



GL7
LOWER MILL

11 Clearwater | £595,000 Leasehold



Situated on the south facing banks of Somerford Lagoon, Brook Villa is a substantial 5 bedroom 4 bathroom property with stunning views and spacious accommodation. With three floors, ample entertaining space, private terraces and balconies, this property is an excellent example of contemporary country living.



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room encompasses much of the ground floor and is flooded with natural light with windows to two sides and a full height atrium over the middle of the house. There is also a wood burning stove, floor to ceiling sliding doors which give access to the banks of Somerford Lagoon, and a dining room, again with full height sliding doors.

The kitchen is fully fitted with integrated dishwasher, washer/dryer and fridge/freezer. There is also a fitted microwave and a stylish and useful island unit. The ground floor also includes a cloakroom, storage cupboard, and fitted air conditioning units.

Upstairs, the master bedroom benefits from an ensuite bathroom, comprising bath with shower over,

and has far reaching views over Somerford Lagoon. There are a further three bedrooms, one with ensuite bathroom with separate shower and fitted wardrobes. There is also a family bathroom. On the second floor there is another double bedroom which also benefits from an ensuite bathroom.

This property has the added advantage of having a Boat Store included within the asking price.

Furniture available by separate negotiation.

Based on the traditional layout of downstairs living, from the front door you enter into a hallway with stairs rising to the first floor. The vast living



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

Service Charge and Ground Rent: Are payable and prospective purchasers should satisfy themselves of the amounts through their solicitor. Service Charge is levied to cover maintenance and upkeep of all communal areas, facilities, individual garden tending and estate security.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the price. All others are excluded but may be available by separate negotiation.

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