



LOWER MILL  
GOTSWOLDS



## Keel House

£630,000 LEASEHOLD

Situated in an idyllic position on the banks of Somerford Lagoon, with far reaching, uninterrupted views across the lake, Keel House provides a rare opportunity to purchase a substantial, well presented, 5 bedroomed family home in this sought after location with the additional benefit of a Boat Store.



The ground floor accommodation boasts spacious open plan living with a double height atrium over the central seating area. The main living area is focused around a log burning stove with sliding doors opening onto the lakeside deck.

Service Charge 2016 - £3,778.80  
Council Tax 2015/16 - £2,181.52  
Ground Rent 2016 - £1,416.72



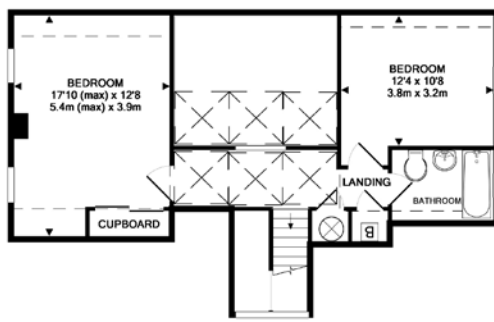
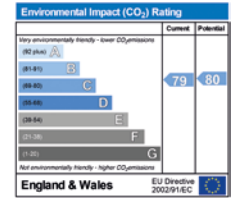
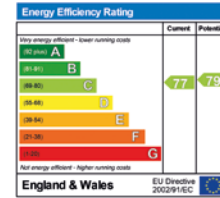
The kitchen is finished to a high standard and comprises a range of fitted units with integrated fridge/freezer, washer/dryer, dishwasher and electric oven with gas cooker over.



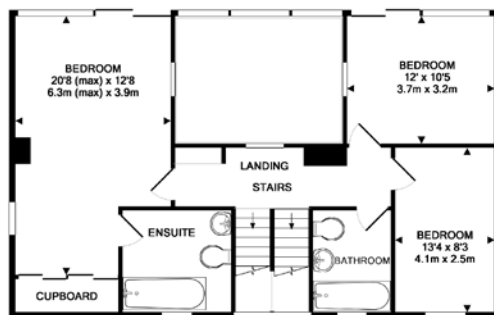
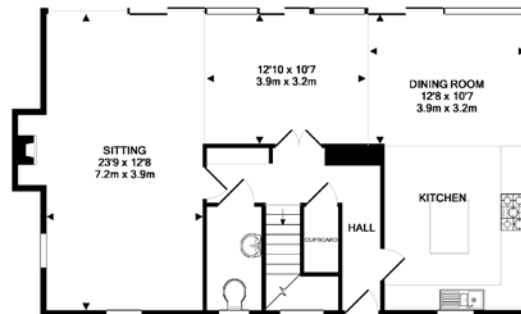
The first floor comprises of the master bedroom with ensuite and sliding doors onto the balcony with panoramic views across the lake, a second double bedroom with direct access to the balcony, again benefiting from the stunning scenery and a third bedroom to the front of the property.

Keel House is approached via a small path lined with shrubs and trees. The property faces east over Somerford Lagoon and provides stunning views across the water, to the nature reserve beyond.

There is also a family bathroom. On the second floor there are two further double bedrooms and a bathroom. Parking and a boat store can be found nearby.



23 CLEARWATER (P2ALME0312)  
TOTAL APPROX. FLOOR AREA 208.7 SQ.M. (2247 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.  
Made with: Mecool G2012



**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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