



LOWER MILL  
COTSWOLDS



## YELLOWHAMMER

£650,000 LEASEHOLD

This outstanding property is situated behind the private gates of The Nine whose properties enjoy exclusive use of a pool, gym and sauna. Presented extremely well and finished to a high specification, it also has the added benefit of a boat store and parking located directly opposite the house. This spacious and light 4 bedroom, 3 bathroom vacation home with great access to the outdoors is a real gem within the Estate.



size and has a built in double wardrobe with additional shelved cupboard, it has full height glass to the rear with direct access onto the first floor balcony with glass balustrade providing far reaching views across the lake to the nature reserve beyond. This bedroom also benefits from a stand alone tv system and the Opus sound system. An ensuite shower room with tiled floor, walk-in shower, wc and wash hand basin has a feature block glass wall and under floor heating adding that touch of luxury.

The second bedroom at the rear another good sized double with built in double wardrobe, again has great views and direct access to the first floor balcony. The third bedroom at the front of the property currently used as a single room would easily fit a double bed and has a built in wardrobe.

The family bathroom has a tiled floor with underfloor heating, a tiled panel bath with mixer tap and shower over with glass shower screen, wash hand basin, wc and heated towel rail.

Stairs lead to the second floor landing with full height glass doors leading to the top floor balcony and a single glass door leading to a secluded south facing balcony with glass balustrade to the rear, ensuring those lake views. Off the landing is another good sized double bedroom and a stylish shower room.

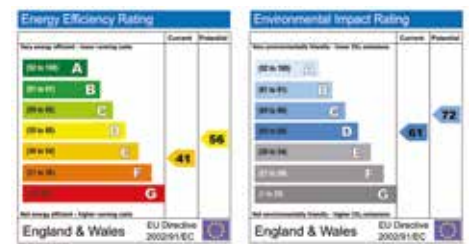
The bedroom again has full height glass to the rear providing direct access to the balcony and giving superb panoramic views across the lake. There is a built in double wardrobe and a separate cupboard housing the hot water cylinder and this room also benefits from the Opus sound system.

The impressive shower room is tiled throughout with underfloor heating. It has a walk in shower, wc with concealed cistern, wash hand basin and heated towel rail. There is also a long, mirror fronted, wall mounted storage cupboard.

Outside to the rear of the property is a good sized deck leading to a grassed area with a waterway beyond. The grassed area is enclosed by a hedge on the right hand side and by a combination of a hedge and planted beds on the left. There is an external spiral staircase linking the ground floor deck to the first and second balconies.

Yellowhammer is located on one of the most sought after plots on the Estate and is immaculately presented. With it's high specification, private facilities and wonderful views, it makes the ideal vacation home to spend quality time with family and friends in the lap of luxury and with the added bonus of furniture & fittings included within the asking price is definitely an opportunity not to be missed.

Ground Rent inc VAT 2015 - £2,443  
 Service Charge inc VAT 2016 - £6,160  
 Council Tax 2015/16 - £1,890



**Description**

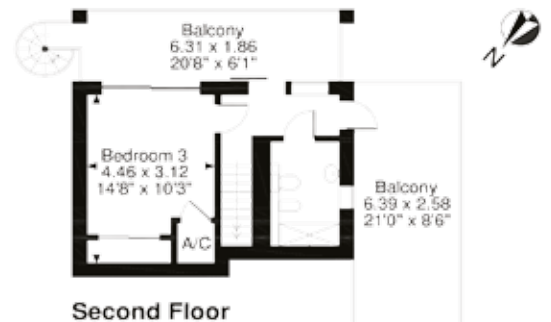
Yellowhammer is approached via electronic gates with key pad access leading to a private area of the estate. A wooden bridge over a walkway leads to the front door which opens into a light hallway with oak flooring which continues throughout the ground floor. Off the hallway is a stylish cloakroom which also incorporates a storage cupboard housing a washer/dryer.

Glass paneled double doors lead to the impressive open plan living area with bi-fold glass doors across the rear of the room, flooding the space with light, whilst connecting the property to it's natural surroundings and providing fabulous views out to the lagoon beyond. The living area benefits from 2 sets of double storage cupboards, a contemporary inset gas fire and underfloor heating which continues throughout the ground floor. It also has the added advantage of an Opus sound system. The main area leads onto a double aspect dining space with direct access to both a rear deck and the side of the property. This in turn leads to the double aspect contemporary kitchen with built-in Neff coffee machine, dishwasher, fridge and freezer, single oven & combination oven/microwave and warming drawer.

Carpeted stairs lead up from the hallway to the first floor landing off which there are 3 Double Bedrooms and a Family Bathroom. The Master Bedroom is a great

**The Nines, Cirencester**

Gross internal area (approx.)  
 157 sq m (1692 sq ft)  
 For identification purpose only. Not to scale.  
 © ehouse. Drawing ref. dig/8112136/DMS  
 Denotes restricted head height



**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.

