



LOWER MILL
COTSWOLDS



Cerney House

£300,000 LEASEHOLD

Cerney House is a traditional cottage located within the idyllic Mill Village Water Garden. This 4 bedroom cottage with open plan living is on the banks of the River Thames with outstanding views across Mill Lake to the Nature Reserve beyond.

The cottage is one of only a few within Mill Village benefiting from a 999yrs lease and access to Lower Mill's award winning Spa.



bathroom consisting of a panelled bath with hand held mixer tap, WC and pedestal wash hand basin.

The double bedroom to the rear, again benefits from French Doors on to a Juliet Balcony which overlooks the River Thames and has stunning panoramic views across Mill Lake. This room has the added advantage of an en-suite Dressing Room with built-in wardrobe.

The family bathroom has a panelled bath with mixer tap over, WC and pedestal wash hand basin.

Upstairs is carpeted throughout.

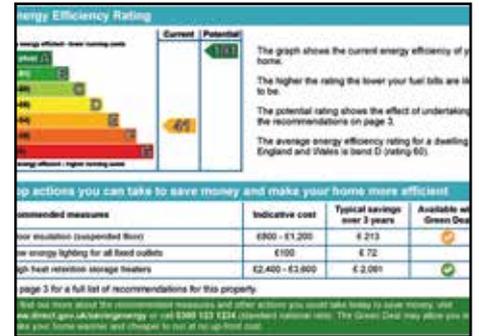
Outside to the rear of the property is a good sized enclosed deck with a hedge and trees behind, beyond which is the River Thames. The deck is partly under cover, allowing you to be outside on those less than perfect days.

With full access to all the Estate amenities including the new Restaurant/Club House, shop,

sports courts, 3 heated pools, gym and with the Nature Reserve on your doorstep, there is no need to get back in the car until you leave.

This is a cottage not to be missed and viewing is highly recommended.

Ground Rent 2016 - £1,957 + VAT
Service Charge 2016 - £3,149 + VAT



Cerney House is approached via a pathway alongside a picturesque Lily Pond giving you a feeling of tranquillity from the moment you step out of the car.

You enter the house to a hallway with wood flooring which continues throughout the ground floor. Off the hall way is a ground floor cloakroom, the open plan living area and kitchen and under stairs cupboard housing the hot water cylinder.

The Cloakroom is a good size with a Belfast sink with storage under, WC and a selection of wall and floor storage cupboards.

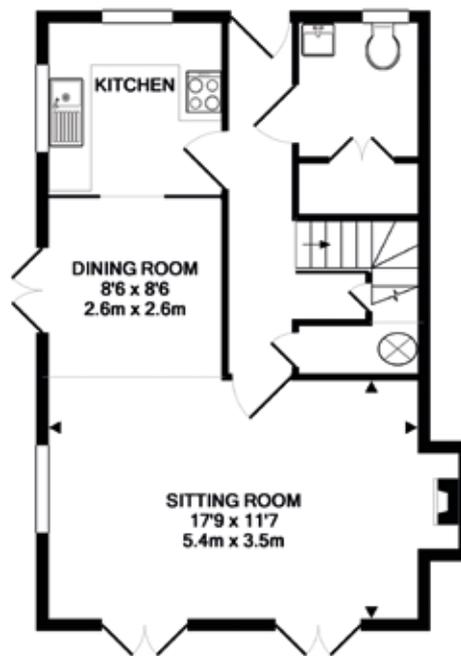
The open plan living area consists of a double aspect kitchen to the front with lovely views over the lily pond. It is traditional in style with granite worktops and has a built in dishwasher, fridge and freezer.

The living area, which can also be accessed via a separate door, has an inglenook fireplace with log burner and benefits from 3 sets of French Doors with shutters, 2 of which open out onto the rear deck.

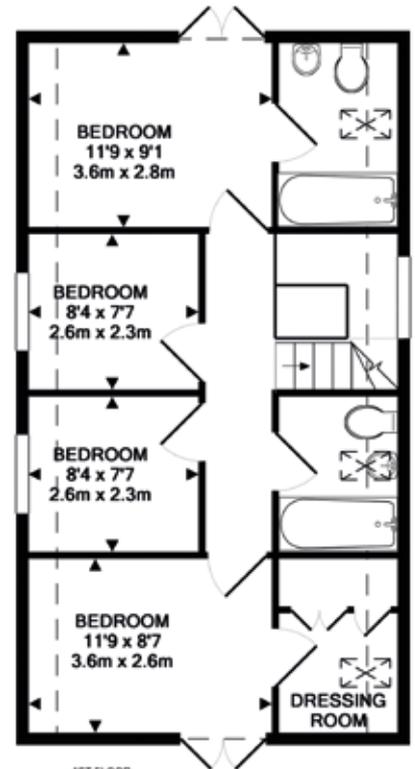
Carpeted stairs lead to the first floor, where there are 4 Bedrooms, 2 Doubles (1 en-suite) and a family bathroom. All bedrooms benefit from both telephone and TV points

The double bedroom to the front has French Doors leading to a Juliet Balcony overlooking the Water Garden below and has an en-suite

29 MILL VILLAGE - F2 LME - 0515
TOTAL APPROX. FLOOR AREA 1100 SQ. FT. (102.2 SQ.M.)
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 for any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
APPROX. FLOOR
AREA 516 SQ. FT.
(47.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 584 SQ. FT.
(54.3 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 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.

