



Woodlark

£400,000 LEASEHOLD

Woodlark is a spacious, well presented property located on the banks of Howells Mere lake in an enviable west facing position. This contemporary, five bedroomed, family home benefits from lakeside deck and balconies on all three storeys with the living area located on the second floor, taking full advantage of the views across the lake.



shower room again with a tiled floor, pedestal basin, low level wc and heated towel rail. There is also a useful under stair storage cupboard.

Carpeted stairs lead to the first floor and onto an oak floored landing, off which there are three carpeted double bedrooms, two doubles to the rear of the property one with an ensuite shower room and each with direct access onto the first floor balcony. The front bedroom is a smaller double/twin room. They all benefit from television & telephone points, both bedrooms at the rear have a built-in double wardrobe and the front bedroom has a built-in single wardrobe. The first floor has a separate bathroom with tiled floor, incorporating a panelled bath with shower over, low level wc, pedestal wash hand basin, heated towel rail and shaver point.

sink with mixer tap, and ample floor and wall units. The living sector has plenty of room for a good sized dining table alongside a generous seating area with a log burner. The living space has direct access onto the second floor balcony on which to enjoy the impressive views across the lake.

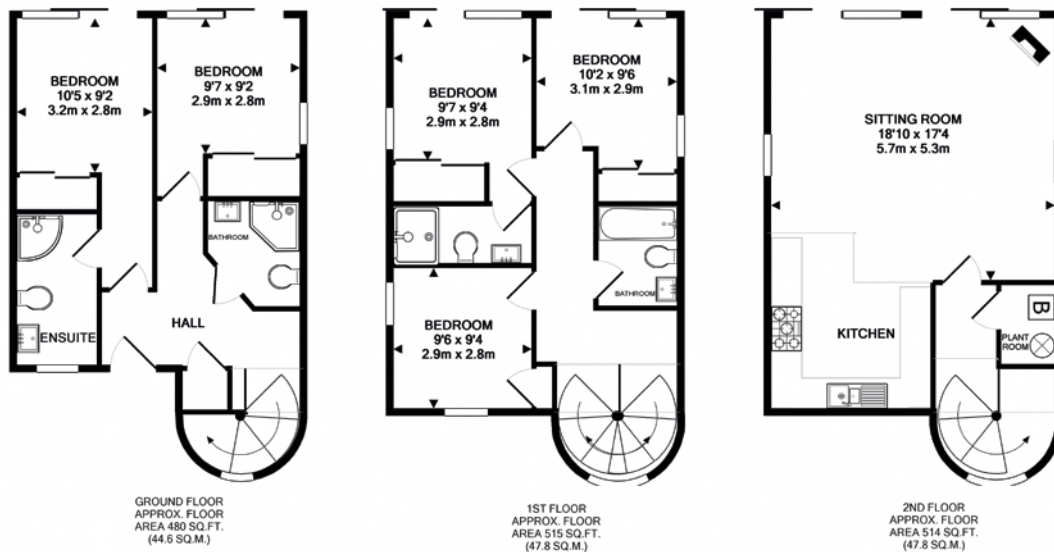
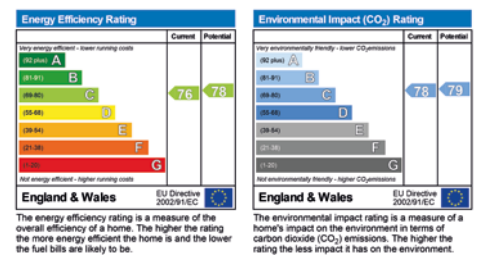
Service Charge + VAT
£3,212

Ground Rent + VAT
£2,349

On entering Woodlark you step into an Oak floored hallway, leading to two, well appointed, carpeted double bedrooms, both with built-in double wardrobes, telephone and television points and one with the added bonus of an ensuite shower room with tiled floor, waterfall shower, pedestal sink, low level wc, heated towel rail and shower point. Each bedroom has direct access out onto the spacious ground floor deck. The ground floor also includes a separate

Carpeted stairs lead to the second floor and onto an oak floored hallway with a storage cupboard housing the hot water cylinder and boiler and leading onto the open plan living area.

The spacious living area has oak flooring and incorporates a stylish well appointed kitchen with a 5 ring gas hob with extractor over, electric double oven, built-in microwave, built-in fridge & freezer and dishwasher, 1 1/2 bowl stainless steel



30 HOWELLS MERE - P2 LME - 0114
TOTAL APPROX. FLOOR AREA 1509 SQ.FT. (140.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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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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Lower Mill Estate, Somerford Keynes, Nr Cirencester, Gloucestershire, GL7 6BG

Tel: +44 (0) 1285 869 489 | Email: sales@lowermillestate.com

www.lowermillestate.com



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