



## MERLIN HOUSE

50 CLEARWATER, LOWER MILL ESTATE, GL7 6FL

Located on Clearwater Lake overlooking a mature island teeming with wildlife, this 4 bedroom, 3 bathroom, lakeside house, gives a feeling of being immersed in nature. The property has the benefit of a boat store located close by and a parking space with a private electric car charging point directly in front of the house. A great investment opportunity or family holiday home.

# Asking Price £795,000



## HABITAT RESALES

# MERLIN HOUSE

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Viewings by appointment only via Habitat Resales on +44 (0)333 241 6615 or [resales@habitatfirstgroup.com](mailto:resales@habitatfirstgroup.com)



- Leasehold
- 11-Month Holiday Occupancy
- West Facing
- Boat Store
- Allocated Parking Space with Private Car Charging Point
- 4 Bedrooms
- 3 Bathrooms (1 Ensuite)
- Spa Access
- Centrally Located for On-site Amenities



## The Property

Situated over three levels with bathrooms on each floor, the property offers flexible accommodation throughout. With close proximity to the on-site facilities and west-facing orientation making the most of the sun, it represents an idyllic family holiday home with plenty of room to accommodate and entertain family and friends. Many appliances and features including the boiler have been recently replaced.

## Ground Floor

A covered porchway leads into the hallway with access to a WC with a wash hand basin, understairs storage and a door to the open plan living/dining room/kitchen areas. The living area is bathed in light from full-height sliding doors to the rear decking and a further glass sliding door to the side decking and benefits from a recessed log burner for winter comfort. A Cotswold stone breakfast bar separates the fully equipped kitchen area which includes a fitted wine cooler, a 5-ring induction hob, double oven, fridge freezer, dishwasher and washer/dryer. Many of these appliances have been recently added/replaced. The dining area to the side could also be used as a study/games room and has a further full-height door giving direct access to the side decking. The entire ground floor benefits from oak flooring throughout.

## First Floor

Stairs from the hallway lead up to a light and spacious landing which in turn leads to three double bedrooms, all with built-in wardrobes. The main bedroom benefits from a full-height sliding glass door giving access to the balcony overlooking Clearwater Lake, a calming retreat on which to enjoy your morning coffee. There is also an ensuite shower room with a heated towel rail, WC, wash hand basin and corner shower. There are two further double bedrooms; one to the rear with views over the lake and another to the front. The bedrooms and landing are carpeted throughout. The newly refitted family shower room has a double shower enclosure, wash hand basin, heated towel rail and WC.

## Second Floor

The second-floor double bedroom has the added advantage of a large walk-in dressing area and again benefits from a window overlooking the lake. This floor has its own bathroom with a full bath with shower over, wash hand basin, WC, heated towel rail and access to a large airing cupboard/storeroom which also houses the boiler.

## Outside

The house is approached via a pathway flanked by grass that leads to a covered porch. On the ground floor to the rear, there is a wrap-around lakeside anti-slip deck enclosed by glass balustrading with an access gate ideal for enjoying the afternoon sun. There is an allocated parking space at the front of the house with the added benefit of a private electric car charging point. To the side of the property is a direct lake access point. This property also comes with a much sought-after boat store located close by.

## Services

Mains water, electricity, gas central heating, Gigaclear Ultrafast 400.

## Services & Maintenance Charges

We have been informed that the annual Estate charges for this property are; Ground rent of approximately £2,204.69 + VAT, Service Charge of approximately £4,221.73 +VAT. This pays for full private spa membership and management, maintenance and repair of all communal areas; including lakes, pathways, play areas, tennis courts and the ongoing maintenance of the communal buildings and grounds (including hundreds of acres of nature reserve and walking trails). Grass cutting and garden maintenance on the plot is a separate cost and available via the Estate grounds team.

## Situation

Lower Mill is a modern country estate in the Cotswolds that provides safe, secure and breathtaking 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.

Nearest train station: Kemble, just 10mins drive away.

