



LOWER MILL  
COTSWOLDS



## LITTLE ACORNS

£330,000 LEASEHOLD

This charming two bed detached cottage is one of just a handful of this house type to be found on Howells Mere Lake. The ground floor comprises a double en-suite bedroom and a beautiful twin bedroom, both with built-in wardrobes & separate shower rooms. Both bedrooms have access onto the enclosed ground floor waterside terrace with views across the lake. On the first floor can be found the living/dining area which benefits from a vaulted ceiling and fully glazed rear elevations giving the room a very contemporary feel whilst enjoying waterside views across the lake. Again there is access onto the balcony and a modern, high specification kitchen.



### Kitchen

The kitchen is done to a very high specification with beautiful contemporary touches and top of the range built-in appliances. The kitchen features white glass fronted units comprising granite work surfaces, a built-in single oven, gas hob, dishwasher, washer/dryer, microwave & fridge/freezer. Fully equipped to catering for 4 guests.

### Lounge/Dining Area

The open plan lounge and dining area features an oak/glass dining table with seating for 4 with matching sideboard. There are two times two seater sofas, a gorgeous glass coffee table, wood burning stove, TV & DVD player and large double French doors leading to the first floor balcony which is an idyllic spot to enjoy your morning coffee and enjoy the breath taking views over Howells Mere Lake.



### Bedrooms

Both bedrooms are located on the ground floor, one of which enjoys a beautifully well finished double en-suite bathroom with separate shower. The twin bedded room has built-in wardrobes

and direct access to the enclosed waterside terrace. There is also a separate shower room off the hallway.

This is a gorgeous property with very unique features and an immaculate interior and viewing is highly recommended.

Service Charge + VAT  
£3,212

**Energy Efficiency Rating**

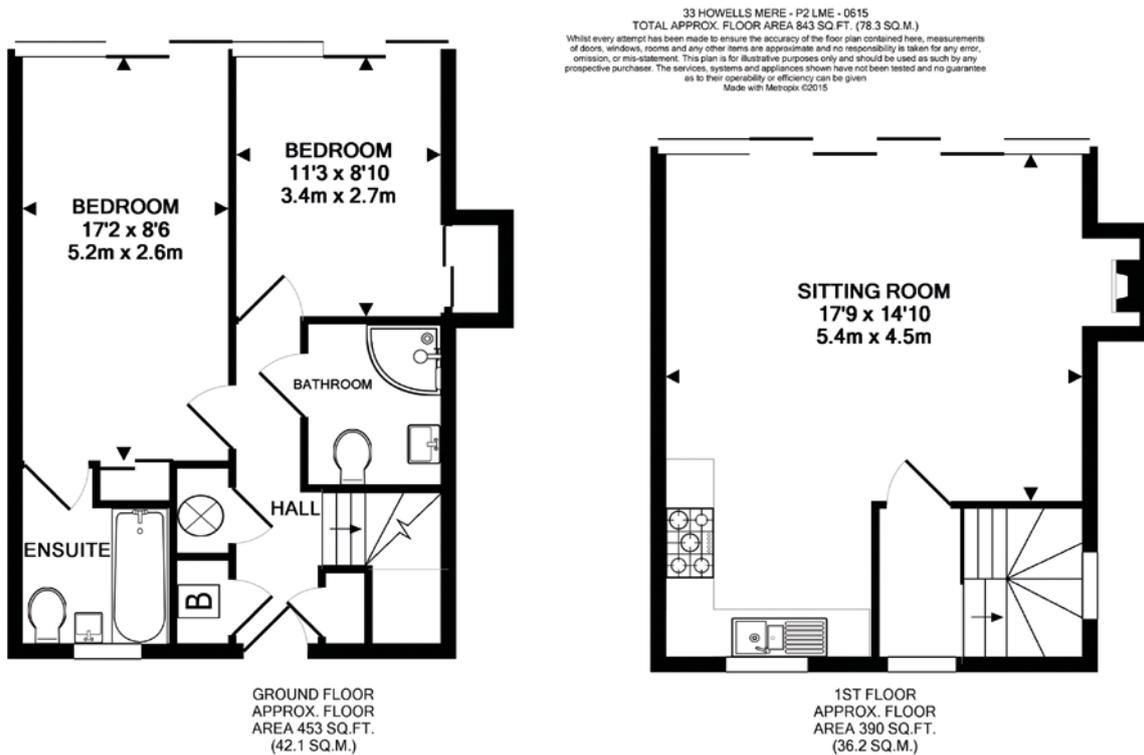
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 50).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£45	£ 93	Yes
2 Solar water heating	£4,000 - £8,000	£ 120	Yes
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 828	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/lovingenergy](http://www.direct.gov.uk/lovingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



**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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