



ESCAPE AND DISCOVER

The Water Garden, Lower Mill Estate

£535,000



A sleek and contemporary four bedroom home that benefits from a full length roof terrace accessed internally via an electronic roof light. The Water Garden is at the cutting edge of eco-friendly house building, constructed from Structurally Insulated Panels (SIPs) and powered by an air source heat pump that is both energy efficient and very economical to run.

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Ground Floor

The ground floor comprises a flexible, open-plan design. This creates a seamless connection between the internal living spaces and the large external decks which offer fantastic views and access onto the water. You can mould the ground floor to include a study or bunkroom, extra storage, a kitchen and dining area, a boot room for muddy shoes and an outdoor rinsing shower. Sliding doors onto the patio help bring huge amounts of light inside.

First floor

The first floor contains extensive accommodation for up to eight people. Four bedrooms, including two ensuite bathrooms, two balconies and a family bathroom, extend across the whole floor, offering different views from each room. Above, a rooftop terrace offers a more intimate private outdoor space with expansive views across much of Lower Mill Estate.

A connecting body of water has been specially shaped to link each Water Garden House to one another via canoe. A central garden floating like an island in the water acts as the heart of the community, enabling children to play and adults to chat or relax. Great-crested grebes, swans, damselflies, water voles, barn owls, deer and beavers – just some of the wildlife that lives alongside our houses in Lower Mill Estate.

Lower Mill Estate is one of the easiest retreats to get to. Whether by car, or a short 70 minute train journey from London to Kemble.

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.

