



2 THE SOMERFORD LODGES

CLEARWATER 102, LOWER MILL ESTATE, GL7 6FL

Located in a secluded position on the shoreline of Somerford Lagoon with spectacular views across the water to the Nature Reserve beyond, this 4 Bed, 3 Bath family holiday home enjoys one of the most enviable and sought-after locations within Lower Mill Estate.

OIEO £775,000


HABITAT
RESALES

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



- Leasehold
- 11 month holiday occupancy
- 4 Bedrooms
- 3 Bathrooms (2 Ensuite)
- Spa Access
- Spectacular Lake Views
- Allocated Parking
- On-Site Facilities



The Property

Located in a secluded position on the shoreline of Somerford Lagoon with spectacular views across the water to the Nature Reserve beyond, this 4 Bed, 3 Bath family holiday home enjoys one of the most enviable and sought-after locations within Lower Mill Estate.

Ground Floor

Comprises a hallway leading to 3 Bedrooms (2 ensuite) and a family bathroom. The 2 double bedrooms to the rear enjoy full-height sliding glass doors out onto the rear deck with views out across the lagoon. Both have built-in wardrobes and the benefit of an ensuite, one with a bath and the second with a corner shower unit. The third double bedroom to the front is directly opposite the family bathroom which enjoys a bath with shower over. On this floor, there is also an understairs storage cupboard and a double cupboard housing the hot water cylinder and boiler.

First Floor

This floor has the benefit of wood flooring throughout. On reaching the floor there is a small landing leading to a single bedroom/study to the front and the open plan living area to the rear. On entering the living area, you are immediately struck by the stunning views out across the water, giving a real feel of being connected with nature and the outdoors. This area has a double-height atrium with skylights and enjoys full-height glass incorporating 2 sets of sliding doors out to the first-floor balcony, ideal for enjoying a morning coffee or evening sundowner. There is a large, recessed fireplace with log burning stove for cosy winter evenings by the fire and ample dining space to entertain family and friends. The kitchen located to the front has a good range of floor and wall units and a breakfast bar ideal for casual meals. The kitchen has a double oven and a 5-ring gas hob with an extractor over and steel splashback. There is a built-in dishwasher, washing machine, under-counter fridge and freezer, and microwave. To the front is a large window under which is a 1 1/2 bowl stainless steel sink and drainer with mixer tap over.

Outside

The house is approached via a secluded pathway with lawned area to either side. There are two mature hedges on each side of the house providing lakeside seclusion and privacy. To the rear of the house, there is a ground-floor deck the perfect place to relax and enjoy the stunning views, which leads onto a rear lawn sloping towards the lake. The decking is accessed either via the ground-floor bedrooms or a spiral staircase from the first-floor balcony. There is an allocated parking space at the front of the property and visitor parking is located close by.

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 £2,439.04 + VAT. 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, the ongoing maintenance of the communal buildings and grounds (including hundreds of acres of nature reserve and walking trails). Grass cutting and garden maintenance on the plot is a separate cost and available via the Estate grounds team.

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 10 mins drive away

GROUND FLOOR

- Bedroom 1
13'3 (4.04) x 10'5 (3.18)
- Bedroom 2
9'11 (3.02) x 9'6 (2.90)
- Bedroom 3
10'6 (3.20) x 9'9 (2.97)
- Bathroom
- Ensuite x 2

FIRST FLOOR

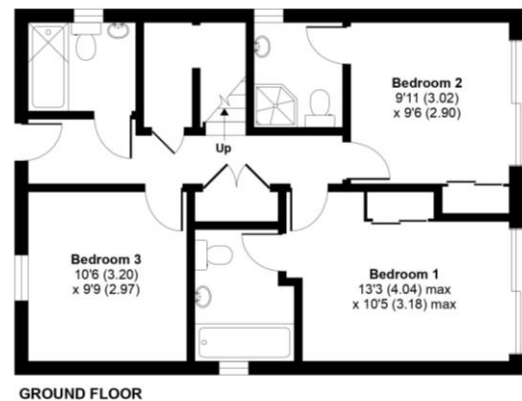
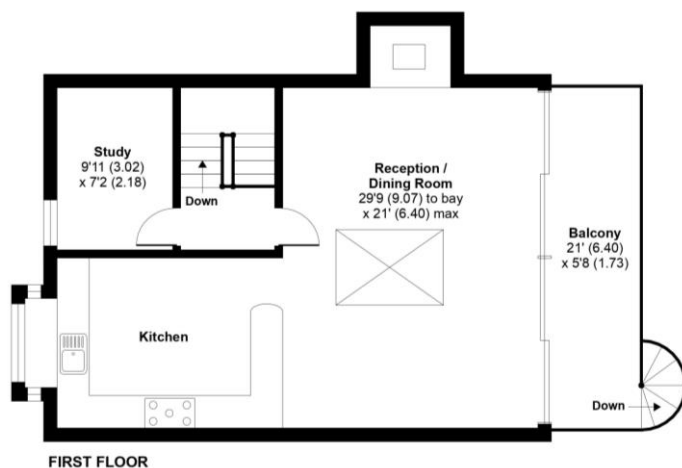
- Balcony
21'0 (6.40) x 5'8 (1.73)
- Living/Dining Room
29'9 (9.07) x 21'0 (6.40)
- Kitchen
- Study/Bedroom 4
9'11 (3.02) x 7'2 (2.08)

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 6FL

Approximate Area = 1282 sq ft /119.1 sq m
For identification only - Not to scale



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		99 A
81-91	B		
69-80	C	75 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.

