



# HERON ISLAND

78 CLEARWATER, LOWER MILL ESTATE, GL7 6FN

Heron Island is a unique property nestled on its own island on the Lower Mill Estate in the Cotswold Water Park. Enjoying a prime lakeside position on the banks of Clearwater Lake the property is located in a secluded position whilst being a stone's throw from the Spa and Restaurant. The large garden may offer opportunities to extend or incorporate further buildings subject to planning.



OIEO £1,200,000

HABITAT RESALES

PART OF  HABITAT FIRST



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Viewings by appointment only via Habitat Resales on [resales@habitatfirstgroup.com](mailto:resales@habitatfirstgroup.com)



- Leasehold
- 4 bedrooms
- 4 bathrooms (3 Ensuite)
- Unique island position
- Spa access
- Direct lake access
- Private parking for 4 / 5 cars
- Boat Store
- Access to private nature reserve with acres of woodland walks
- Council Tax surcharge exempt

## The Property

Heron Island presents an exceptional opportunity to acquire a luxurious and contemporary retreat nestled within the serene beauty of Lower Mill Estate. Boasting stunning architectural design, impeccable craftsmanship, and unparalleled tranquillity, this property offers a unique blend of comfort, style, and natural splendour. With access to an array of exclusive amenities and surrounded by pristine countryside, Heron Island epitomizes modern countryside living at its finest

## Outside

The house is approached via a walkway over the waterway which encircles the property, and a beautiful waterfall. The rear enjoys a large, secluded garden area giving direct lake access with plenty of space for alfresco dining and relaxing with friends. There is hard standing providing parking for four/five cars. The end of the garden also has the benefit of another hard standing platform, with plenty of space for outside dining, directly over the water's edge. The boat store provides convenient and secure storage for watercraft and equipment, enhancing the property's lakeside lifestyle offering.

## Ground Floor

The spacious entrance hallway leads into the open-plan living/kitchen/dining area. The living area benefits from a spectacular high ceiling with sky lights allowing the natural light to flood in from above. There is a ground floor cloakroom which leads into a WC, and ample understairs storage. The recently upgraded double-aspect kitchen comprises an Aga and a good range of wall and floor units that incorporate built-in Gaggenau appliances. A large breakfast peninsula allows for a smooth flow to the generous dining area off the kitchen which is ideal for entertaining and will comfortably seat 10 to 12 people. As well as a central seating area there is a further lounge area that enjoys a traditional inset fireplace with a log burning stove. The ground floor provides expansive views over the garden and lake beyond with access to the rear decking through floor-to-ceiling glass sliding doors, bringing the outdoors in.

## First Floor

Stairs from the hallway lead up to the first floor where you will find the large master bedroom and en suite with a shower cubicle and bath. This triple-aspect room benefits from glass sliding doors to the balcony. The perfect place to enjoy your morning coffee whilst surrounded by nature. There is also a further double bedroom with an ensuite bathroom. A smaller double/office/dressing room and well-appointed family shower room complete the accommodation on this floor.



## Second Floor

A further stairway leads up to the second-floor landing where you will find another large double bedroom with an en suite bathroom.

## 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 £2581.14 + VAT Service Charge of approximately £4960.01+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 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: grass cutting and garden maintenance on the plot is a separate cost and is available via the Estate grounds team. 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.

HABITAT RESALES

PART OF  HABITAT FIRST

GROUND FLOOR

- KITCHEN  
20'6 (6.25) x 12' (3.66)
- RECEPTION  
12' (3.66) x 9' (2.74)
- RECEPTION  
12'5 (3.78) x 9' (2.74)
- RECEPTION  
24'5 (7.44)max x 7'7 (2.31)

FIRST FLOOR

- BEDROOM 1  
20'5 (6.22) x 8'10
- EN SUITE
- BEDROOM 2  
12' (3.66) x 12' (3.51)
- EN SUITE
- RECEPTION/BED 4  
12' (3.66) x 9' (2.74)