## GROUND FLOOR

- KITCHEN/RECEPTION  
36'8(11.18) x 19'2(5.84)
- DINING ROOM  
10'0(3.05) x 9'9(2.97)
- WC

## FIRST FLOOR

- BEDROOM 1  
19'2 (5.84) x 10'9(3.28)
- EN-SUITE
- BEDROOM 3  
12'4(3.76) x 11'4(3.45)
- BEDROOM 4  
10'6(3.20) x 10'2 (3.10)
- FAMILY SHOWER ROOM

## SECOND FLOOR

- BEDROOM 2  
14'1(4.29) x 9'10(3.00)
- BATHROOM

Properties at Lower Mill Estate are for use as holiday homes and cannot be used as a Principle Primary Residence.

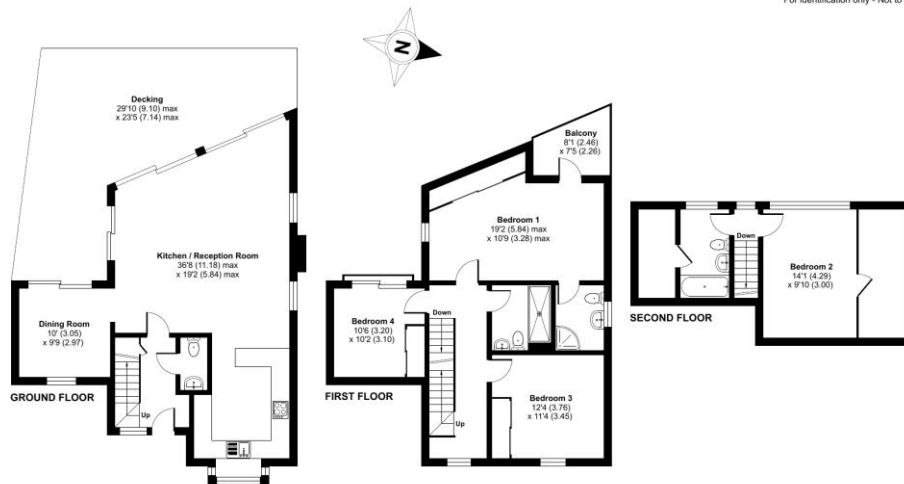
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### Merlin House, Clearwater, Lower Mill Estate, Somerford Keynes, GL7

Approximate Area = 1774 sq ft / 165 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Falco 1 Limited. REF: 921741

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

# HOMEOWNER SERVICES

When purchasing a holiday home at Lower Mill Estate, you have the benefit of enjoying exclusive access to a range of our in-house services, that are on hand to cater for all of your property needs.

## Habitat Escapes

As the official holiday rental company for Lower Mill Estate, Habitat Escapes offers a professional one-to-one service and removes all of the traditional headaches associated with renting a holiday home. We understand the emotional and financial costs associated with your holiday home and that it needs to be well looked after.

Our full management service removes all the hassle of letting a property and includes housekeeping, a national PR and marketing campaign and a comprehensive website with a bespoke multi-functional booking system.

Our friendly team handle all of the enquiries and bookings and have exceptional relationships with owners and guests alike. Once on site, we provide a meet and greet service, welcome hamper for your guests, complimentary toiletries and a 24/7 on-call maintenance service. As the only agent based on site, we are able to deal with any issues during a guest's stay swiftly and efficiently, leading to excellent reviews.



## Habitat Housekeeping

Our onsite Housekeeping team are always on hand and will ensure everything is taken care of in preparation for your arrival, so you can relax from the moment you arrive at your holiday home. In addition to arrival cleans, we can offer mid-stay cleans, sanitisation and deep cleans.

If you choose to rent out your property, the Housekeeping team is also on hand to arrange changeover cleans, including bed linen and welcome gifts.

As the official onsite team, Habitat Housekeeping's understanding of the properties is second to none.

## Habitat Maintenance

The maintenance Team is responsive 24/7 to help you keep your property looking its best year-round.

Our small works division can now offer a range of services including project management, property upgrades, decking enhancement, boat store lofts and house decoration.

Most work can be completed onsite by our team allowing a more competitive service and we have also built up a list of reliable local contractors to facilitate any other works. We can offer an annual or bespoke maintenance package including spider, algae and deck treatments, window cleaning (including high reach and skylights) and all relevant safety certification and utilities servicing where required.

