



Description: Set in a quiet position, a stone built 3 bedroomed detached cottage backing onto the banks of the River Thames. To include fitted kitchen, dining area and sitting room, wood burning stove and enclosed rear decking. Master bedroom with en-suite, two further bedrooms and spacious family bathroom. Allocated parking adjacent to the property with shared leisure facilities near to hand.

Jacobs House is situated within Mill Village, a second home development of Cotswold stone properties near the Banks of the Thames and Mill Lake. The Lower Mill Estate is located on the shoreline of one of the largest and most important lakes for over wintering wildfowl in the southwest, Somerford Lagoon. A 450 acre nature reserve crossed by three rivers and surrounded by seven lakes, in addition to the wildlife there is an organic farm and shop and it's own Mill (one of only 2 remaining on the Thames).

ACCOMMODATION

Path to front door flanked to one side by open plan lawn area and inset shrub borders, south facing stone patio area.

Canopy Porch Outside light, front door to:

Entrance Hall

Pine flooring, wall light point, stairs rising to the first floor, fuse box, panel heater and heating controls.

Cloakroom/Utility Room

Window to front aspect, pedestal wash hand basin, WC, panel heater, extractor fan, strip light/shaver point, pine flooring. Cupboard housing washer/dryer with shelved cupboard above.

'L' SHAPED OPEN PLAN ROOM COMPRISING:

Kitchen c. 8'7" (2.60m) x 10' (3.05m)

Range of cream units comprising wall and base cupboard units with complementary work surfaces over, tiled splashbacks, 1 1/2 bowl stainless steel sink unit, integrated fridge, freezer and dishwasher. Built-in single oven, ceramic hob and extractor hood over, window to front aspect, panel heater, pine flooring.

Dining Area

Window to side aspect.

Sitting Room c. 20'4" (6.20m) x 8'4" (2.50m)

Windows to rear, french door to rear decking with views over the Thames and Mill Lake beyond. Inset feature stone fireplace with wood burning stove and hearth. Large walk-in cupboard housing hot water tank. Panel heater and wall lights. Pine flooring.

First Floor

Landing window to side aspect.

Master Bedroom c. 9'11" (3m) x 7'7" (2.30m) plus door recess.

Window to rear aspect with views across Mill Lake, panel heater, wall light point. *Door to:*

En-suite Shower Room

White suite comprising pedestal wash hand basin, WC, fully tiled shower cubicle, heated towel rail, extractor fan and skylight.

Bedroom Two c. 9'11" (3m) x 7'11" (2.40m)

Window to rear aspect with views over Mill Lake. Panel heater and wall light.

Bedroom Three c. 11'8 (3.50m) x 6'8" (2m)

Window to front aspect, panel heater, wall light. Sky light.

Family Bathroom

White suite comprising enamel bath with Victorian style mixer tap and tiled surrounds, pedestal wash hand basin, WC, heated towel rail, extractor fan and skylight.

OUTSIDE

Garden Lawn area to front with stone patio area enjoying a south facing aspect. Enclosed decking to the rear backing onto The Thames and views across Mill Lake. There is a second private garden area fronting onto Mill Lake.

Parking

Allocated parking space adjacent to the property.

Restriction

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

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 tending and estate security.

Tenure

Leasehold

Services

Mains electricity and water. Private drainage

Local Authority

Cotswold District Council (01285 623000)

Fixtures and Fittings

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

Viewing

Through Sales Barn, Lower Mill Estate who are OPEN 7 DAYS A WEEK ON 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 black gates