



## 86 CLEARWATER, LOWER MILL ESTATE GL7 6FN

86 Clearwater is a contemporary, 4-bedroom, waterfront Cotswold escape located within the prestigious Lower Mill Estate, a secure gated community offering peace and privacy. This property offers a stylish lakefront escape surrounded by nature. With open-plan living, wooden floors, a dramatic mezzanine window, and a balcony overlooking the water, this modern retreat is both bright and serene. The outdoor space features a sun trap deck, hot tub, and sun house—perfect for relaxation and wildlife spotting. A luxury lifestyle in the heart of nature.

# PRICE £590,000

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[resales@habitatfirstgroup.com](mailto:resales@habitatfirstgroup.com)

- 4-bedroom property
- Waterfront
- Hot Tub
- Large Terrace
- Detached
- Log Burner
- Private and secluded location
- Balcony
- Spa access

## The Property

86 Clearwater is a beautifully modernised property that combines contemporary design with warmth and character, featuring oak flooring, double glazing, and a cosy log fire. Large mezzanine windows and a private balcony flood the open-plan living area with natural light, creating a bright and inviting space.

The home offers four bedrooms, with the fourth currently used as a snug or gaming room—perfectly adaptable to suit your needs. The ground floor includes a welcoming entrance hall, master bedroom with en-suite, two additional double bedrooms, a shower room, and a separate WC. Upstairs, the first floor boasts a spacious open-plan kitchen, dining, and living area, along with bedroom four.

Outside, enjoy a sun-soaked deck with a private hot tub and scenic views, plus useful storage space. Ideal for relaxing, entertaining, or family living.

## Ground Floor

The ground floor leads into a welcoming entrance hall, complete with oak flooring. This level includes a convenient shower room, a separate WC, and a spacious under-stairs cupboard. The master bedroom is generously sized and enjoys stunning lakeside views through large glazed windows, with patio doors opening directly onto the decking overlooking the water, perfect for diving into the hot tub for an evening of relaxation. It also benefits from a side window and a private en-suite, featuring tiled walls, a wooden floor, a bath with an overhead shower, a WC, a wash hand basin, a heated towel rail, and a side-facing window for natural light. Bedroom two is a flexible double or twin room with patio doors leading out to the decking and views over Clearwater, along with a built-in wardrobe and carpeted floor. Bedroom three, also suitable as a double or twin, is situated at the front of the property and includes a built-in wardrobe and carpeted floor.

## First Floor

The first floor open plan living area has full height glazed windows with views overlooking Clearwater Lake. Two large glass wall doors slide open to provide access to the balcony. The balcony offers ample space for a dining table, outdoor furniture, and even a barbecue. The open plan living allows plenty of space for entertaining and dining with seating around the fireplace. The modern wood burner is the main feature of the room, giving a cosy and warm feeling during the winter months whilst looking over at the frosted water. There is an open plan kitchen with contemporary style kitchen units, including a stainless steel gas hob and double oven, microwave, fridge/freezer, dishwasher, and washing machine.

The fourth bedroom is a versatile single or bunk room, currently set up as a cosy snug and gaming space—an ideal retreat for children to relax and enjoy entertainment.



## Outside

Step outside into your own private lakeside haven. The expansive, south-facing, ground-floor sun deck is a true sun trap—perfectly designed for seamless outdoor living. With a luxurious hot tub, ample space for stylish outdoor furniture, and a built-in BBQ, it's an ideal setting for al fresco dining, effortless entertaining, or simply unwinding while taking in the breathtaking, uninterrupted lake views. The property also benefits from direct access to the water, for paddleboarding, canoeing, or a peaceful morning by the shore just steps away. A private, fully powered boat store adds both convenience and secure storage for all your waterside essentials.

A designated parking space is located nearby to the property. Conveniently located just a short stroll from all key amenities, the property offers easy access to the on-site luxury spa and the popular Ballihoo restaurant—perfect for relaxed dining or indulgent pampering. As a resident, you'll also benefit from exclusive spa access. lifestyle.

## 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 £2617.39. Service Charge of approximately £5,284.49 excluding VAT. This pays for 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).

## 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

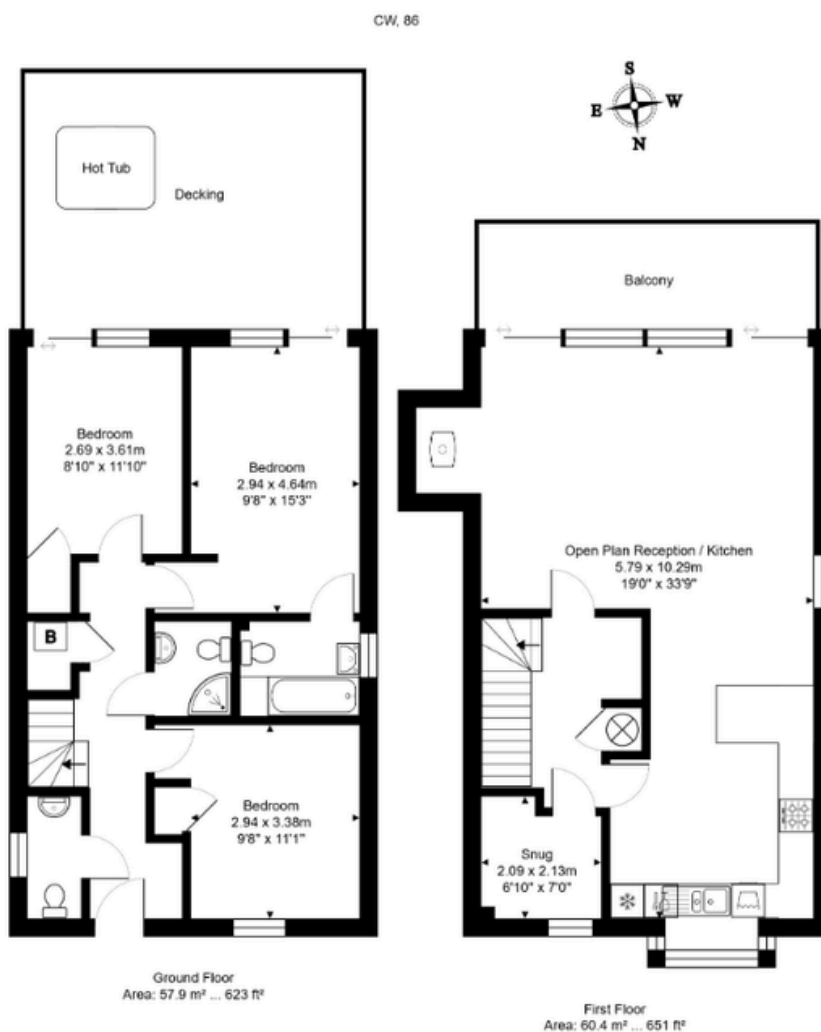
- BEDROOM 1 - 2.94 x 4.64 m
- BEDROOM 2 - 2.69 x 3.61 m
- BEDROOM 3 - 2.94 x 3.38 m

## FIRST FLOOR

- BEDROOM 4 / SNUG - 2.09 x 2.13 m
- OPEN PLAN RECEPTION / KITCHEN - 5.79 x 10.29 m

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

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.



4



3



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1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	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.



## 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.

## 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!**

