



# RUBY COTTAGE

LOWER MILL ESTATE, GL7 6BG

A chance to acquire an extremely well presented freehold holiday cottage or holiday rental investment, situated in a quiet location at Lower Mill Estate.

Asking Price **£275,000**



HABITAT  
RESALES

# RUBY COTTAGE

4 MILL VILLAGE, LOWER MILL ESTATE  
SOMERFORD KEYNES, GL7 6BG



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

- 2 Bedrooms
- Private Patio
- Orchard Views
- Boat Store
- Freehold
- On Site Facilities



## The Property

Ruby Cottage is a deceptively spacious property situated in a corner position, in a private gated courtyard.

## Ground Floor

On entering the property, you are greeted with an open plan living area with bi-fold doors and windows which allow the light to pour in, making the most of the enjoyable views out onto the private communal orchard beyond.

The open plan living area has a well fitted kitchen with a charming butler sink, and a selection of integrated appliances including – oven, electric induction hob and extractor, microwave, dishwasher, and washer/ dryer. Ample storage under the stairs allows for an uncluttered look and a log burner makes the lounge/ dining area cosy and relaxing. Bi-fold doors lead out onto the private patio and garden providing space for outside entertaining. The garden leads on to the private communal orchard.

## First Floor

Upstairs there are two double bedrooms and two bathrooms, one with a shower and the other with a bath. The sanitary ware is white and modern. Both bedrooms have low-level windows creating a cosy atmosphere. Furniture available by separate negotiation.

## Outside

The garden and patio lead on to the orchard, which has limited access to only ten properties.

The property comes with the benefit of a full size boat store, which is situated a short distance away from the property.

## Services

Mains water, electricity, central heating and broadband.

## Services Maintenance Charges

We have been informed that the annual Estate charges for this property are approximately £3,299.06. This pays for 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). The property has 11 month occupancy.

## 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

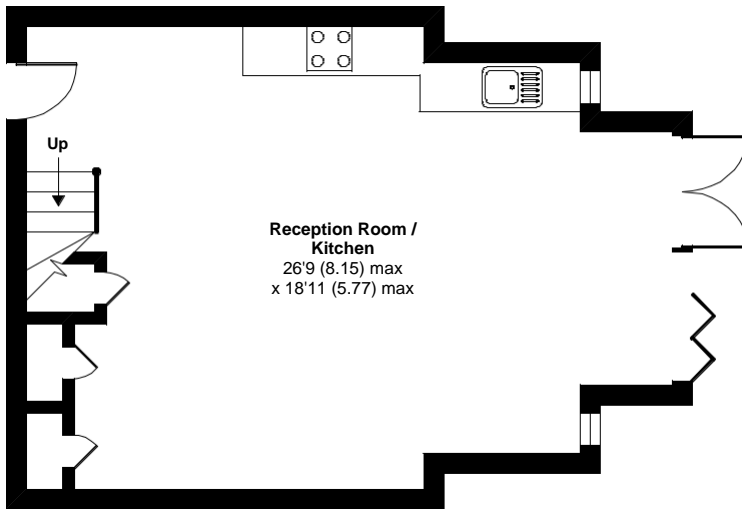
- KITCHEN /RECEPTION ROOM  
26'9 (8.15) max x 18'11 (5.77)

## FIRST FLOOR

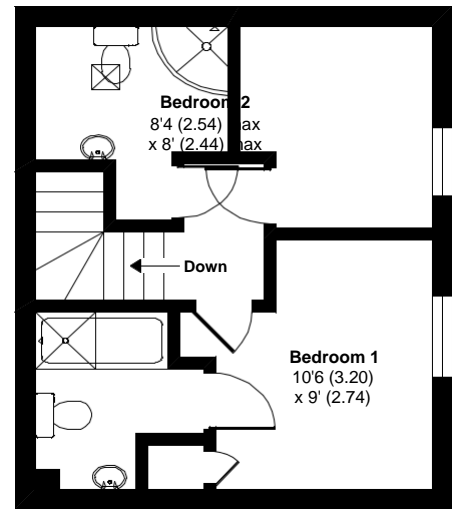
- BEDROOM 1  
10'6 (3.20) x 9' (2.74)
- BEDROOM 2  
8'4 (2.54) max x 8' (2.44) max

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GROUND FLOOR



FIRST FLOOR



2



2



1



1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		