



## LOWER MILL COTSWOLDS



## BURNT ORCHID

£475,000 LEASEHOLD

Burnt Orchid is situated in a commanding position on the south facing banks of Howells Mere Lake. This is a substantial family home consisting of 4 bedrooms and 4 bathrooms, with a ground floor deck overhanging the water, first floor balcony and a stunning roof terrace providing the perfect entertaining space.



The WC comprises a low level dual flush wc with wash hand basin, tiled floor and half height tiled walls.

The open plan living, dining and kitchen is airy and spacious and flooded with natural light. There is a wood burning stove, two sets of double sliding doors onto the large waterside deck with glass balustrading.



The kitchen is bright and modern with a range of wall and base units with granite work surface over. There is an integrated Neff 5 ring gas burner, double oven, fridge/freezer, dishwasher and washer-dryer.

On the first floor there are 3 double bedrooms all with fitted wardrobes. Two of which have ensuite bath or shower rooms and access to a lakeside balcony. There is also a good sized family bathroom.

Burnt Orchid is approached via a small path to the front door which opens into the hallway. From the hallway there is a door to the downstairs WC, under stairs cupboard and the main living area. The flooring throughout is engineered oak.

The second floor comprises a master suite with a double bedroom overlooking a superb roof top terrace. There is also a modern shower room with large walk in shower.

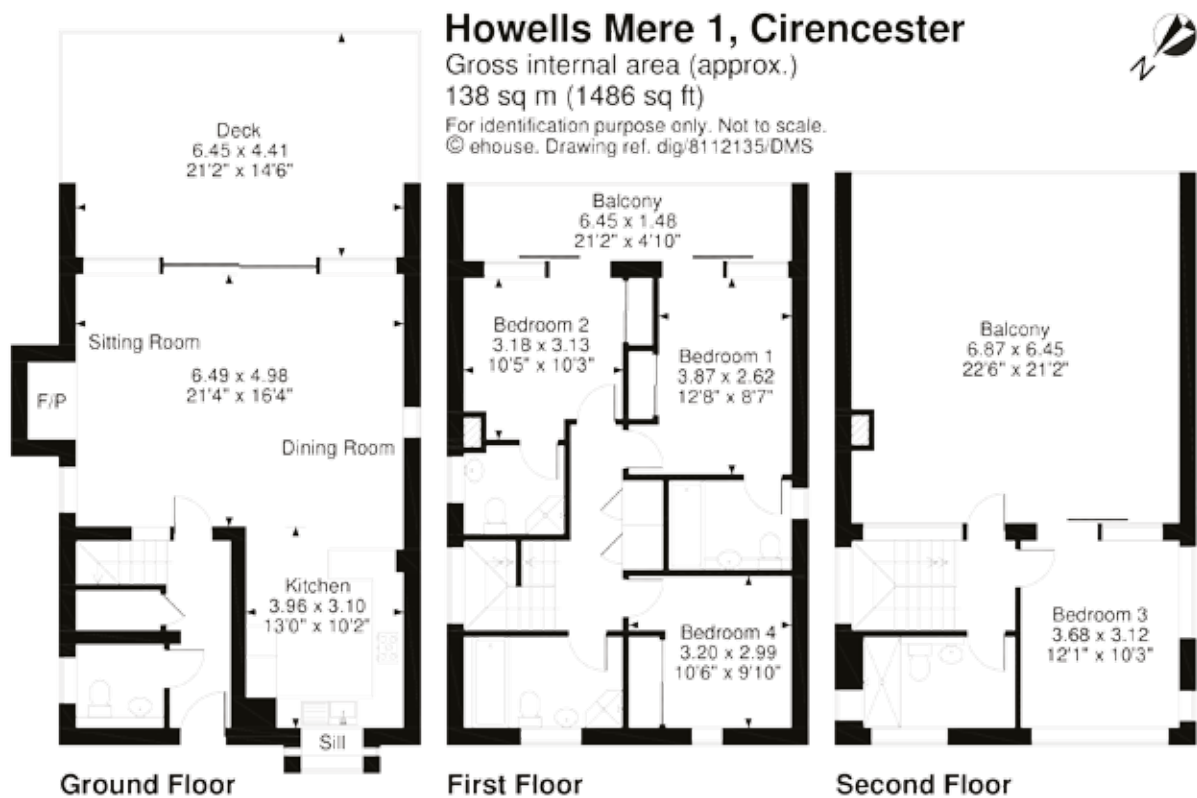
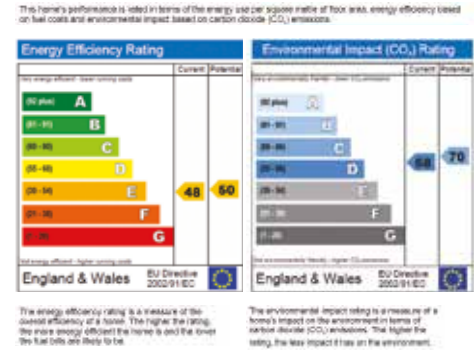
The roof top terrace commands excellent views of Howells Mere. It also has the added advantage of a wood burning stove.

The property benefits from an allocated parking space directly in front of the property, all furniture is included in the asking price and viewing is highly recommended.

Service Charge 2016 - £3,778.76 inc VAT

Ground Rent 2015 - £2,443.43 inc VAT

Council Tax 2015/16 - £1,899.01



**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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