



## ORCHARD COTTAGE

3 MILL VILLAGE, LOWER MILL ESTATE, GL7 6FP

With beautiful orchard views, Orchard Cottage is the perfect getaway retreat conveniently located close to the outdoor pool and tennis courts in Mill Village. The open terrace area with direct access to the enclosed, communal orchard to the rear provides the ideal space to relax and entertain.

Asking Price £289,950



HABITAT  
RESALES

# ORCHARD COTTAGE

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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
- 11-month holiday occupancy
- Allocated parking
- Access to outdoor swimming pool and tennis courts
- Access to communal orchard
- Access to a private nature reserve with acres of woodland walks



## The Property

This traditional cottage offers an open-plan living area with three bedrooms on the first floor. The perfect combination for enjoying a weekend away with the family or a rental opportunity.

## Ground Floor

The open-plan ground floor with dual-aspect windows offers light and airy living/dining and kitchen areas which benefit from views over the courtyard and the communal orchard to the rear. The kitchen area incorporates built-in appliances including an oven, an inset electric hob with an extractor over, a fridge and a freezer. There is also space for a washing machine and dishwasher. The dining area is a bright and airy space with a floor-to-ceiling window looking out over the courtyard to the front. A recessed fireplace houses the feature log burner and provides a focal point in the living area which also has a range of built-in storage cupboards. A door leads to the stairs with a large understairs cupboard and a stable door to the rear provides access to the terrace and orchard beyond.

## First Floor

The landing houses the airing cupboard and leads to the three bedrooms and family bathroom. Bedroom one looks over the front of the property and is a good size double incorporating a built-in wardrobe with additional space for a dressing table/desk and chest of drawers. There is a further single bedroom to the front of the property and a large single to the rear.

## Outside

The property is accessed through a private, gated, communal courtyard. There is a large patio to the rear extending the full width of the cottage and giving direct access to the shared orchard beyond. The property also benefits from an allocated parking space.

## Services

Mains water, electricity.

## Services & Maintenance Charges

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

- Ground rent of approximately £2120.06 + VAT
- Service Charge of approximately £3,098.70 + 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/DINING  
16' (4.88) x 7'10 (2.39)
- RECEPTION  
16' (4.88) x 8' (2.44)

## FIRST FLOOR

- BEDROOM 1  
16'11 (5.16) x 7'5 (2.66)
- BEDROOM 2  
8'7 (2.62) x 7'10 (2.39)
- BEDROOM 3  
7'7 (2.31) x 7'5 (2.26)

## OUTSIDE

- PATIO  
25' (7.52) x 5' (1.52)

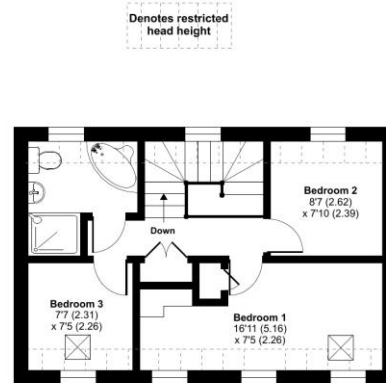
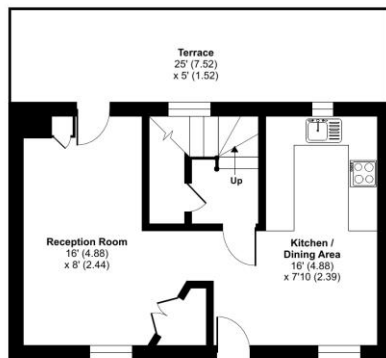
Properties at Lower Mill Estate are for use as holiday homes and cannot be used as a Principle Primary Residence.

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

Approximate Area = 716 sq ft / 66.5 sq m  
Limited Use Area(s) = 74 sq ft / 6.9 sq m  
Total = 790 sq ft / 73.4 sq m  
For identification only - Not to scale



Certified Property Measure 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-1070137

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		91 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.

