



LOWER MILL COTSWOLDS



LILY PAD

£750,000 LEASEHOLD

This spacious, contemporary, 5 bedroomed property with unique features provides the perfect family vacation home with that extra touch of luxury.

Located on an enviable corner plot beside Clearwater Lake, the property benefits from a good degree of privacy whilst being centrally located to the Estate's amenities. It is west facing and boasts a private lily pond and wrap around deck with a sunken Jacuzzi hot tub. It also comes with a boat store which is located nearby.



glass frontage providing wonderful west facing views out to the decking and lily pond beyond.

The Dining area which can comfortably seat 10 is conveniently located next to the contemporary kitchen, providing a great social and communal area to gather and enjoy the cooking/dining experience with friends and family. The sitting area has a log burning stove for those cosy, romantic fireside winter evenings.



The house has 5 bedrooms and 3 bathrooms situated over 2 floors and includes an exquisite Master Suite with boutique style bath and walk through shower. Both rear bedrooms on the first floor have direct access onto the west facing balcony allowing you to enjoy a glass of wine in the evening sunshine whilst changing for supper.

The rear of the property is west facing with wide wrap around decking incorporating recessed deck lighting and overlooking a private lily pond. The deck is encompassed by a glass balustrade which has a gate on the right hand side leading to a secluded garden area and on the left hand side to the pond below.

This property is ideal for those weekend getaways and longed for family vacations. Approached via a wooden bridge over a stream, your relaxation begins before entering the house. The front door opens into a hallway with Oak Veneered flooring which continues throughout the ground floor.

Double Doors lead to the open plan living area, which is triple aspect with a full height atrium and

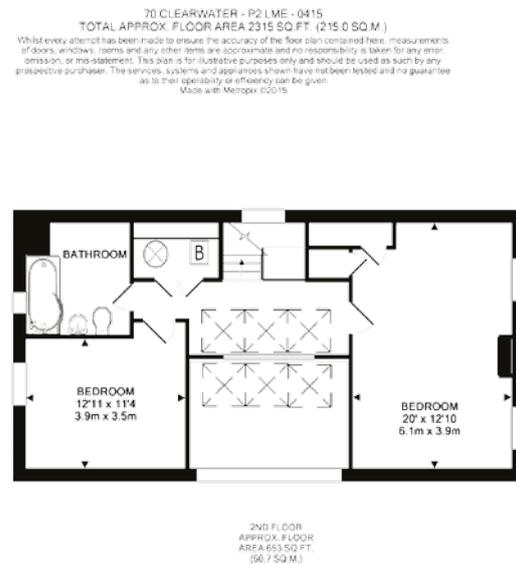
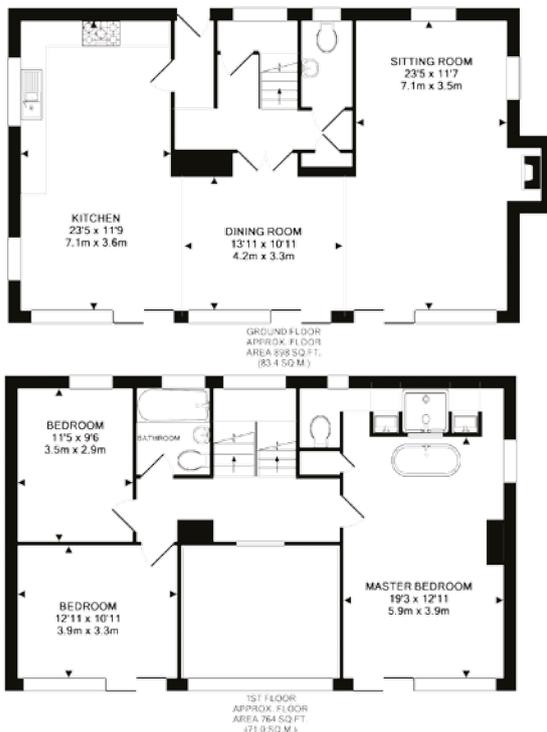
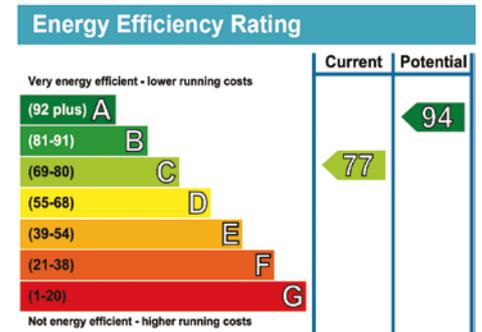
From the deck there is a spiral staircase leading to the first floor balcony. There are steps up to the south facing deck with a sunken Jacuzzi hot tub and

a kitchen area with a sink providing hot and cold water, a Neff Grill and wine cooler.

The property benefits from a boat store and parking space, which are situated just over the bridge and is centrally located for the award winning on site Spa, Restaurant / Clubhouse and Sports Courts. With over 400 acres of nature reserve to enjoy and explore, once you have parked the car, there is no need to drive again until you leave.

A property of this calibre rarely comes up for sale and viewing is highly recommended.

Service Charge 2015 - £3,854.40
Ground Rent 2015 - £2,349.46
Council Tax 2015/16 - £2,100



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.

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