

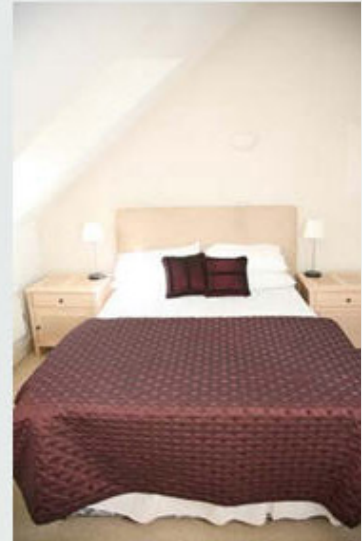


Somerford Cottage

18 Mill Village

Lower Mill Estate

£235,000 Leasehold



Somerford Cottage

Situated on the prestigious Lower Mill Estate, Somerford Cottage offers an excellent opportunity for those wishing to purchase a holiday home in the Cotswolds with added benefits of a privately owned managed estate approaching 640 acres offering swimming, sailing & fishing. The property offers open plan ground floor accommodation to include cloakroom, kitchen, spacious living/dining room with a southerly facing rear aspect enjoying views across Somerford Lagoon. Three bedrooms, one with en-suite as well as a family bathroom. The on site facilities to include outdoor pool, tennis and organic farm shop can be found a short distance away. There are a number of walks around the estate from which to explore as well as cycle routes.



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999 years

The property is approached via a pedestrian shingle path.

Outside light, meter box, outside tap. Front door to:

Entrance Hall

Stairs rising to the first floor. Wood flooring. Door to living room and to:

Cloakroom

White suite comprising WC, wash hand basin, window to front aspect. Dimplex wall mounted heater.

Open Plan Living/Dining Room c. 23'4" x 11'0" narrowing to c. 8'11" plus further recess 9'7" x 5'0" 'T' Shaped room (7.10m x 3.35m narrowing to 2.70m plus 2.90m x 1.50m)

Doors opening to south facing rear decking with views towards Somerford Lagoon. Two further windows either side, wood burner stove, wood flooring, wall lights, convector heaters. Large walk-in cupboard. Door to:

Kitchen c. 10'0" x 6'2" (3.05m x 1.85m)

Range of wall and base cupboard units with complimentary work surface over. Built-in single oven with ceramic hob above and extractor hood over. Space for washing machine, built-in dishwasher and fridge/freezer. Window to front aspect.

First Floor

Bedroom 1 c. 9'11" x 9'8" (3m x 2.95m)

High ceiling, window to rear aspect with views across Somerford Lagoon. Wall lights and panel heater. Door to:

En-Suite Shower Room

White suite comprising shower cubicle, pedestal wash hand basin, WC, heated towel rail, extractor fan & sky light.

Bedroom 2 c. 9'11" x 9'8" (3m x 2.95m)

High ceiling, window to front aspect, wall light & panel heater.

Bedroom 3 c. 9'8" x 6'7" (2.95m x 2m) plus door recess

Window to rear aspect with views across Somerford Lagoon.

Family Bathroom

White suite comprising bath with mixer tap/shower attachment, WC, pedestal wash hand basin, heated towel rail, wall light, extractor fan & skylight. Door to airing cupboard housing hot water tank and shelving.

Outside

The main feature of the property is its southerly facing rear garden which is divided into two areas by a footbridge. An enclosed decked area can be found adjacent to the property which is ideal for table and chairs. A lawn area can be found across the footbridge which is open plan .

Parking

Allocated parking space can be found a short distance away.

Facilities

Include outdoor heated pool, tennis court and Farm shop.

Restriction

There is a restriction on occupancy at Lower Mill Estate to 11 months of the year and the properties must be vacated between 5 January and 5 February.

Service Charge & 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 & Fittings

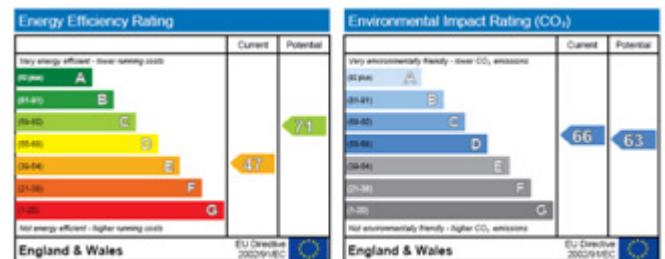
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, blinds, light fittings, garden furniture etc, are specifically excluded but may be available by separate negotiation.

Viewing

Through the Sales Barn, Lower Mill Estate 01285 869489

DIRECTIONS:

- M4 Junction 15 Swindon.
- North on A419 to Cirencester.
- Turn Left to B4696 Spine Road. Signposted to South Cerney.
- Go straight ahead to staggered Crossroads.
- Go straight over crossroads, following signs to Somerford Keynes.
- After one and a half miles turn left down Mill Lane.
Drive down Mill Lane and enter the Estate through the second, Cream iron gate on the right hand side



Agents Note We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

Viewing: Through Sales Barn, Lower Mill Estate which are OPEN 7 DAYS A WEEK, Tel: 01285 869489