



# WILLOW WARBLER

112 HOWELLS MERE, LOWER MILL ESTATE, GL7 6QG

Willow Warbler is a contemporary two-bedroom apartment situated on the top floor in the popular village of Howells Mere at Lower Mill Estate. This modern property features a spacious west-facing roof terrace that provides stunning views of Swillbrook Lake, making it an ideal location for watching the sunset.

## ASKING PRICE £330,000

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



- 12 month occupancy
- 2 bedrooms
- 2 bathrooms
- Leasehold
- Spa access
- Roof terrace
- Access to private nature reserve with acres of woodland walks

## Homeowner Perspective

*The current owners have emphasised the roof terrace overlooking Swillbrook Lake as one of their favourite features of the apartment. They note that, being on the top floor, it provides a lovely, private, and quiet spot to sit and enjoy the stunning views.*



## The Property

Willow Warbler is a penthouse apartment located in the sought-after area of Howells Mere at Lower Mill Estate. This represents a rare opportunity to own one of only four penthouse apartments available at Lower Mill Estate.

## Ground Floor

Upon entering the apartment, you are welcomed by an entrance hall with ample space for coat and shoe storage. To your left, a set of double doors opens to a large and bright dual-aspect kitchen, dining, and living area. The modern kitchen boasts built-in appliances, including a fridge freezer, oven, washing machine and dishwasher. The dining and living areas overlook the kitchen, making it an ideal space for entertaining. A wall of bi-folding doors along the back of the living area leads to the roof terrace.

Returning to the hallway, you find two additional doors leading to the bedrooms. The master bedroom is spacious, featuring its own bi-folding doors to the roof terrace, built-in wardrobes, and an ensuite bathroom. The second bedroom, also a double, offers views to the front of the property and includes an ensuite shower room.

## Outside

The roof terrace is laid with decking throughout. There is ample space for a dining set and extra seating area, for enjoying the views of Swillbrook lake through the glass balustrades.

## 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 £2615.74 inc VAT Service Charge of approximately £7,697.74 inc 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).

## 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/LIVING/DINING AREA
- BEDROOM 1  
ENSUITE
- BEDROOM 2  
ENSUITE

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

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## FLOORPLAN TO FOLLOW



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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

## 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.

