



WINSFORD

19 MILL VILLAGE, LOWER MILL ESTATE, GL7 6FP

Winsford is a cosy Cotswold holiday cottage for sale, in the prime location of Mill Village. This property is a stone's throw away from the picturesque and large lake, The Somerford Lagoon as well as the Mill Village Pavilion heated outdoor pool, open all year round.



ASKING PRICE £279,000

HABITAT RESALES

PART OF  HABITAT FIRST

WINSFORD

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

- 11 month occupancy
- 3 bedrooms
- 2 bathrooms
- Leasehold
- Access to private nature reserve with acres of woodland walks

Homeowner Perspective

The green to the rear of the property is a personal favourite, it is the perfect place for family games. The property is well located to the amenities such as the heated outdoor pool, tennis court, playground and the Activity Hub.



The Property

This cosy, traditional cottage offers an open-plan living and dining area and separate kitchen, with three good-sized bedrooms on the first floor. This cottage offers the perfect combination for enjoying time away with the family or a rental opportunity.

Ground Floor

The ground floor with dual-aspect windows offers light and airy living/dining areas which benefit from views over rear garden and the communal green which can be accessed over the wooden bridge. The kitchen area offers ample space for preparing a dinner. It has an integrated fridge/freezer, washing machine and dishwasher. The dining area is a bright and airy space with a window looking out over the garden at the rear of the property. The feature log burner provides a focal point in the living area. Back through the door leads you into the hallway with under stairs cupboard and WC.

First Floor

The landing leads to the three good-sized bedrooms and family bathroom. Bedroom one looks over the rear of the property and is a good sized double, incorporating an ensuite bathroom. There are two further bedrooms, one good size twin/double at the front overlooking Mill Lake and one twin to the rear overlooking Somerford Lagoon.

Outside

The outside of the property offers a paved patio to both sides of the French doors which leads to the extended garden. This area is perfect for games with the family, something the current owner highlights as one of their favourite parts of the cottage.

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 £2716 inc VAT Service Charge of approximately £3,807 inc VAT. This pays for 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).

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.

GROUND FLOOR

- KITCHEN 3.09M X 1.90M
- LIVING/DINING AREA 7.21M X 4.99M

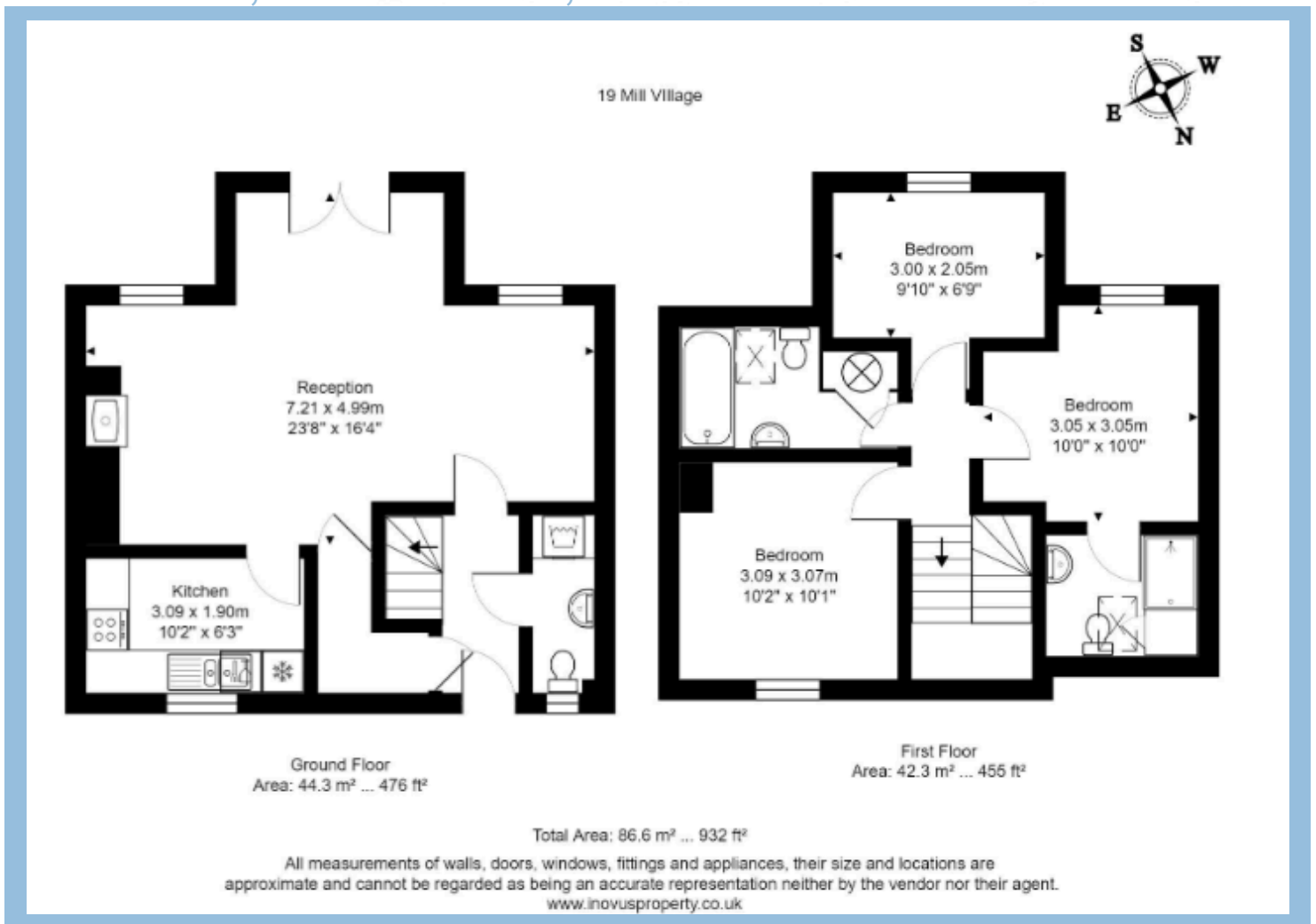
FIRST FLOOR

- BEDROOM 1 3.00M X 2.05M
- BEDROOM 2 3.05M X 3.05M
- BEDROOM 3 3.09M X 3.07M

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

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2



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 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.

