



THE PADDOCK

LOWER MILL ESTATE, GL7 6FQ

Lower Mill is an exclusive, privately owned Estate in the Cotswolds renowned for its cutting edge architecture and picturesque views. The Paddock is situated in an idyllic secluded location on the banks of Somerford Lagoon offering stunning views across the lake to the nature reserve beyond. Spanning 1.194 acres, this waterfront plot previously secured planning permission for a substantial architecturally designed family holiday home. However, this permission has since lapsed, and a new application will be required.

GUIDE PRICE £1,295,000

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THE PADDOCK

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

- Freehold
- Lakeside Views
- 1.194 acre plot
- Spa access
- Large plot



The Paddock

The Paddock is the final mega plot available at Lower Mill, offering a rare opportunity to secure a large, private lakeside setting. Located on the southeastern edge of the development, it sits apart from the other properties, bordering the nature reserve with direct views and access to the largest 74 acres lake, Somerford Lagoon. This expansive plot previously had planning permission for a 6 bedroom, 410sqm family home with two additional buildings, and there's plenty of space for a private pool. With the support of our recommended builders, your home can be designed and built to your own specifications. Our customer care manager will assist you every step of the way, from design to interior choices, and will handle the build process so you can enjoy a smooth, stress-free experience. We highly recommend a visit to full appreciate the space, privacy, and potential this one-of-a-kind plot has to offer.

Lower Mill Estate

Lower Mill encompasses 10 lakes, which are designated sites of scientific interest and in addition to observing thousands of species in their natural habitat, offers a range of country pursuits including walking, fishing, cycling, swimming, canoeing and kayaking.

For those wishing to unwind and be pampered in luxurious surroundings, our onsite spa, provides the perfect solution and opportunity to indulge yourself in a superb and tranquil sanctuary. With two heated swimming pools, our lily-filtered outdoor eco pool, sauna, steam room, technogym and extensive range of spa treatments, it fulfils every expectation.

Nestled in the heart of the estate, Ballihoo Restaurant offers an oasis of calm where the whole family can kick back, relax and enjoy locally sourced food and drink. Balihooh also has a small shop of essential items that may be needed whilst on site.

The historic town of Cirencester is a short drive from Lower Mill estate. Cirencester is a vibrant historical town stretching back to the roman times. 5 miles away there are picturesque Cotswold villages close by with traditional village pubs service excellent food.

Service Charge

Services & Maintenance Charges, we have been informed that the indicative annual Estate charges for this property are; Service Charge - £6,180 inc. VAT. These cover full private spa membership as well as the management, maintenance and repair of all communal areas, including lakes, pathways, play areas, tennis courts and the upkeep of communal buildings and grounds-encompassing 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.