



LOWER MILL COTSWOLDS



Serenity

£795,000 LEASEHOLD

An architecturally stunning 4 bedroom, 3 bathroom detached property set within the private gated community of the Somerford Nine at Lower Mill Estate. Serenity enjoys stunning views over the estate's largest lake, Somerford Lagoon, and comes complete with its own leisure plot perfect for entertaining guests stretching all the way down to the water's edge. Serenity also comes with full access to the gym and pool facilities EXCLUSIVELY for the use of the Somerford Nine.



The kitchen is a clean, minimalist, contemporary space with top of the range built-in appliances including a washer dryer, dishwasher, double oven and American style fridge/ freezer. An island unit with silestone work surfaces is complimented by a glass topped breakfast bar that would not look out of place in a chic London hotel. The mixture of clean, modern design and traditional materials makes for a very unique finish that works very well.

The dining area is a large space currently inhabited by a beautiful bespoke made dining table and chairs to seat six that was built to match the materials and colour scheme of the kitchen.

The dining room merges with a vast and spacious open plan living area with two very large sofas, an armchair and a cosy yet modern wood burning stove to keep you warm in the cold winter months. There is access to an enclosed decking and barbeque area via large sliding French doors where you can relax on the high quality outdoor furniture and drink in the breath-taking views over the lake and nature reserve beyond.

You can head out towards the water and sit and listen to the bird song from your own private leisure plot that stretches all the way down to the edge of the lake – the perfect place to relax and forget about the world for a moment.

Up the stairs on the first floor you will find a beautifully styled double bedroom and twin bedroom with a separate high specification family bathroom and a hugely spacious en suite master bedroom that enjoys its own quirky private balcony. This serves as the perfect spot to enjoy your morning coffee whilst gazing out at the wildlife and nature.

Serenity is spread over three floors and is approached via a wonderfully quaint timber footbridge that overhangs the waterways and reed beds that intertwine through the properties in the Somerford Nine making them each their own private island of peace and relaxation.

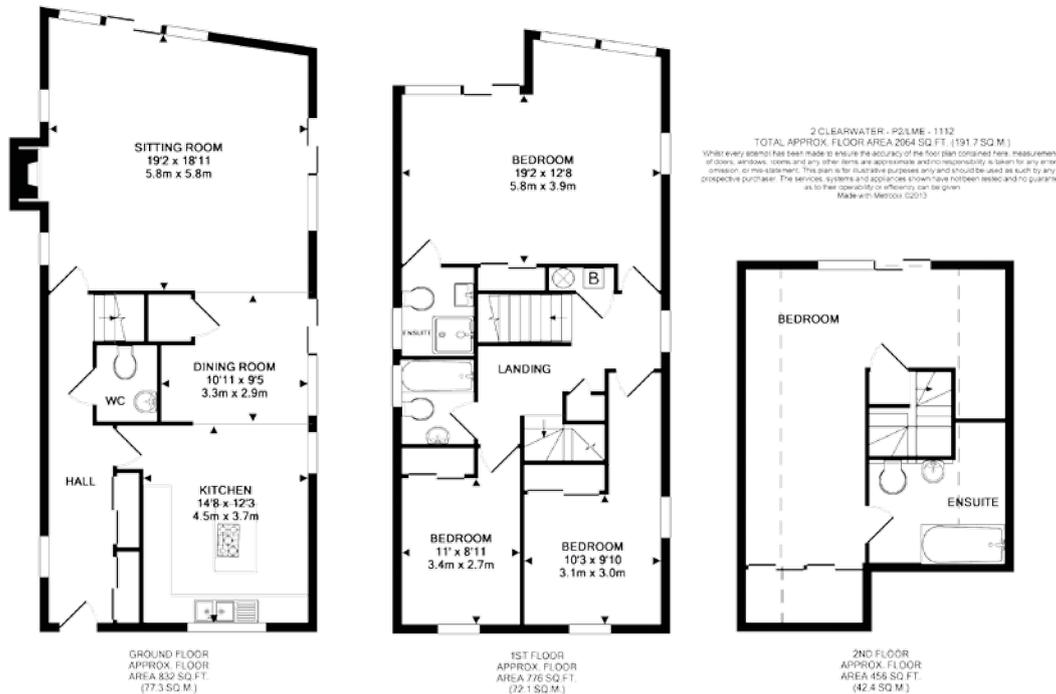
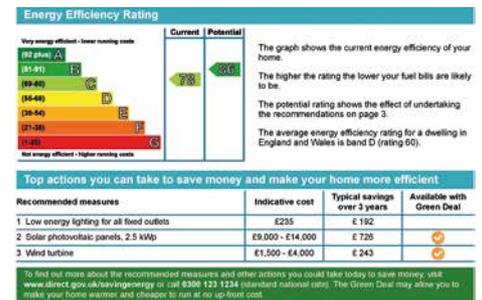
The open plan ground floor living/dining and kitchen area are complimented by oak flooring throughout and have been designed to flow seamlessly together from one room to another.

Head up the stairs once more to the second floor where you will find a private and secluded guest suite with ensuite bathroom that serves as its own fortress of tranquillity away from the hustle and bustle of everyday life. It also has access to a private decking area that offers a commanding viewpoint from which to survey the entire estate.

As one of just nine homes in this gated estate-within-an-estate, Serenity offers access to a shared pool and gym exclusively for the use of just these 9 properties as well as full access to the main Lower Mill Spa.

This wonderfully unique home is one of the most stunning designs on the entire estate with some of the best views you could hope to find anywhere in the Cotswolds, this really is a property that needs to be experienced first-hand and viewing comes highly recommended.

Service Charge – £5,134.47 + VAT
Council Tax 2015 – £2,065 BAND F



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 tendering 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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