



## LOWER MILL COTSWOLDS



## FOXTROT HOUSE £220,000 LEASEHOLD

Foxtrot House is semi detached cottage situated within Mill Village on the banks of the River Thames.

This characterful cottage has 4 bedrooms and 2 bathrooms (1 ensuite) and an open plan living area with inglenook fireplace, log burning stove and with access to an outdoor heated pool, tennis court, steam room and childrens play area, it makes the ideal rural retreat all year round.



The cottage is approached via a pathway flanked by mature shrubs, leading to an undercover archway where the front door is located. You enter the cottage to a hallway with wooden floor leading through to the open plan living area and off which is the kitchen and a ground floor cloakroom/utility.

The cloakroom comprises of a close coupled wc, pedestal wash hand basin with mirror and shelf above and space for appliances.

The Kitchen has country style wall and floor units with a wood effect laminate work surface. There is a single stainless steel sink and drainer beneath a window with views out to the Thames. A single oven has an electric hob above with extractor over

and there is a built in fridge, freezer and dishwasher. French doors lead from the kitchen to the open plan living area, enabling it to be opened up.

The L shaped Living Area is dual aspect and benefits from having 4 sets of glass panelled French Doors, two of which at the rear open onto a decked area edged by a hedge with the Thames beyond. There is an inglenook fireplace with log burner, tv & telephone points and under stair storage housing the hot water cylinder.

Carpeted stairs lead to the first floor and benefit from having a stairwell window. The first floor is carpeted, the landing has a built in storage cupboard there are 4 bedrooms (1 ensuite), a dressing room/study and a family bathroom.

The Master Bedroom has a glass panelled French Door onto a Juliette balcony which takes advantage of the afternoon and evening sun. It has both tv and telephone points and an ensuite shower room with tiled floor comprising of a corner shower cubicle, close coupled wc, pedestal wash hand basin with mirror and shelf above, heated towel rail.

There are 2 single/bunk rooms to the rear of the property both with tv and telephone points and with great views over the Thames to Mill Lake beyond.

There is a further bedroom currently being used as a TV Snug with TV & Telephone points and with glass panelled French Doors onto a Juliette Balcony with the same views over the Thames and beyond.

The Family Bathroom has a tiled floor and comprises of a panelled bath with mixer tap and

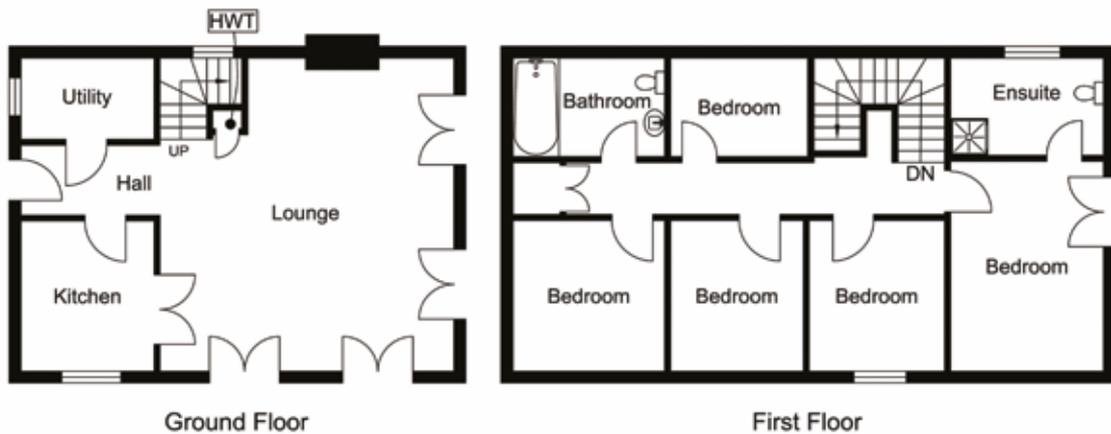
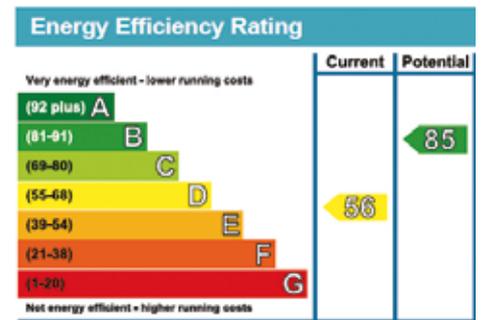
hand held shower unit over, close coupled wc, pedestal wash hand basin with mirror and shelf above, heated towel rail and glass fronted, wall mounted storage cabinet.

There is a further room to the front of the property on the first floor which is currently used as a dressing room, but would also make a good study.

Outside the property has a small grassed area to the front with continues around the side to the rear of the property which is part gravelled and part decked, enclosed by a hedge overlooking the Thames making an ideal spot to wile away those barny summer evenings.

The property has an allocated parking space to the front and has the added benefit of solar panels, from which the income from feed in tariffs exceeds £2,000 per annum. Viewing is highly recommended.

Ground Rent - £1,996.61 2015  
Service Charge - £2,054.40 2015  
Council Tax - £1,314.71 2014/2015



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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