

RIVENDELL

96 HOWELLS MERE, LOWER MILL ESTATE, GL7 6FQ

Rivendell is a well presented contemporary summer house overlooking the waterfront featuring its own jetty with direct access to the lake. This property consists of 3 floors with a second floor mezzanine. The property is light, spacious and consists of a balcony either side of the first floor truly bringing the outdoors in with the opening large glass doors. With its sophisticated modern design, Rivendell provides a luxurious, picturesque property to relax and unwind.

ASKING PRICE £795,000

HABITAT RESALES

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Viewings by appointment only via Habitat Resales on resales@habitatfirstgroup.com



- 4 bedrooms
- 3 bathrooms (2 ensuite)
- Leasehold
- Spa access
- 2 balconies
- Lakeside views
- Jetty
- Council Tax surcharge exempt

The Property

Rivendell is a well presented, 3 floor detached property in the heart of Howells Mere village. The thoughtfully designed summer house offers a luxury bright home with stunning views onto the lake. With modern kitchen, large open plan dining area and a cosy log burner, Rivendell provides a perfect retreat all year round.

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.

Ground Floor

Ground Floor comprises a hallway leading to 2 double bedrooms and 1 twin room. Perfect for families with children or guests staying over. All of the ground floor benefits from light coloured carpet throughout giving a bright yet homely feel. The two lakeside bedrooms offer ample amount of storage and the master benefits from an en-suite bathroom. The ground floor also has a family bathroom to the right of entering the property consisting of a bath, shower and a toilet. The property provides under stairs storage and cupboard housing the boiler and water cylinder.

First Floor

The First Floor has been particular well designed, it comprises of an open plan, living, dining, kitchen area which upon entering gives an immediate feeling of light and space and provides spectacular views bringing the outdoors in. The living area has a large wood burning stove perfect for those cosy winter nights. The living/dining area has a double height atrium and enjoys full glass with sliding doors out to the first floor lakeside balcony where you can enjoy the sun in the day and watch the beautiful evening sunsets.

This floor also has plenty of space to dine formally, beside which is the entrance to the second balcony on the first floor adding vast amounts of light from both sides of the property. This means you can enjoy the sun through the windows and balconies night and day during sunrise and sunset. The kitchen and dining area provides ample space for dining providing more than enough space for a 6 seater dining table if wished. The kitchen has a good range of wall and floor units. Also it consists of a built in oven, 5 ring gas hob with a steel splash back extractor cover and a dishwasher. The window above the sink floods further light into the kitchen making this home a really inviting and spacious place.



Second Floor

The top floor of the property features a spacious and unique layout, offering both privacy and style. It includes a main bedroom, which serves as a cosy and relaxing retreat, office or even a games area for the kids. In addition to the main bedroom, there is a mezzanine level that looks over the first floor and over the lake. The top floor also includes a double bedroom with an ensuite which offers the added luxury of its own private bathroom providing convenience and comfort for occupants. The combination of spaces makes the top floor both functional and versatile.

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 on 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

- BEDROOM 1
2.61m x 3.96m
- BEDROOM 2
3.12m x 2.81m
- BEDROOM 3
3.20m x 3.00m

FIRST FLOOR

- ALL IN ONE RECEPTION
6.48m x 9.10m
- KITCHEN
3.6m x 3.14m

SECOND FLOOR

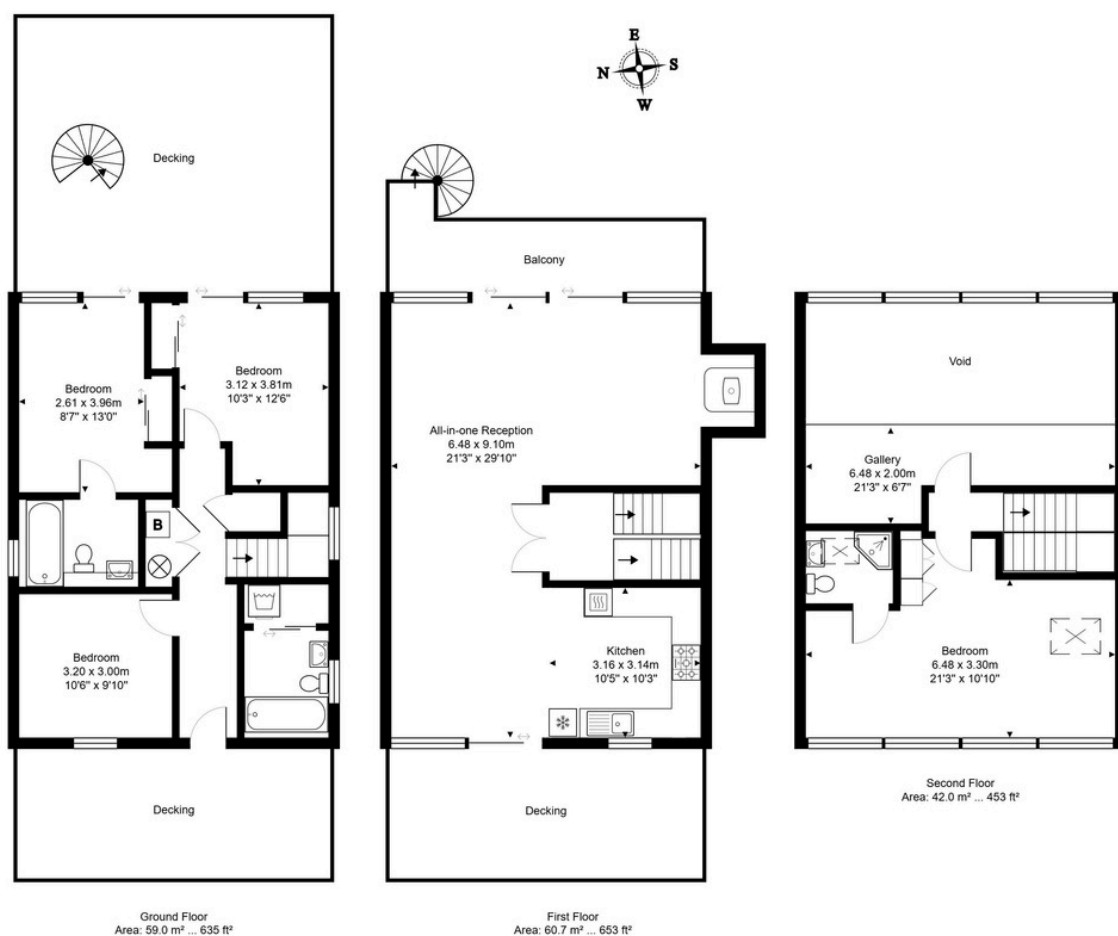
- BEDROOM 3
6.48m x 3.30m
- GALLERY
6.48m x 2.200m

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

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Total Area: 161.7 m² ... 1741 ft² (excluding decking, balcony, void)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation either by the vendor or their agent.



4



3



1



1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	64 D
39-54	E		
21-38	F		
1-20	G		

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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.

