



LOWER MILL  
COTSWOLDS



## SPARROW HAWK

£300,000 LEASEHOLD

This beautiful 2 bedroom, 2 bathroom (both en-suite) property is situated on the Southern edge of Howells Mere Lake and combines innovative, avant-garde architecture with traditional Cotswold beauty. With its traditional Cotswold stone cladding, direct water access, double height vaulted ceiling and full glass frontage overlooking the lake, this is the perfect spot to unwind, relax and let your troubles melt away.



- Double height vaulted ceiling with full glass frontage overlooking Howells Mere Lake
- Direct water access
- Ground floor and first floor decking over the water's edge
- Cotswold stone cladding
- Up-side down living to enjoy stunning views from the living area on the first floor
- 2 large bedroom suites with en-suite bathrooms
- High specification kitchen and bathrooms throughout
- Access to award winning on-site spa, restaurant and 550 acre private nature reserve

Welcome to Sparrow Hawk in the famously beautiful Lower Mill Estate Spa resort in the heart of the Cotswolds. The fully managed, family owned 550 acre nature reserve offers an escape from the stresses and strains of everyday life with a family spa, on-site restaurant, tennis courts and eight fresh water lakes that are crystal clear and safe to swim in. We know that time to relax with loved ones is precious and that is exactly what Sparrow Hawk provides.

**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.

Treat yourself to breakfast in bed in this beautifully tranquil 2 bedroom home and fall in love with the morning light falling over Howells Mere. Or rise early and take a long walk along the water's edge through the nature reserve. Look out for otters, ducks, deer and keep your eyes peeled for residents of the successfully restored beaver colony. The abundance of flora and fauna is really quite breath-taking.

The approach to Sparrow Hawk is as beautiful as the property itself, with a personal footpath forking off from the main road towards the timber front door and Cotswold stone frontage. There is private parking directly outside of the property.

The house benefits from up-side down living and the standard interior of the ground floor has been altered to create two enormous, very well equipped bedrooms, both with en-suite bathrooms that are finished to a very high specification. The en-suite bathroom of the master bedroom also benefits from zoned under floor heating. These bedrooms have direct access to the ground floor decking which overlooks the serenely still Howells Mere Lake via large sliding French Doors; the perfect place to enjoy your morning coffee and newspaper.

Climb the stairwell to the first floor and the double height vaulted ceiling with full glass frontage floods the open plan living and dining area with light, making the most of the stunning views over Howells Mere Lake and offering wonderful connectivity to the outdoors.

The living area leads directly onto a large first floor balcony with glass balustrading that overhangs the water's edge – an idyllic setting for entertaining family and friends and drinking in the picturesque scenery.

The stylish, modern kitchen is immaculately finished to a high specification with ample storage space and top of the range fixtures and fittings including a built-in oven, dishwasher, fridge, freezer and washer/dryer.

A re-sale this immaculately presented, finished to such a high specification rarely comes on the market and a viewing of this property is highly recommended.

Ground Rent + VAT  
£2,036  
Service Charge + VAT  
£3,212  
Council Tax  
£1,430

