



## MINETY LAKE 25

MINETY LAKE 25, LOWER MILL ESTATE, GL7 6GB

Experience lakeside luxury in this exquisite 4/5-bedroom holiday home with a sunny south-facing orientation and lake vistas. Delight in the idyllic rooftop terrace, a perfect sanctuary to unwind and soak up the sun's warmth.

Asking Price £1,000,000

  
HABITAT  
RESALES

# MINETY LAKE 25

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



- Freehold
- Captivating southerly exposure
- Private jetty for seamless lake entry
- 4/5 Bedrooms
- 4 Bathrooms, including 2 ensuite
- Ground floor deck with 2 balconies & rooftop terrace
- Spa access
- 12-month holiday occupancy
- Boat store
- Two private driveways with space for 3 cars

## The property

Minety Lake 25 is a larger-than-average Water Garden design benefitting from 12-month holiday occupancy, spa membership and an abundance of outdoor space. Spanning over 2 floors, its open-plan layout exudes a bright and airy ambience. A short stroll away from the on-site restaurant and spa, this residence features extended decking, leading to a private jetty. Along with its sun-drenched roof terrace, the property enjoys all-day sunshine and a refreshing atmosphere. Notable highlights include wooden floors with underfloor heating and a Sonos sound system amplifying the indoor and outdoor spaces.

## Ground Floor

The spacious hallway has doors leading to:

TV room/study/5<sup>th</sup> bedroom – a versatile space currently used as a TV room with a double sofa bed and desk. Utility area with provision for a washing machine and dryer, substantial coat and understairs storage, and a separate WC with a basin.

Kitchen/Dining/Living – The kitchen offers a wide range of built-in appliances including 2 ovens, a microwave, a fridge freezer, a dishwasher and a wine cooler. The wide breakfast bar incorporates drawers and cupboards to one side, with space for stools to the other and features an inset hob with an extractor above and a single bowl sink unit. The living/ dining area has ample space for a large dining table and chairs and benefits from a feature wood-burning stove and floor-to-ceiling glass doors giving access to the deck beyond with further windows to the side of the living area maximising the light.

## First Floor

Comprises a bright landing leading to the four bedrooms (2 ensembles) and a family bathroom. There are also double and single storage cupboards, both of which are lockable.

Master Bedroom - enjoys full-height glass doors leading to a balcony overlooking Minety Lake and benefits from built-in wardrobes and an ensuite with a bath with handheld shower, a separate large walk-in shower, WC and basin with storage below. Bedroom 2 - double bedroom with built-in wardrobe and en-suite incorporating a shower cubicle, WC and basin with storage. The full-height glass doors give access to the balcony with partial views over Spinney Lake.

Bedroom 3 - double bedroom with built-in wardrobe and a separate lockable storage cupboard.

Bedroom 4 - double bedroom with built-in wardrobe.

Family Bathroom - features a bath with a hand-held shower attachment, a separate walk-in shower cubicle, WC and basin with storage below.



## Outside

A further set of stairs lead off the landing to the electric roof opening giving access to the roof terrace which is laid with synthetic grass and timber decking and offers stunning views of both Minety Lake and Spinney Lake.

Other exterior highlights include a partly grassed and gravelled front area and a convenient boat store. At the rear, a generous timber deck and grassy space, coupled with private lake access via a jetty, invite leisurely moments.

## Services

Mains water, electricity, air source heat pump.

## Services & Maintenance Charges

We have been informed that the annual Estate charge for this property is; Service Charge of approximately £4834.67 + 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).

## 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

- KITCHEN/DINING/RECEPTION  
29'10(9.10) x 17'10 (5.44) max
- STUDY/BEDROOM 5  
13'4(4.06) max x 8' (2.44)

## FIRST FLOOR

- BEDROOM 1  
11'10 (3.61) x 11'8 (3.56)
- BEDROOM 2  
10'11 (3.33) x 9'8 (2.95)
- BEDROOM 3  
13'11 (4.24) x 7'6 (2.29) min
- BEDROOM 4  
11'8 X (3.56) min X 8'6 (2.59) max

## SECOND FLOOR

- ROOF TERRACE  
51'7 (15.75) x 18' (5.49)

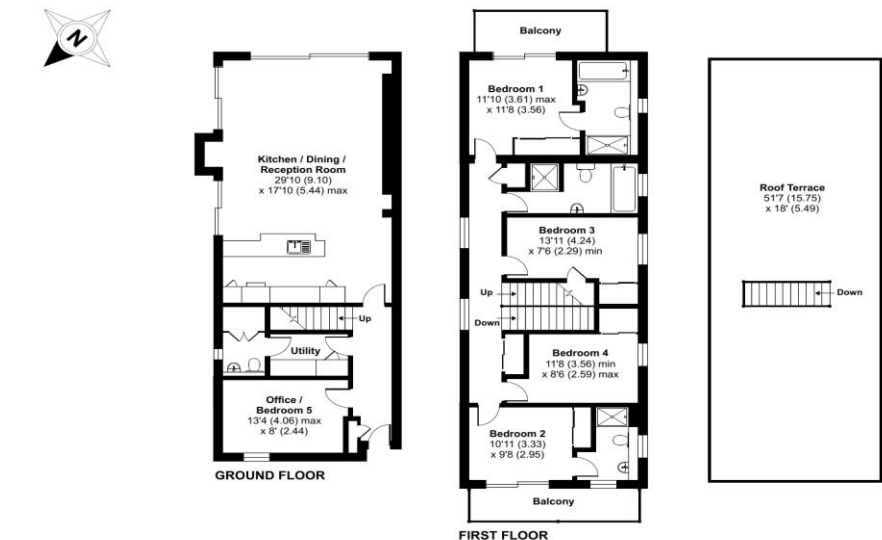
Properties at Lower Mill Estate are for use as holiday homes and cannot be used as a Principle Primary Residence.

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### Lower Mill Estate, Somerford Keynes, Cirencester, GL7

Approximate Area = 1788 sq ft / 166.1 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). © rldhcom 2023. Produced for Falco 1 Limited - REF: 1018656

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		96 A
81-91	B		
69-80	C	73 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.

