



SOMER HOUSE, LOWER MILL ESTATE GL7 6FR

68 Mill Village is a beautiful, 4-bedroom, detached cottage in the heart of Lower Mill Estate's most mature village. This waterfront property offers direct lake access to the stunning and vast Somerford Lagoon. The lake provides picturesque sunset views from the large terrace, perfect for summer BBQs and socialising. The property's Cotswold-inspired decor brings a timeless charm and rustic elegance to every room. The interior offers a sense of comfort and tranquillity that makes this home the ideal countryside retreat. This property is a perfect home for a family who want their family to experience nature, lake sports, cycling, evening walks to our onsite restaurant Ballihoo or the local pub.

PRICE £730,000

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Viewings by appointment only via Habitat Resales on
resales@habitatfirstgroup.com

- 4-bedroom property
- Waterfront
- South West Facing
- Large Terrace
- Detached
- Log Burner
- Beautifully decorated
- 12 Month Occupancy (on application)
- Private Jetty

The Property

Mill Village 68 is arguably the most unique and rare property in Mill Village. This, beautifully decorated 4-bedroom cottage that offers the perfect blend of rustic charm and modern comfort. Set directly on the edge of the tranquil Somerford Lagoon, the home features a spacious private decking area that's ideal for al fresco dining, sunset BBQs, or simply relaxing as you take in the serene views.

Inside, the cottage exudes warmth and character with wooden worktops, a cosy log fire, and thoughtfully chosen furnishings that reflect the elegance and comfort of Cotswold living. The open-plan layout and natural tones create a welcoming space that feels both stylish and homely.

With four well-appointed bedrooms and modern amenities throughout, this is a turnkey property—fully ready to rent as a high-end holiday home or to enjoy as your own private retreat. A rare opportunity — one of only three detached homes on the lake, Somerford Lagoon. Frequently described as the best property in Mill Village.

Ground Floor

The living room is bright and spacious, with natural-toned hardwood floors, neutral walls, and expansive windows that fill the space with natural light.

The kitchen is a true showpiece, featuring warm wooden countertops, shaker-style white cabinetry with stylish black hardware, and a charming farmhouse sink. With generous counter space and ample storage, it's perfect for both everyday living and entertaining.

Open to the dining area, the kitchen creates a warm and welcoming family hub that comfortably seats up to six people.

As you move into the cosy, cottage-style living room—beautifully decorated with thoughtful touches—you immediately feel a sense of comfort and charm. The log burner is perfect for cold winter evenings, but the bright and large double doors invite the warm summer breeze. This is really the perfect cottage for all seasons.

First Floor

The first floor offers four separate bedrooms and a well-appointed family bathroom with a bath with charming, country vintage taps. The master bedroom features an en-suite with a shower and large double doors that open out to a balcony perfect for enjoying the stunning views of Somerford Lagoon. Due to the orientation of the house, the sunset falls beautifully over the lake, best enjoyed from the balcony just off the master bedroom.

The second double bedroom also boasts generous double doors, offering a private and shaded retreat thanks to the surrounding trees. Two additional single bedrooms are perfect for children or families, with space for bunk beds or cosy sleeping arrangements. Each room is beautifully decorated in neutral tones, creating an open, bright, and welcoming atmosphere throughout. This floor continues the home's overall theme of a cosy, elegant, and inviting cottage.



Outside

Outside, the property truly shines. A large decking area extends out over the lake, offering the perfect space for relaxation and leisure. There's ample room for a hot tub, garden furniture, and outdoor dining, making it an ideal spot for both entertaining and unwinding. With direct lake access, you can easily enjoy paddleboarding, kayaking, or simply dipping your toes in the water. The area is also a haven for wildlife, often spotted nearby thanks to the home's unique position on the lake.

The deck enjoys full sun, creating a true sun trap throughout the day, while hidden storage beneath the decking adds practical convenience. The property sits on a generous plot with plenty of lush green lawn surrounding it—ideal for families, games, or simply soaking up the peaceful countryside atmosphere.

A haven for nature lovers, the location is a prime spot for bird watching and spotting local wildlife, with the gentle sounds of nature providing the perfect backdrop to your countryside escape.

Services

Mains water and electricity. Services & Maintenance Charges We have been informed that the annual Estate charges for this property are: Ground rent of approximately £2617.39 inc VAT. Service Charge of approximately £4,430.66 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

- LIVING - 5.35 x 3.51 m
- KITCHEN / DINING- 2.60 x 5.01 m

FIRST FLOOR

- BEDROOM 1 - 5.35 x 2.62 m
- BEDROOM 2 - 2.63 x 2.28 m
- BEDROOM 3 - 2.63 x 2.28 m
- BEDROOM 4 - 3.57 x 2.60 m

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

68 MILL VILLAGE, LOWER MILL ESTATE, G7



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		82 B
69-80	C		
55-68	D		
39-54	E	43 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.



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.



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!