



LOWER MILL COTSWOLDS



91 Howells Mere

£675,000 LEASEHOLD

This former show home completed in 2013, located on the banks of Howells Mere Lake is contemporary in style and immaculately presented. Providing flexible family accommodation with open plan living, 4/5 bedrooms and 3 bathrooms, this well thought out vacation home with its double height vaulted ceiling, mezzanine and glass apex provides a stunning location for relaxing with family and entertaining friends.



91 Howells Mere is approached via a pathway to a decked under cover porch. The accommodation is designed to make the most of the impressive views with the ground floor consisting of 3 double bedrooms (1 ensuite) and a family bathroom. The 2 bedrooms at the rear have full height glass windows with

both benefiting from direct access to the ground floor deck overlooking the lake.

The First Floor consists of a light and spacious open plan living area, with oak engineered floors, ample dining and living space, a log burning stove and a double height glass atrium to the rear making the most of the lake views and with direct access to one of two first floor balconies. The kitchen is located to the front of the property, with a central island incorporating a hob with extractor over and again with full height windows providing direct access to a second, first floor balcony ideal for alfresco dining with family and friends. Off the Kitchen is a room currently being used as a tv snug, but equally adaptable as a 5th bedroom.

Stairs lead to the Mezzanine, which to the front has a reading area with glass balustrade overlooking the living area below and out across to the lake. To the rear, the mezzanine has been transformed into a boutique style master suite with glass apex to the front, a dressing area with built in storage including a wardrobe incorporating a tv and a stylish ensuite bathroom.

Outside to the rear of the property is a large ground floor deck encompassed by glass balustrading making the most of the views and with a spiral stair case leading to the first

floor balcony. To the front there is a large decked porch area with first floor balcony above. There is also an allocated parking space directly in front of the property.

In addition to the parking space. A bespoke double boat store and furniture are available by separate negotiation.

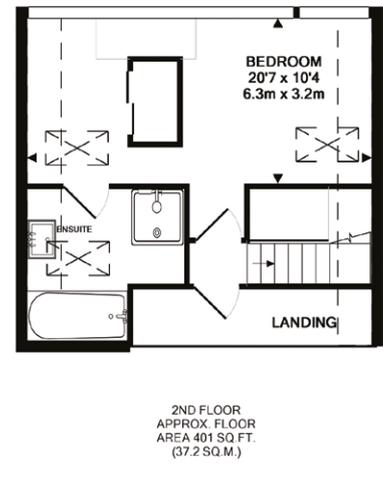
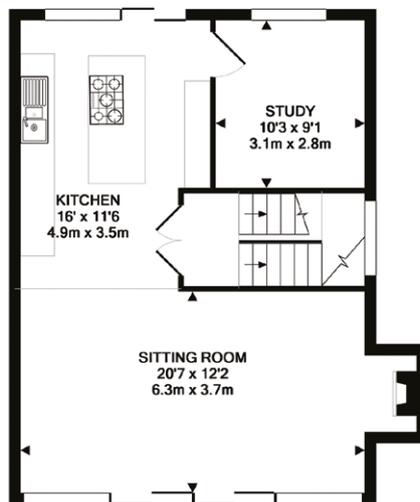
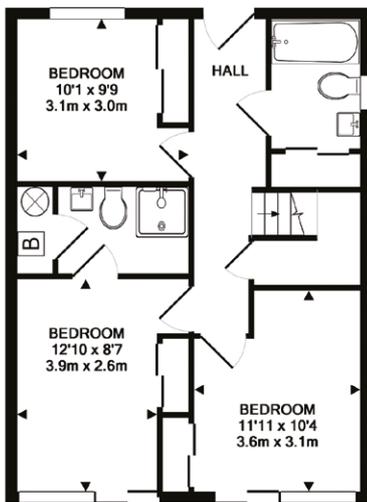
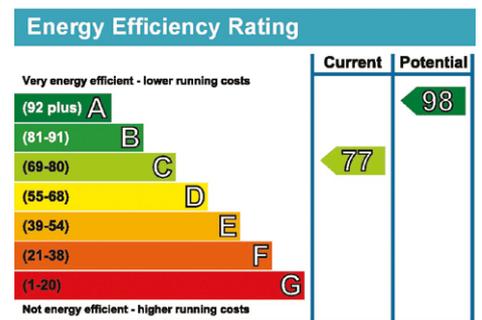
Since completion this property has been primarily used as a show home, which reflects in its presentation, a re-sale of this quality rarely comes to the market and viewing is highly recommended.

Service Charge 2015 - £3,854.15.

Council Tax 2015/16 - £1,890.64.

Ground Rent 2014 - £2,400.00.

(Ground Rent charges for 2015 not issued at time of going to print).



91 HOWELLS MERE - P2 LME - 0515
TOTAL APPROX. FLOOR AREA 1576 SQ.FT. (146.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

83213975/05/2015 Printed by Ravensworth 01670 713330

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