



WILLOWMEAD

4 HOWELLS MERE, LOWER MILL ESTATE, GL7 6FQ

Willowmead is a contemporary four-bedroom detached Cotswold holiday home situated in the popular village of Howells Mere at Lower Mill Estate. This modern property features a spacious ground floor terrace that provides a stunning outlook over Howells Mere Lake, making it an ideal location for enjoying an al fresco dinner with a view.

ASKING PRICE £895,000

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HABITAT
RESALES

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Viewings by appointment only via Habitat Resales on
+44 (0)333 241 6615 resales@habitatfirstgroup.com

- 12 month occupancy
- 4 bedrooms
- 3 bathrooms (2 ensuite)
- Leasehold
- Spa access
- 2 balconies
- Access to private nature reserve with acres of woodland walks
- Council Tax surcharge exempt

Homeowner Perspective

We have enjoyed our home Willowmead and this part of the Cotswolds so much that we are relocating to live permanently in Somerford Keynes, a village one mile from LME. Willowmead, situated in a prime position around the Howells Mere Lake, has been a source of great family enjoyment, facing South with marvellous sunrises. The joy of our children and grandchildren boating on the lake and the natural beauty of the Nature Reserve have produced an abundance of everlasting family memories and happiness.

The Property

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Ground Floor

Upon entering the property, you are welcomed by an entrance hall with ample space and storage. Straight ahead, a set of double doors opens to a large and bright living area with stunning views of Howells Mere lake through the floor to ceiling bi-folding doors. The modern kitchen boasts built-in appliances such as oven, washing machine and dishwasher. The dining is conveniently located towards the back of the property, just off the kitchen, again with stunning views over the lake, making it an ideal space for entertaining.

First Floor

The first floor landing leads you to three of the four bedrooms, the first on your left is currently used as a double bunk room. The next room is a light and spacious master bedroom with ensuite shower room as well as access to the shared balcony. To complete this floor, is a further good-sized double bedroom with access to the shared balcony and a family bathroom.

Second Floor

The second floor comprises of a good sized double bedroom with access to the third floor private balcony. Completing this floor is a large family shower room.



Outside

Approaching the property down a private footpath leads you to the front door. To the left of the front door is a jetty which has shared access with the right-hand neighbour. To the rear of the property is a larger than average, well-kept decked terrace, overlooking the stunning Howells Mere Lake. The property also boasts a boat store with electricity.

Services

Mains water, electricity, gas central heating. Services & Maintenance Charges We have been informed that the annual Estate charges for this property are; Ground rent of approximately £2,926.85 inc VAT Service Charge of approximately £5,952.12 inc VAT. This pays for full private spa membership and management, maintenance and repair of all communal areas; including lakes, pathways, play areas, tennis courts and the ongoing maintenance of the communal buildings and grounds (including hundreds of acres of nature reserve and walking trails). Please note: Properties at Lower Mill Estate are currently not subject to the council tax premium applied to second homes in some local authority areas. Buyers are advised to make their own enquiries with the relevant local council to confirm the current status.

Location and Direction

Lower Mill is a modern country Estate in the Cotswolds which provides safe, secure, and breathtaking holiday homes, nestled within the tranquil Cotswold Water Park. It is mindfully designed around freshwater lakes, rivers and acres of untouched woodland, so you can enjoy some downtime from the crazy pace of urban life. From the M4 motorway take junction 15 and follow the A419 for around 15 minutes, turning off towards Somerford Keynes and the B4696. Once on the B4696, continue straight ahead following signs for the Cotswold Water Park and Lower Mill Estate. Nearest train station: Kemble, just a 10-minute drive away.

- GROUND FLOOR

 - LIVING/DINING AREA
20'2(6.14) x 19'8(5.99)
 - KITCHEN
21'7(6.59) x 9'(2.74)
- FIRST FLOOR

 - BEDROOM 1
14'7(4.44) x 13'11(4.24)
ENSUITE
 - BEDROOM 2
14'6(4.43) x 10'2(3.10)
 - BEDROOM 4
10'6(3.20) x 10'2(3.10)
- SECOND FLOOR

 - BEDROOM 3
12'4(3.75) x 10'1(3.07)

