



LOWER MILL  
COTSWOLDS



## WISHBONE COTTAGE

£395,000 LEASEHOLD

Completed in 2011, this well presented and charming cottage situated on the banks of Howells Mere Lake provides an idyllic family vacation home.

Wishbone Cottage combines traditional open plan living with well thought out family accommodation, taking full advantage of the views, whilst also benefiting from direct access onto the stunning lake.



Approached via a pathway leading to the front door which opens onto a tiled hallway of which there is a cloakroom/utility with a window to the front, tiled floor, low level integrated WC, pedestal wash hand basin, built-in storage for a washing machine and tumble dryer with work surface over and wall mounted storage cupboards above. There is also an under stairs cupboard housing the hot water cylinder.

The Hallway leads onto the bright and spacious carpeted, open plan living area overlooking the lake. The seating area of which benefits from having a log burner and from being triple aspect with 3 sets of double doors at the rear leading out to the patio and 2 full height windows either side, The dining section also has the bonus of a

set of double doors leading to the side of the property in addition to another side window. There are television and telephone points conveniently situated.

The dining area leads onto the kitchen which has a tiled floor, electric oven, gas hob with extractor over, built-in dishwasher, encore work tops and single bowl sink with mixer tap and traditional floor and wall units, one of which houses the boiler.

Carpeted stairs lead to first floor landing and benefit from a stairwell window. The carpeted landing runs the length of the property, off which are 2 bedrooms with ensuites, 2 further bedrooms and a family bathroom all with fitted carpets. To the front of the property is a double bedroom with double doors leading to a Juliette balcony. This room benefits from both TV and telephone points and has the advantage of an ensuite shower room with corner shower unit, pedestal basin with shaver light and point above and a low level wc with concealed cistern.

There are 2 further rooms both with windows to the side and benefiting from television points.

A family bathroom incorporates a panelled bath with hand held shower attachment, pedestal wash hand basin with shaver light above and low level WC with concealed cistern. There is also a mirror fronted, wall mounted storage cupboard.

To the rear of the property there is a second double bedroom with double doors leading onto a Juliette balcony overlooking the lake beyond. This room again benefits from a TV point and an ensuite bathroom

incorporating a panelled bath with shower over and a glass shower screen, it also has the advantage of an additional hand held shower attachment. There is a pedestal wash hand basin with shaver light and point above, a lower level wc with concealed cistern and a small mirror fronted, wall mounted chrome storage box.

Outside to the rear of the property is a paved patio area accessed via the 3 sets of double doors leading off the living area and encompassed by glass balustrading enabling superb views out across the lake.

This cottage comes with an allocated parking space and viewing is highly recommended.

Furniture and freestanding white goods available by separate negotiation.

Ground Rent - £2,814.96  
Service Charge - £2,467.99  
Council Tax - £1,599.77

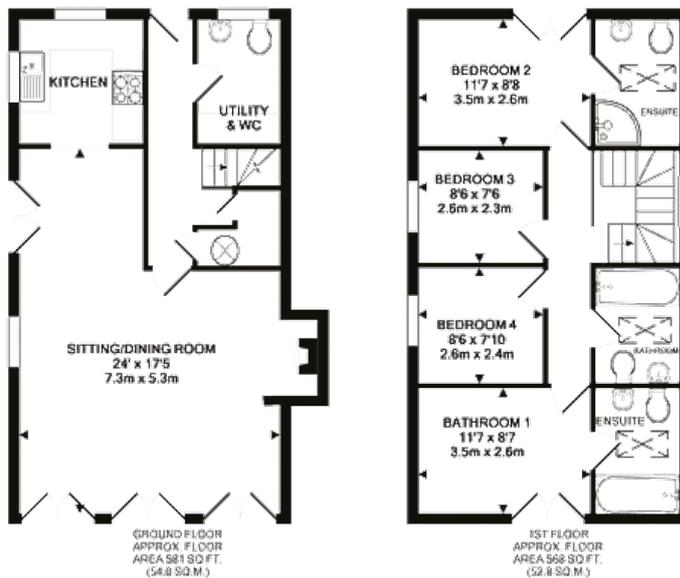
**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar water heating	£4,000 - £8,000	£ 168	Yes
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 714	Yes
3 Wind turbine	£1,500 - £4,000	£ 237	Yes

**Top actions you can take to save money and make your home more efficient**

To find out more about the recommended measures and other actions you could take today to save money, visit [www.green-deal.gov.uk](http://www.green-deal.gov.uk) or call 0308 928 1224 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



82 HOWELLS MERE - P2 LME - 0214  
TOTAL APPROX. FLOOR AREA 1149 SQ.FT. (106.7 SQ.M.)

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

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**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 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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