

SQUIRRELS LEAP

CLEAR WATER 34 • LOWER MILL ESTATE • SOMERFORD KEYNES
CIRENCESTER • GLOUCESTERSHIRE



Luxurious family getaway on the Lower Mill Estate

Entrance Hall • Kitchen/breakfast/family room • Sitting room • Cloakroom • 4 Bedrooms • 3 bathrooms • Balcony's • Large decking • Parking • Boat store • Access onto Somerford Lagoon

Cirencester 6 miles • Kemble Station 3 miles (London Paddington 75 minutes) • Malmesbury 9 miles • Swindon 15 miles • M4 (Junction 15) 18 miles • Cheltenham 20 miles
(All distances and times approximate)

Lower Mill Estate

The Lower Mill Cotswold Estate is just over 550 acres of unspoiled countryside based in the beautiful village of Somerford Keynes just outside Cirencester in Gloucestershire. The scenic lakes provide plenty of opportunity for boating and fishing, while cyclists and runners can take advantage of the fresh, clean air in complete safety on the network of private footpaths. The properties also benefit from the award-winning Pevonia spa, which offers a vast range of health and beauty relaxation treatments. In addition to the heated indoor and outdoor pool the Spa includes the UK's first eco-pool purified entirely by plants.

Squirrels Leap

Squirrels Leap is a stunning detached lakeside property with wonderful unobstructed views over Somerford Lagoon and set in a peaceful location. The accommodation which is light and spacious throughout is arranged over two floors and the space is ideal for entertaining.

Outside

Squirrels Leap has an allocated parking space at the front of the property and to the rear there is a large timber deck ideal of entertaining. The property has its own boat store and direct lagoon access and boat launch.

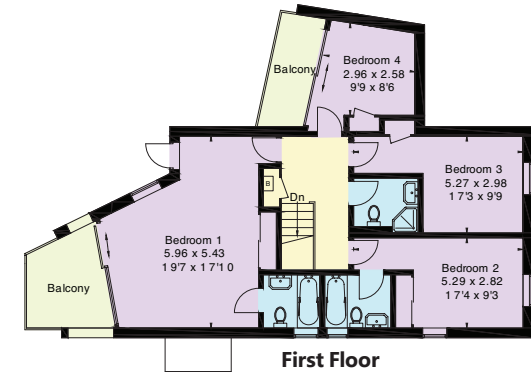
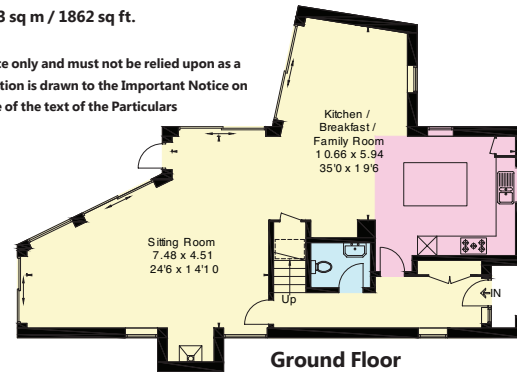
Services: Mains electricity, gas, drainage and water are connected.

Tenure: Leasehold.

Ground Rent: £2405 for 2014

Approximate Gross Internal Area
= 173 sq m / 1862 sq ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Service Charge: £3,440 plus VAT per annum

Council Tax Band: F - £2075 per year

Restrictions

There is an occupancy restriction at Lower Mill Estate to 11 months of the year and the properties may not be used in the period of 6th January and 5th February each year as they are holiday homes and not principle places of residence. You must have a first home in order to buy this property.

Local authority

Cotswold District Council. Telephone 01285 623 000.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Directions (GL7 6BG)

From Cirencester take the A419 south, then take the Spine Road exit signed Cotswold Water Park. Follow the Spine Road (B4696) for about three miles. At crossroads go straight over towards Somerford Keynes and continue for just over 1 mile. Turn left signposted to Lower Mill Estate then take the first entrance on the right and follow signs the Sales Barn.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	87