



## BITTERN LODGE

53 HOWELLS MERE, LOWER MILL ESTATE, GL7 6FW

Commanding spectacular, uninterrupted lake views through vaulted windows, this thoughtfully designed, 3-storey, 5-bedroom house offers a great investment opportunity or a superb family holiday home.

OIEO £895,000



HABITAT  
RESALES

# BITTERN LODGE

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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)



- Leasehold
- 11-Month occupancy
- 5 bedrooms
- 3 bathrooms
- Ground floor deck and 2 balconies
- Allocated parking
- Spa access
- Fully furnished
- Access to a private nature reserve with acres of woodland walks



## The Property

Built over 3 floors, Bittern Lodge offers well-designed, modern and flexible accommodation throughout, with open-plan first-floor living, generous bedrooms and spectacular, uninterrupted views across Swillbrook Lake, the perfect place for a morning coffee or a glass of wine after a busy day on the estate.

## Ground Floor

The ground floor consists of three double bedrooms, two of which have access to a Jack and Jill bathroom with a full bath with handheld shower over, WC and wash basin. Bedrooms two and three also have built-in wardrobes and glazed doors giving access to the large ground-floor decking area. The separate family bathroom with shower, WC and wash basin also houses a cupboard providing additional storage and space for the washing machine and dryer. There is also a double-door boiler cupboard with storage, a large understairs cupboard and stairs to the first floor.

## First Floor

Double doors into the spacious and light open-plan living, dining and kitchen area which benefits from vaulted ceilings, fully glazed rear elevations and a feature inset wood-burning stove. The rear balcony is accessed via sliding doors and provides stunning views over Swillbrook Lake and beyond. The contemporary kitchen area has a wide range of built-in appliances including a full-height fridge with a separate freezer, a microwave and a dishwasher. There is a large freestanding island, incorporating an inset induction hob and extractor, a built-in wine cooler and additional storage. The full-height patio door leads out onto a front balcony with space for a dining and relaxation area. A cinema room/fifth bedroom is accessed from the kitchen area. The property benefits from a digital WIFI system as well as Hive installed throughout the house.

## Second Floor

This floor maximises the views across the lake to the rear with an open mezzanine area featuring plenty of built-in storage, space for a seating/office area and access to the master bedroom. The master bedroom has been cleverly designed with a half wall screening the luxurious en-suite beyond which contains an oversized shower and twin vanity units. There is also a separate, recently refurbished WC.

## Outside

The property is approached via a short pathway leading onto a welcoming decking area and is situated at the entrance to a quiet cul-de-sac. To the rear of the property, you will find a large decking area which provides secluded relaxation next to the water. The entrance to the nature reserve is located nearby.

## Services

Mains water, electricity, gas central heating, Gigaclear Fibre Broadband.

## Services & Maintenance Charges

We have been informed that the annual Estate charges for this property are;

- Ground rent of approximately £2977.56 inc. VAT
- Service Charge of approximately £4,100.81 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 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.

## Situation

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.

## 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 a 10-minute drive away.

## GROUND FLOOR

- BEDROOM 2  
13'7 (4.14) x 10'10 (3.30)
- BEDROOM 3  
12'4 (3.76) x 10'5 (3.18)
- BEDROOM 4  
10'9 (3.28) x 9'9 (2.97)

## FIRST FLOOR

- KITCHEN/RECEPTION  
29'8 (9.04) x 21'10 (6.65)
- CINEMA/BEDROOM 5  
10'3 (3.12) x 9'4 (2.84)
- REAR BALCONY  
22' (6.71) x 5' (1.52)
- FRONT BALCONY  
22' (6.71) x 9' (2.74)

## SECOND FLOOR

- BEDROOM 1  
20' (6.1) x 11'3 (3.43)
- MEZZANINE  
14'7 (4.45) x 6'7 (2.01)

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

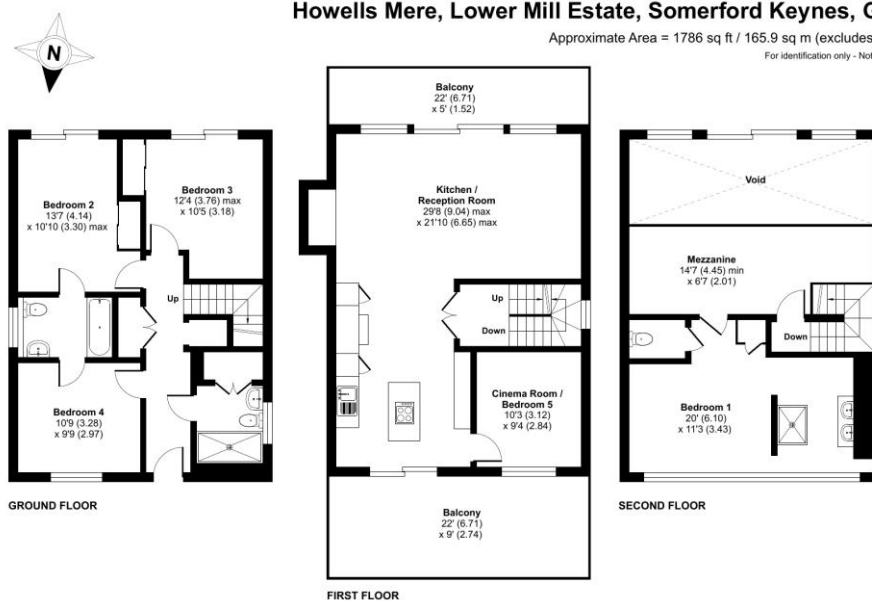
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### Howells Mere, Lower Mill Estate, Somerford Keynes, GL7

Approximate Area = 1786 sq ft / 165.9 sq m (excludes void)

For identification only - Not to scale



Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Falco 1 Limited. REF: 951769

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             |         | 85 B      |
| 69-80 | C             | 76 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



## 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.

