



SPINNEY VIEW

7 THE WATER GARDEN, LOWER MILL ESTATE, GL7 6FP

A stunning 4/5-bedroom waterside holiday home enjoying a south-easterly facing aspect and partial lake views. The property has the added bonus of a wonderful rooftop terrace providing the perfect place to relax and bask in the sun.

Asking Price £795,000



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Viewings by appointment only via Habitat Resales on

+44 (0)333 241 6615 or resales@habitatfirstgroup.com



- Freehold
- South East facing
- Direct Waterside Access leading to Spinney Lake
- 4/5 bedrooms
- 3 bathrooms
- 3 balconies & roof terrace
- Spa Access
- 11-month holiday occupancy
- On-site facilities
- Allocated parking adjacent to EV charging station
- Full size boat store
- Council Tax surcharge exempt



The property:

Water Garden 7 presents a captivating blend of comfort, luxury, and functionality. As a Freehold property with 11-month holiday occupancy, it offers not just a home, but a lifestyle experience. Set in a serene environment, with Spa Membership included, the property also benefits from a solid rental history and comfortably covers its annual running costs, appealing to those looking for an enjoyable second home with genuine income potential.

While the property performs well as a holiday let, this home is especially well suited to buyers seeking a place to create lasting family memories, with the option to generate income when not in use. Many owners choose to make use of their property throughout the year, while offsetting costs through flexible rentals.

Spread across two floors, the residence embraces open-plan living, facilitating seamless interaction and a sense of spaciousness. Upon entering the property, you are greeted by a spacious hallway, leading to functional areas. The study, currently utilised as a TV den, with a sofa bed, offers versatility. Adjacent is the utility area, equipped with ample storage, and a separate WC, providing convenience and practicality.

The heart of the home resides in the expansive Kitchen/Dining/Lounge area. The kitchen is adorned with a wide array of built-in appliances. A breakfast bar, featuring an inset hob and extractor, seamlessly connects to the dining space, offering a natural focal point for gatherings. The living area exudes warmth with its feature wood-burning stove and floor-to-ceiling glass doors, inviting ample natural light and providing access to the deck beyond.

Ascending to the first floor, there are four generously proportioned bedrooms and a family bathroom. The Master Bedroom exudes elegance with its full-height glass doors opening to a balcony overlooking the Water Garden. Equipped with built-in wardrobes and an ensuite boasting a walk-in shower that offers a retreat-like ambience. Bedroom 2 also features glass doors opening to a balcony with partial views over Spinney Lake, along with a built-in wardrobe and ensuite facilities. Bedrooms 3 and 4 offer comfortable accommodation with built-in wardrobes, catering to the needs of residents or guests.

The family bathroom features a bath with a hand-held shower attachment and a separate walk-in shower cubicle, along with WC and basin facilities.

Outside:

Leading from a further flight of stairs is an electric roof opening, granting entry to the stunning rooftop terrace with expanding views over the serene Spinney Lake. This outdoor space is adorned with timber decking, providing an expansive vista of the estate's surroundings.

Toward the front of the property lies a split area, featuring a combination of grass and gravel. While the rear portion boasts a charming timber deck, offering direct access to the tranquil lake beyond. Adjacent to the property's side, an allocated parking space awaits, positioned next to an external power point with potential for a fast EV charge installation. Just a stone's throw away is a large visitors parking area for added convenience.

Services

Mains water and electricity. The property has full fibre connection to the BT network for superfast broadband.

Services & Maintenance Charges

We have been informed that the annual Estate charges for this property are; Service Charge of approximately £4554 inc VAT. The Service Charge and Estate Premium may vary from year to year and the above reflects the information provided in the year that the property particulars were created. For the most up to date details, please contact the Habitat Resales team. This pays for full private spa membership, 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.

Situation

Lower Mill is a modern country estate in the Cotswolds that 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.

Directions

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 10 minutes' drive away.

GROUND FLOOR

- KITCHEN / RECEPTION/DINING ROOM
29' (8.84) x 14'6 (4.42)
- STUDY
11'7 (3.53) x 8'5 (2.57)

FIRST FLOOR

- BEDROOM 1
11' (3.35) x 10' (3.05)
EN SUITE
- BEDROOM 2
9'10 (3.00) x 9' (2.74)
EN SUITE
- BEDROOM 3
13' (3.35) x 7'6 (2.29)
- BEDROOM 4
11' (3.35) x 8'6 (2.59)

