.1 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.
 Made with Metaplan 02011



Restriction: There is a restriction on occupancy at Lower Mill Estate to 11 months of the year and the properties may not be used in the period 6th January to 5th February each year as they are holiday homes and not principal places of residence. You must have a first home in order to buy one of our properties.

Service Charge and Ground Rent: Are payable and prospective purchasers should satisfy themselves of the amounts through their solicitor. Service Charge is levied to cover maintenance and upkeep of all communal areas, facilities, individual garden tending and estate security.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the price. All others are excluded but may be available by separate negotiation.

