



## NIGHTINGALE HOUSE LOWER MILL ESTATE, GL7 6FT

An Impressive modern detached property, set within a private gated estate, providing an opportunity for a second home and rental income. Available on a 999 year lease.

Asking Price **£625,000**

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# NIGHTINGALE HOUSE

58 HOWELLS MERE, LOWER MILL ESTATE,  
SOMERFORD KEYNES, GL7 6FT



Viewings by appointment only via Habitat Resales on  
**01271 316492** or [resales@habitatfirstgroup.com](mailto:resales@habitatfirstgroup.com)

- 2 Bedrooms
- Balcony
- Lake Views
- Parking
- Boat Store
- 11-Month Holiday Occupation
- On Site Facilities

## The Property

A stunning south facing property on the edge of the estate. This unique property sits in the much sought after enclave of Nightingale Walk; a quiet and peaceful spot, free from passing traffic. Water channels to the front and the side embed the house in nature, waterside plants and wildlife.

This impressive property was designed by the award-winning Architect Andy Ramus and no expense has been spared in creating distinctive light and airy open-plan spaces which are unique to the estate.

The house enjoys a front-line position with 180-degree lake views, with space to each side and angled so that you are not overlooked or looking out on other houses - just the lake. Reverse level living takes full advantage of uninterrupted lake views and the abundance of nature seen across Lower Mill. The property has been cleverly thought out and well maintained by the current owners.

## Ground Floor

There are two double bedrooms on the ground floor with mirrored fitted wardrobes, and well-designed carpentry making use of every available space. The master en-suite bedroom, with a feature tiled wall, enjoys access to a private balcony. The second double bedroom has a hidden desk in the wardrobe and a high spec sofa bed giving this room flexibility to use as an office or a bedroom. There is also a family bathroom on this level.

## First Floor

The signature open tred staircase with clever use of storage underneath provides a light well into the entrance. The stairs lead up to the open plan kitchen/dining/living area which has been designed to create multi-use areas and takes in the lake views. There is a stunning centerpiece fireplace Woodburner and a state of the art sound system - including ceiling surround sound speakers - which provides a professional cinema/wifi experience. The stylish kitchen with breakfast bar is fully fitted with appliances including a microwave oven, main oven, dishwasher, washer dryer and fridge freezer. Sliding doors lead from the lounge to a wrap-around balcony with space to sit out and enjoy the surroundings. Retractable fly screens are fitted throughout.



## Outside

The outside of the property is well-tended and attractively designed with walks around the nature reserve and lakes just a short walk away. Nightingale Walk is a very private area of the estate and there is a private parking space immediately opposite the house. This property also benefits from a private boat store.

Luxury high-end designer furnishings and fittings by ARDESIGN are available by separate negotiation.

The current owners have achieved high rental values with a good balance of personal use and rental income (figures available on request).

## Services

Mains water, electricity, underfloor heating and Gigaclear ultrafast 300 fibre broadband.

## Services Maintenance Charges

We have been informed that the annual Estate charges for this property are approximately £5,860 + VAT. This pays for full private spa membership, ground rent and management, maintenance and repair of all communal areas; including lakes, pathways, play areas, tennis courts, the ongoing maintenance of the communal buildings and grounds (including hundreds of acres of nature reserve and walking trails.)

## Situation

Lower Mill is a modern country estate in the Cotswolds which provides safe, secure and breath-taking holiday homes, nestled within the tranquil Cotswold Water Park. It is mindfully designed around freshwater lakes, rivers and acres of untouched woodland, so you can enjoy some downtime from the crazy pace of urban life.

## Directions

From the M4 motorway take junction 15 and follow the A419 for around 15 minutes, turning off towards Somerford Keynes and the B4696. Once on the B4696, continue straight ahead following signs for the Cotswold Water Park and Lower Mill Estate.

## GROUND FLOOR

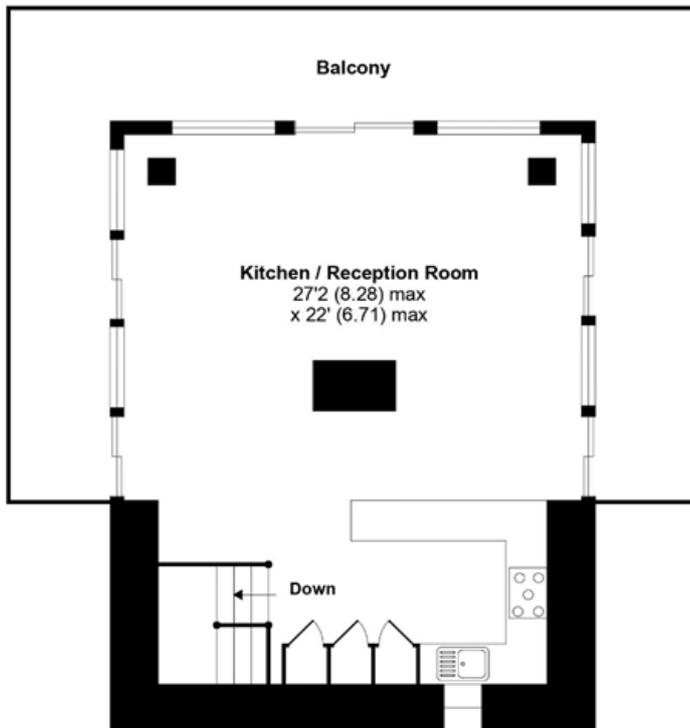
- BEDROOM 1 17'5 (5.31) x 12'3 (3.73)
- BEDROOM 2 10'7 (3.23) x 8'2 (2.49)
- EN-SUITE
- SHOWER ROOM
- BALCONY

## FIRST FLOOR

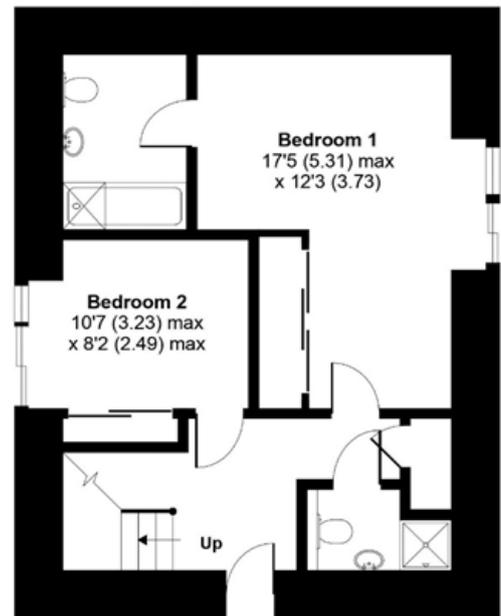
- KITCHEN / RECEPTION ROOM 27'2 (8.28) x 22' (6.71)
- BALCONY

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LOWER MILL ESTATE, GL7 6FT



FIRST FLOOR



GROUND FLOOR



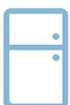
2



2



1



1



52 HOWELLS MERE LOWER MILL LANE SOMERFORD KEYNES GL7 6FT	Energy rating <b>C</b>
Valid until 11 April 2031	Certificate number 0491-3005-9204-9359-2204

**Property type**  
Detached house

**Total floor area**  
99 square metres