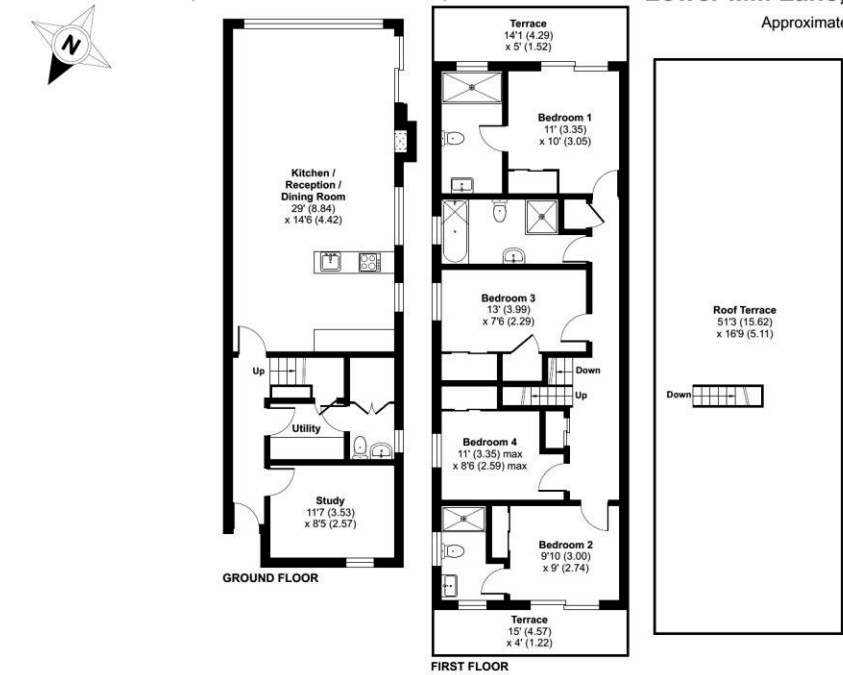
Properties at Lower Mill Estate are for use as holiday homes and cannot be used as a Principle Primary Residence.

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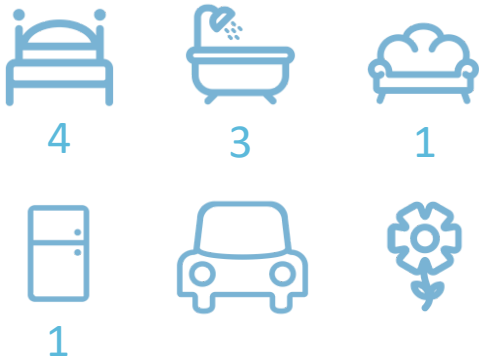
Lower Mill Lane, Cirencester, GL7

Approximate Area = 1441 sq ft / 133.9 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rldhecom 2024.
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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.



Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DO YOU KNOW ABOUT OUR SISTER ESTATE, SILVERLAKE, DORSET? 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.

Habitat Escapes

As the official holiday rental company for Lower Mill Estate, Habitat Escapes offers a professional one-to-one service and removes all of the traditional headaches associated with renting a holiday home. We understand the emotional and financial costs associated with your holiday home and that it needs to be well looked after. Our full management service removes all the hassle of letting a property and includes housekeeping, a national PR and marketing campaign and a comprehensive website with a bespoke multi-functional booking system. Our friendly team handle all of the enquiries and bookings and have exceptional relationships with owners and guests alike. Once on site, we provide a meet and greet service, welcome hamper for your guests, complimentary toiletries and a 24/7 on-call maintenance service. As the only agent based on site, we are able to deal with any issues during a guest's stay swiftly and efficiently, leading to excellent reviews.



Habitat Housekeeping

Our onsite Housekeeping team are always on hand and will ensure everything is taken care of in preparation for your arrival, so you can relax from the moment you arrive at your holiday home. In addition to arrival cleans, we can offer mid-stay cleans, sanitisation and deep cleans.

If you choose to rent out your property, the Housekeeping team is also on hand to arrange changeover cleans, including bed linen and welcome gifts.

As the official onsite team, Habitat Housekeeping's understanding of the properties is second to none.



Habitat Maintenance

The maintenance Team is responsive 24/7 to help you keep your property looking its best year-round. Our small works division can now offer a range of services including project management, property upgrades, decking enhancement, boat store lofts and house decoration. Most work can be completed onsite by our team allowing a more competitive service and we have also built up a list of reliable local contractors to facilitate any other works. We can offer an annual or bespoke maintenance package including spider, algae and deck treatments, window cleaning (including high reach and skylights) and all relevant safety certification and utilities servicing where required.





Silverlake offers the opportunity to choose your own plot and an award-winning property design for the ultimate family holiday home. Nestled amongst acres of nature reserve and surrounded by freshwater lakes, Silverlake's holiday homes are just a pebble's throw from the UNESCO World Heritage Jurassic Coast.

All of the lakeside homes are designed with sustainability and luxury in mind and are just 2.5 hours from London. Enjoy a range of onsite facilities, including an outdoor heated pool, tranquil spa, tennis courts, playground and rooftop restaurant.

For more details on how to create your own
holiday home from just £495,000

contact: live@silverlakedorset.com

or phone: +44 1305 853490 option 1.