



## BITTERN REEDS

£425,000 LEASEHOLD

This modern, contemporary vacation home is located on a prime south facing plot with far reaching views across Howells Mere Lake. It not only benefits from a spacious deck overhanging the water but also a first floor balcony on which to enjoy evening sundowners and al fresco dining. The house is being offered for sale with a boat store and furniture included within the asking price.



To the rear are 2 good sized double bedrooms both with direct access to the ground floor deck and both with tv & telephone points and to the front is a further bedroom currently with bunk beds.

The master bedroom has an ensuite shower room with tiled floor, corner shower unit, WC, wash hand basin and double height heated towel rail, whilst the second bedroom benefits from a large built-in wardrobe. The front bedroom has a built in single wardrobe.



The family bathroom has a tiled floor and comprises of a panelled bath with mixer tap and wall mounted hand held shower unit, it also has a shower above and a concertina glass shower screen. There is a wc, wash hand basin and again a very useful double height heated towel rail.

Carpeted stairs lead to the first floor which has oak flooring throughout. Off the landing is a cloakroom with WC, wash hand basin and heated towel rail. There is also cupboard housing the hot water cylinder and boiler.

You enter the open plan living area to a panoramic view of Howells Mere Lake through a full height glass apex with 2 sets of sliding doors leading to the balcony with glass balustrade. The living area has 2 further windows either side and benefits from a wood burner within a recessed fireplace. It has tv and telephone points and provides ample space for both living and dining.

Off the dining area is the well thought out kitchen with plenty of storage, granite work surface, 1 1/2 bowl stainless steel sink with mixer tap, 5 ring gas hob with stainless steel splashback and extractor hood over, built-in double height fridge with freezer compartment, built-in dishwasher and washer dryer.

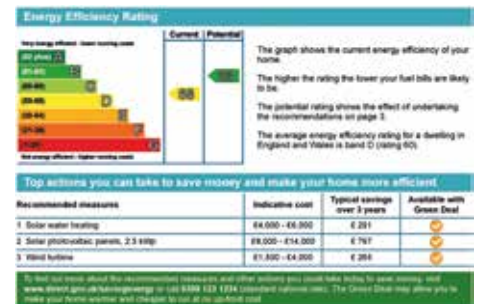
This house has full access to all the Estate amenities and has the advantage of a boat store which is conveniently located immediately in front of the house. The vendor is happy to include any furniture a purchaser may wish to retain within the asking price.

South facing, waterfront properties within the Estate are much sought after and viewing is highly recommended.

Ground Rent 2015 £2,036.19 + VAT  
Service Charge 2016 £3,200 + VAT  
Council Tax (Band D) 2015/16 £1,308.91

Bittern Reeds has a Cotswold stone front façade and is approached via a pathway winding behind boat stores, providing a private and discrete entrance. It is flanked by gravelled areas to either side and barked planting to the front.

You enter the house to a hallway, off which there are 3 Bedrooms (1 ensuite), a family bathroom and 2 very useful storage cupboards. The ground floor is carpeted throughout.



GROUND FLOOR  
APPROX FLOOR  
AREA 487 SQ.FT.  
(45.2 SQ.M.)

HOWELLS MERE - LME & R2 - 0116  
TOTAL APPROX FLOOR AREA 1015 SQ.FT. (94.3 SQ.M.)  
While every effort has been made to ensure the accuracy of the floor plan, we cannot take responsibility for errors in the plan. The plan is for guidance purposes only and should be used in conjunction with the service, surveys and documents shown here for each room and to guarantee as to their accuracy or otherwise. The service, surveys and documents shown here for each room and to guarantee as to their accuracy or otherwise. The service, surveys and documents shown here for each room and to guarantee as to their accuracy or otherwise.

1ST FLOOR  
APPROX FLOOR  
AREA 528 SQ.FT.  
(49.1 SQ.M.)

**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 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.