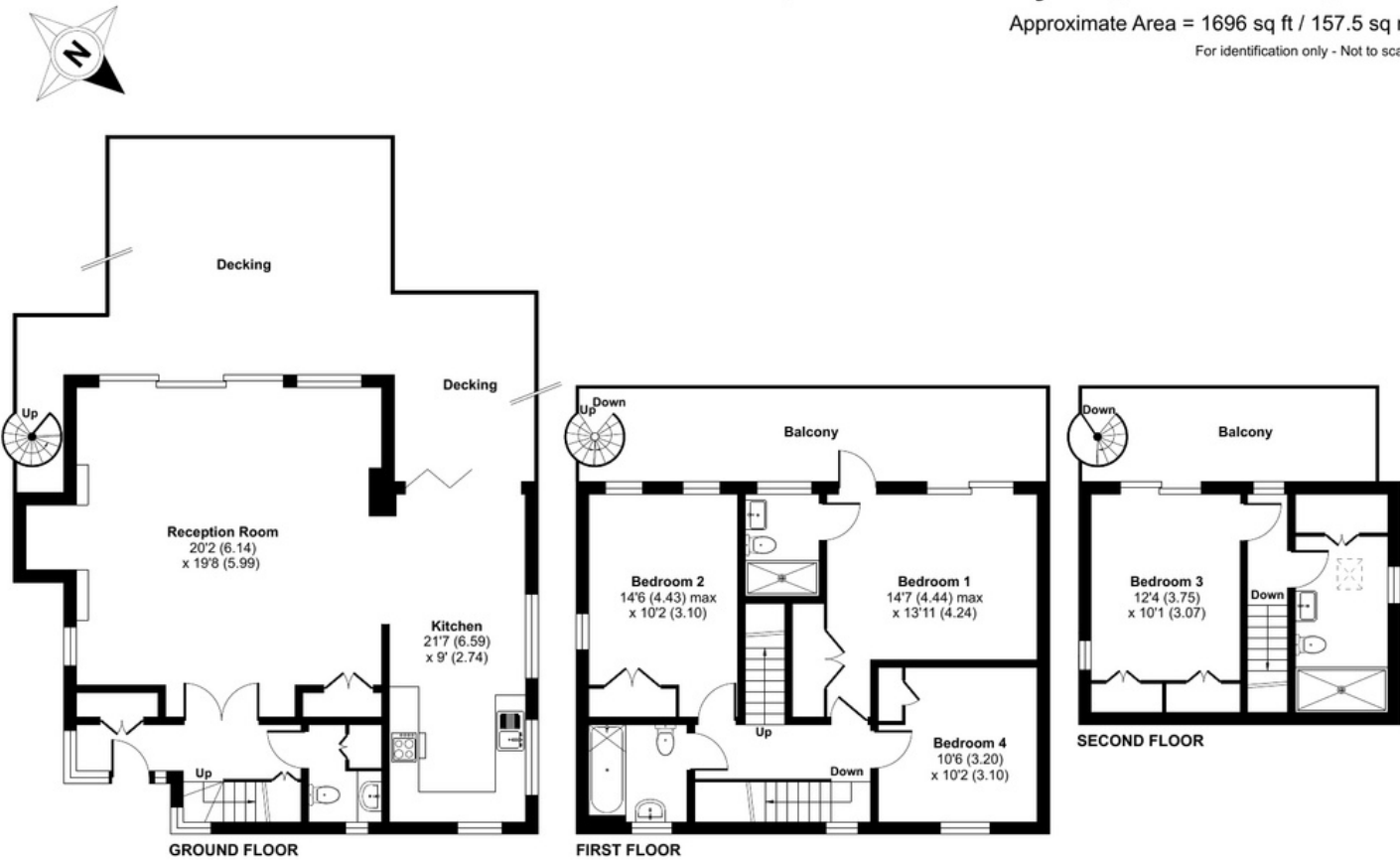
Properties at Lower Mill Estate are for use as holiday homes and cannot be used as a Principle Primary Residence.

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Lower Mill Estate, Somerford Keynes, Cirencester, GL7

Approximate Area = 1696 sq ft / 157.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Falco 1 Limited. REF: 1181917



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

HOMEOWNER SERVICES

When purchasing a holiday home at Lower Mill Estate, you have the benefit of enjoying exclusive access to a range of our in-house services, that are on hand to cater for all of your property needs

Renting your property

As the official holiday rental company for Lower Mill Estate, Habitat Escapes offers a professional one-to-one service to enable you to rent your holiday home with ease.

Our friendly team handle all enquiries and bookings and have exceptional relationships with owners and guests alike. We provide a meet and greet service, a guest welcome hamper, sustainable toiletries and a 24/7 on-call maintenance service. As the only onsite agent, we are able to deal with any guest enquiries swiftly and efficiently, leading to excellent reviews.

Our marketing team delivers national campaigns, press visits and a comprehensive website with a bespoke multi-functional booking system.



Homeowner experiences

Homeowners benefit from onsite seasonal events and discounts across our restaurants. We are also able to offer discounts at our sister estate, Silverlake Dorset if you fancy a change of scenery.

We are always open to homeowner suggestions and look forward to you joining us!



Keeping your property clean

Our onsite housekeeping team are always on hand to prepare for your arrival, so you can relax from the moment you arrive at your holiday home.

In addition to arrival cleans, we can also offer mid-stay and deep cleans.

If you choose to rent out your property, the housekeeping team can arrange changeover cleans, including bed linen and welcome gifts.

