



# MILL RACE COTTAGE

14 MILL VILLAGE, LOWER MILL ESTATE, GL7 6FP

Mill Race Cottage is a freehold, 3-storey, west-facing, detached house enjoying a unique position over Mill Race River. Planning permission to extend the ground floor accommodation has been applied for and once granted, the property will provide an excellent investment opportunity or family holiday home.

**Asking Price £325,000**



**HABITAT  
RESALES**

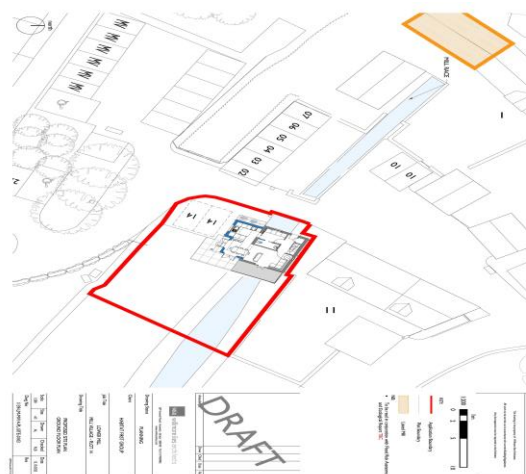
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Viewings by appointment only via Habitat Resales on  
**+44 (0)333 241 6615** or [resales@habitatfirstgroup.com](mailto:resales@habitatfirstgroup.com)



- 3 bedrooms
- Family bathroom
- 12-month holiday occupancy
- Two on plot parking spaces
- Spa access
- Access to a private nature reserve with acres of woodland walks
- Planning applied for



## The Property

Built over three floors, this unique property also has an outside decking area. Conveniently located next to the tennis courts and outdoor pool, the property is ideal for those looking to make the most of the onsite facilities. The property benefits from 12-month holiday occupancy, spa access and two allocated parking spaces.

## Ground Floor

The ground floor currently consists of an entrance hall, understairs cupboard, kitchen and separate living/dining room. The kitchen has a range of floor-to-ceiling units and built-in appliances including a fridge/freezer, dishwasher, washing machine and electric oven and hob. The living/dining area and hallway benefit from wooden flooring. The proposed extension will add space for a separate dining area with two sets of patio doors opening out onto the decking and grassed area beyond, a utility area leading off from the kitchen and a WC. Stairs lead up to the first-floor bedroom and bathroom.

## First Floor

The master bedroom benefits from an en suite shower room and built-in wardrobe with double doors to a Juliette balcony, giving views across to Somerford Lagoon. There is also a family bathroom with a full bath with a handheld shower, WC and basin. A further set of stairs leads up to the second floor.

## Second Floor

The second floor has a single bedroom, a double bedroom and a separate WC with a handbasin. There is also a good-sized storage cupboard over the stairs.

## Outside

There is currently decking to the rear and side of the property together with parking for two cars and a small, grassed area. This area will be increased once planning has been granted.

## Services

Mains water, electricity.

## Services & Maintenance Charges

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

- Estate Premium of approximately £2000 + VAT
- Service Charge of approximately £3902.11 Inc VAT

This pays for the 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).

## 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

- KITCHEN  
8' 3 (2.51) x 7' 8 (2.34)
- RECEPTION/DINING  
15' 2 (4.62) x 9' 3 (2.82)

## FIRST FLOOR

- BEDROOM 1  
11' 10 (3.61) x 9' 7 (2.92)

## SECOND FLOOR

- BEDROOM 2  
15' 3 (4.65) x 9' 7 (2.92)
- BEDROOM 3  
9' 5 (2.87) x 6' 6 (1.98)

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

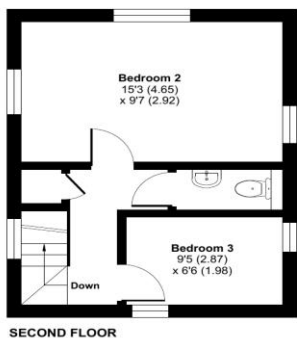
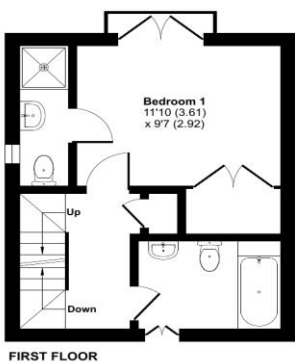
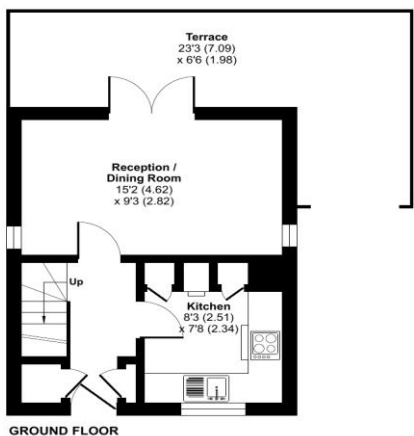
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## Lower Mill Estate, Somerford Keynes, GL7

Approximate Area = 879 sq ft / 81.6 sq m

For identification only - Not to scale



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: 964771

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	39 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.

