

# THAMES BANK COTTAGE

38 Mill Village, Lower Mill Estate  
**£249,950 Leasehold**



**Description:** A stone built three bedroom detached cottage set within Mill Village with The Thames to the foot of the rear boundary. The accommodation affords pine flooring to the ground floor, feature inset wood burning stove, fully fitted kitchen and separate cloakroom. Access from the sitting room to the rear deck , small garden area which is bounded by the River Thames, views beyond. To the first floor can be found a master bedroom with ensuite bathroom, two further bedrooms and spacious family bathroom. Leisure facilities including out door pool and tennis can be found near to hand. Allocated parking.

## ACCOMMODATION

Path to front door flanked to one side by open plan lawn area.

### Canopy Porch

Outside light, outside tap, front door to:

### Entrance Hall

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

### Cloakroom

Spacious with window to front aspect, pedestal wash hand basin, WC, panel heater, extractor fan, strip light/shaver point, pine flooring.

### 'L' SHAPED OPEN PLAN ROOM COMPRISING:

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

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, pine flooring. Plumbing for washing machine and recessed ceiling lights.

### Dining Area

Window to side aspect. Space for dining table.

### Sitting Room c. 20'4" (6.20m) x 7'10" (2.38m) excluding recess.

Double doors leading to the rear garden, windows either side. Wall light points. Inset feature stone fireplace with wood burning stove and slate hearth. Door to under stairs cupboard housing hot water tank. Two panel heaters, wall light points, pine flooring.

## FIRST FLOOR

Landing Window to side aspect.

### Master Bedroom c. 9'11" (3m) x 6'6" (1.97m) plus door recess 3'3" (1.0m) x 4' (1.20m)

Window to rear aspect with views across Mill Lake, panel heater, wall light points, semi vaulted ceiling. Door to:

### En-Suite Bathroom

White suite comprising pedestal wash hand basin, WC, enamel bath with mixer tap/shower, heated towel rail, extractor fan, strip light/shaver point 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 lights. Semi vaulted ceiling.

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

Window to front aspect, panel heater, wall light. Sky light. Semi vaulted ceiling.

### Family Bathroom

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

## OUTSIDE

Garden Area of decking giving way to small lawn area enclosed to the rear backing on to the Thames and views to Mill Lake. There is a second garden area fronting on to Mill Lake.

### Parking

Allocated parking space.

### 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 – 999 years from 1999

### 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.