



LOWER MILL COTSWOLDS



Middlebank £514,000 LEASEHOLD

This beautiful 3 bedroom, 3 bathroom glass house, with its double height vaulted ceiling and full glass atrium, sits on the northern edge of Clearwater Lake and enjoys gorgeous south facing views and direct water access from the ground floor decking.



Key features at a glance:

- South facing views over the serenely still Clearwater Lake
- Centrally located for all estate amenities
- Double height vaulted ceiling
- Full glass frontage to rear elevation
- Upside down living with stunning views from living area
- High specification bathrooms with under-floor heating
- Bespoke high spec kitchen
- Ground and first floor external decking
- Very well loved and maintained
- Tranquil area not overlooked by other properties
- Comes complete with external boat store
- Remote control access to private parking area

Middlebank is a gorgeous property set around the beautifully mature Clearwater Lake, centrally located for all estate facilities whilst still enjoying the privacy and seclusion you yearn for from a holiday home in the Cotswolds.

This Glass House design enjoys upside down living with all three bedrooms situated on the ground floor to make the most of the vibrant, South facing views over the lake from the dining and living area.

On your right as you enter the property is a large, spacious double room with carpeted flooring and recessed spotlights. Directly opposite you will find a gorgeous, high specification bathroom with pale terracotta and taupe tiling complete with a large bath and shower area and top quality Vileroy & Boch sanitary ware.

Bedrooms two and three are mirror images of each other separated by a central dividing wall. They are very spacious double bedrooms with large built

in wardrobes, bespoke handmade soft furnishings on the windows and immediate access to the rear decking and lake via large sliding French Doors. The full glass frontage floods the bedrooms with light and offers wonderful connectivity to the outdoors.

Each bedroom enjoys its own ensuite bathroom finished beautifully with bespoke tiling, large shower cubicles and high quality finishing touches that create an ambience of luxury and sophistication.

All bathrooms are fully tiled and benefit from zoned under floor heating to keep you warm in the cold winter months.

Head upstairs and to the right of the stair case you will find a quaint and cosy snug room, complete with inbuilt wardrobe, currently used as a study but with the potential to be whatever you want it to be. It would make an ideal children's play area, teenage den, private games room or even a fourth bedroom.

From the first floor landing you enter the vast and spacious open plan living, dining and kitchen area via large timber double doors.

Directly in front of you is a stunningly luxurious feature kitchen that catches the eye as soon as you step in the room. The owners of this property have invested a great deal of time, money and effort adding bespoke finishing touches that have made turned this property from a house into a home. The customised design, high specification comes complete with everything you would expect from such a high quality design and more, including a Neff combi-microwave/oven and Neff large multi-function oven, large warming drawer, expansive and unique granite worktop and a water softener with a separate drinking water feed.

The living and dining area is a vast, plentiful space with full glass frontage and a double height vaulted ceiling provide a light and airy atmosphere and a feeling of being at one with your natural surroundings. There are breathtaking views from the seating and dining areas over Clearwater Lake in all its splendour and the first floor balcony overlooking the water is accessed via huge sliding French doors that run the width of the property.

There are also the added benefits of bespoke made ceiling fans, custom made soft furnishings on all windows and sliding doors and wonderful remote controlled skylight windows that help make the transition from indoor to outdoor as seamless as possible.

This is a lovely, unique property in a fantastic location with some of the best views on the whole estate and viewing is highly recommended.

Ground Rent 2015 – £1957.88 + VAT
Service Charge 2015 – £3,212 + VAT

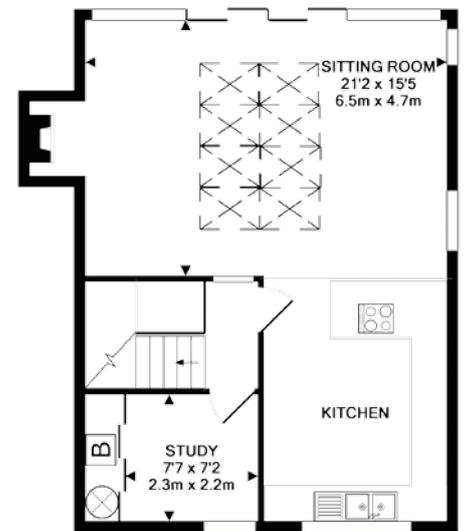
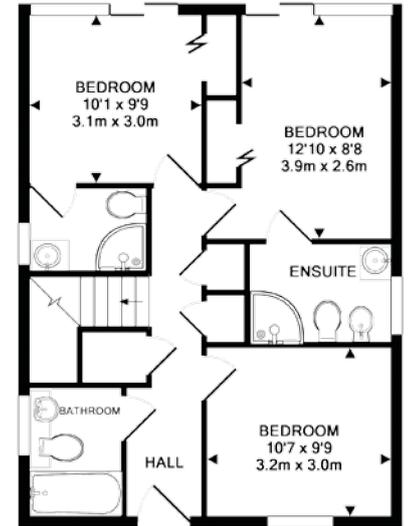
Energy Efficiency Rating

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 69).

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 | £110 | £ 147 | |
| 2 Solar water heating | £4,000 - £8,000 | £ 132 | |
| 3 Solar photovoltaic panels, 2.5 kWp | £5,000 - £3,000 | £ 640 | |

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/savingenergy or call 0200 122 1224 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run, all no-to-fee cost.



84 CLEAR WATER - P2 LME - 1015
TOTAL APPROX. FLOOR AREA 108.9 SQ.M. (1172 SQ.FT.)
While every attempt has been made to ensure the accuracy of the floor plan and dimensions, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be verified 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.

