



# ROBIN'S RETREAT

55 Minety Lake, Lower Mill Estate, GL7 6GB

Nestled in a coveted south-east facing position, in Lower Mill Estates newest village, overlooking the picturesque Mintey Lake, this property exudes contemporary elegance and tranquility. Embracing modern architectural design, it features a spacious open-plan living area that seamlessly blends style and functionality.

Asking Price **£850,000**

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RESALES

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Viewings by appointment only via Habitat Resales on  
**+44 (0)333 241 6615** or [resales@habitatfirstgroup.com](mailto:resales@habitatfirstgroup.com)



- Freehold
- 12mth Holiday Occupancy
- South East Facing
- Roof Terrace
- Year-Round Direct Water Access
- On Plot Parking for 2 Cars
- 3/4 Bedrooms (1 Ensuite)
- 1 Bathrooms & 1 WC
- Spa Access
- Successful Holiday Rental
- Council Tax Surcharge Exempt

## Ground floor

Upon entering, a welcoming hallway greets you, guiding you through this beautifully designed abode. The hallway seamlessly leads to various spaces, starting with a versatile 4th bedroom or study, offering flexibility to suit your lifestyle needs. Across from this multi-functional room, lies a conveniently positioned cloakroom with a W/C, presenting ample space for free-standing storage or the potential for a boot room, catering to practicality and organisation.

Venturing further into the heart of the home, you'll discover an open-plan living area that blends functionality with modern aesthetics. The sleek kitchen boasts light-coloured granite countertops, harmonising effortlessly with the integrated appliances, including a built-in oven, fridge/freezer, washing machine, dishwasher and an electric hob positioned above for convenience and efficiency.

Adjacent to the kitchen, the dining area comfortably accommodates gatherings of 6 to 8 individuals, promising memorable meals and shared moments. Positioned at the rear of the property, the inviting sitting area exudes warmth with its recessed fireplace adorned by a wood-burning stove. Full-height glass panels at the sides and rear, incorporate sliding doors allowing the natural light to flood the space, while automatic blinds offer effortless management of privacy throughout the day.

Stepping outside onto the decking, a natural connection to the outdoors is revealed, linking the ground floor area to the expansive lawn, inviting hot tub, and the serene vista of the adjacent lake with a private jetty.

## First floor

Ascending to the first floor, a spacious landing awaits, granting access to three double bedrooms, one of which boasts an ensuite bathroom, ensuring comfort and convenience. The Master Bedroom, positioned at the rear, offers a stylish ensuite shower room and full-height glass sliding doors that open onto a balcony, affording breathtaking views of the tranquil lake, ideal for enjoying a morning coffee or a captivating evening sunset.

At the front of the house are two further double bedrooms, each with double door built-in wardrobes and full-height glass sliding doors, leading out onto a shared balcony. A well-appointed family bathroom completes this level, featuring a bath with an overhead shower.

Ascending to the rooftop terrace via stairs from the first-floor landing, an enchanting space awaits, accessed through an electronic roof light. This stunning area serves as the perfect venue for entertaining, boasting panoramic views of the surrounding landscape. To the rear, a cosy seating area with glass viewing panels overlooks the Minety Lake, while at the front, ample space is provided for additional seating or dining, ideal for creating cherished memories with loved ones.



## Outside

The property is approached via a pathway beside a lawned area and leads to an undercover veranda currently used to park bikes when zipping in and out but would equally make a great place on which to relax in the shade. The property has the benefit of on-plot parking for 2 cars with visitor parking opposite.

To the rear of the house, the decking comprises a free-standing spa that leads out to an area of lawn and onto a private jetty providing easy access to the lake and a great place from which to fish. To the side of the property there is also another outside tap.

## Services

Mains water, electricity, gas heating/cooling system (remote controlled). The property has full fibre connection to the Gigaclear network for superfast broadband.

## Services & Maintenance Charges

We have been informed that the annual Estate charges for this property are; **Service Charge** of approximately £5,1490.90 + VAT and **Estate Premium** £2,581.79 + 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.

## 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 10mins drive away.

## GROUND FLOOR

- OPEN PLAN LIVING /KITCHEN
- STUDY/BEDROOM 4

## FIRST FLOOR

- BEDROOM 1
- EN SUITE
- BEDROOM 2
- BEDROOM 3

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

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Approximate Area = 000 sq ft / 000 sq m (excludes void) Limited Use  
Area(s) = 000 sq ft / 000 sq m Total = 000 sq ft / 000 sq m  
For identification only - Not to scale

## AWAITING FLOORPLAN AND MEASUREMENTS

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		
81-91	B		83 B
69-80	C	72 C	
55-68	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.

## 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.



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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](mailto:live@silverlakedorset.com)

or phone: +44 1305 853490 option 1.