



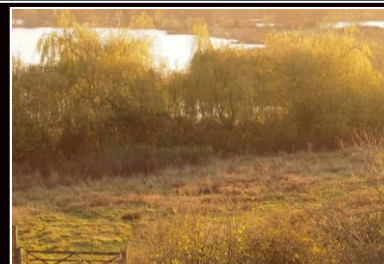
GL7
LOWER MILL

The Paddock | £1,600,000 Freehold Plot



Lower Mill is an exclusive privately owned estate in the heart of the Cotswolds where nature is seamlessly entwined with cutting edge architecture. A mere 90 minutes from London and set in 550 acres of unspoilt countryside it provides a relaxing retreat for you and your family to enjoy and explore.

The Paddock is situated in an idyllic, secluded location on the banks of Somerford Lagoon with stunning views across the lake to the nature reserve beyond. Consisting of 1.194 acres, this waterfront plot comes with existing planning permission for a substantial architecturally designed family vacation home.



www.lowermillestate.com



The Paddock | £1,600,000 Freehold Plot



The Paddock is located on the south eastern edge of the development set apart from other properties, on the edge of the nature reserve with direct access onto the 74 acres of Somerford Lagoon. It's picturesque shoreline is lined with weeping willows, beyond which is a reed bed teeming with wildlife.

Lower Mill encompasses eight lakes, two of 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, kayaking and sailing.

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 2 heated swimming pools, our lily-filtered outdoor eco pool, sauna, steam room, techno gym and extensive range of spa treatments, it fulfils every expectation.

We have an onsite shop/cafe which sells all your usual provisions and that little bit extra. In addition to which if you were wishing to have a private dinner party or intimate supper they are also able to provide bespoke catering services.

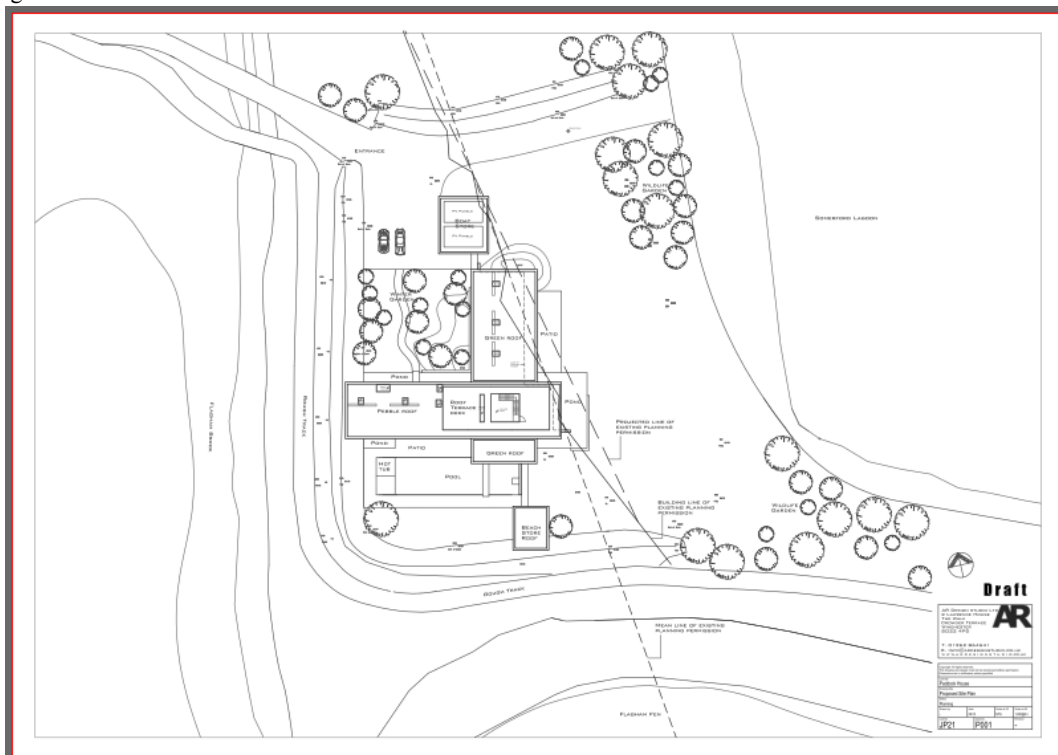
If you were wanting to venture a little further afield, the historic town of Cirencester with it's vibrant history stretching back to Roman Times is 5 miles away and there are picturesque Cotswold villages close by with traditional village pubs serving excellent food.

At Lower Mill we aim to make the process of building your own vacation home as seamless as possible. Your property would be designed and built to your own personal requirements and specification by our recommended building company Conservation Builders Ltd, that has built our award-winning spa and the vast majority of homes on the estate.

Our Customer Care Manager is on hand to assist you at all stages of the build from initial design through to interior choices. Once into the build process, they will act as your main point of contact with the Estate, liaise with site on your behalf, answer any queries which may arise and thereby take away all the usual stresses associated with build projects allowing you to sit back and enjoy the whole process.

Visiting the Estate to take in the unique atmosphere and viewing The Paddock is highly recommended.

* Please note the main picture on the front of these particulars is a computer generated image for illustrative purposes only.



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 tendering 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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www.lowermillestate.com



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