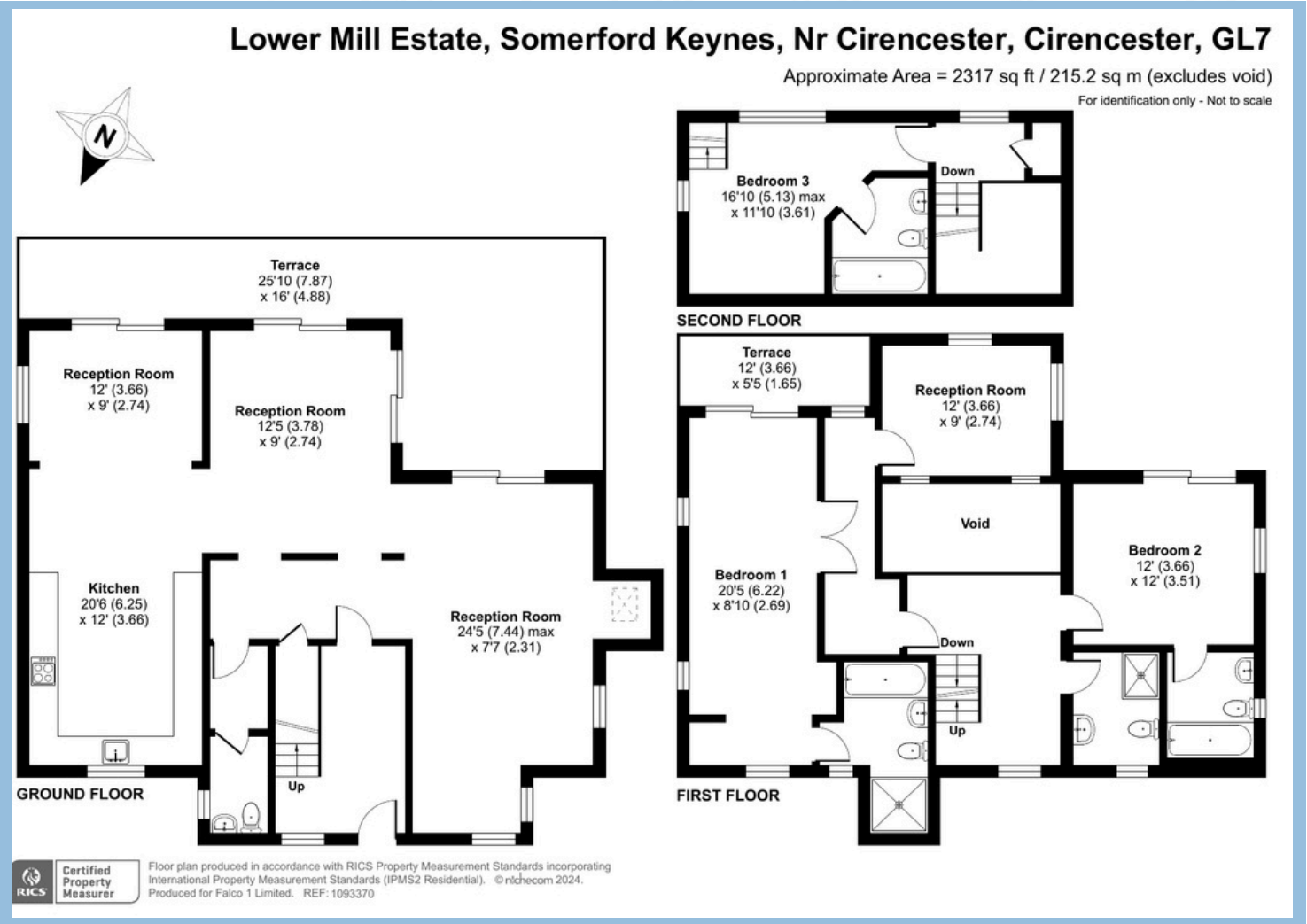
SECOND FLOOR

- BEDROOM 3  
16'10 (5.13)MAX x 11'10 (3.61)
- EN SUITE

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

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4



4



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	63 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.

