



## The Herons

60 Mill Village

Lower Mill Estate

**£249,950 Leasehold**

**999 years**



**The Herons** A three bedroomed detached stone built second home situated within Lower Mill Estate, a private estate approaching 640 acres, the only residential Nature Reserve in the country with 7 lakes & 3 Rivers. With an abundance of flora and fauna on your doorstep the estate is yours, free to roam along its many trails and paths. The lakes provide fishing and sailing (wind powered) and facilities to Mill Village include an outdoor heated pool, tennis court as well as being home to the Farm Shop and Studio where you can sign up for a variety of workshop activities run by the residents if you so wish, or just laze by the pool on those summer days. .

The Herons has been well maintained by the current owners and provides spacious living/dining room with feature Inglenook style fireplace housing a wood burning stove for the cosy winter night, a well fitted kitchen and useful downstairs cloakroom/shower room to the ground floor. Two double bedrooms, one with ensuite, twin bedroom and large family bathroom to the first floor. Outside space comprises a south facing decked area enclosed by shrubs and open plan garden area enjoying views through to Somerford Lagoon. A further garden area can be found to the front of the property which is laid to lawn with pathway leading to the front door. Allocated parking can be found adjacent to the property.



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## Accommodation

Path leading to the front door. Open plan garden area and shrub borders. Outside tap, outside light and canopy porch. Front door to:

### Entrance Hall

Tiled floor. Stairs rising to the first floor with understairs storage cupboard. Panel heater, fuse box, wall light.

### Shower Room

White suite comprising shower cubicle, WC, pedestal wash hand basin, tiled floor, window to front aspect. Panel heater and extractor fan.

### Open Plan Living/Dining Room c. 25'4" x 11'0" (7.70m x 3.385m) plus 9'7" x 5'7" (2.90m x 1.70m) 'T' Shaped Room

Wood Flooring, feature Inglenook style fireplace with feature stone walling and wood beam over housing wood burning stove. Two windows and French doors to front aspect onto south facing decking. Wall lights, panel heaters, understairs storage cupboard. Door to:

### Kitchen c. 10'2" x 6'0" (3.05m x 1.82m)

Range of cream wall and base cupboard units with work surfaces over, one and a half bowl sink unit, built-in ceramic hob with single oven below and extractor hood over, built-in tall fridge/freezer & dishwasher. Space and plumbing for washing machine, window to front aspect, panel heater.

## First Floor

### En-Suite Bedroom c. 11'0" x 9'10" (3.35m x 3m)

Window to rear aspect, high ceiling. Panel heater and wall lights. Door to:

### En-Suite Bathroom

White suite comprising bath with Victorian style mixer tap/shower attachment, vanity sink unit, strip light/shaver point, WC, heated towel rail. Sky light, extractor fan.

### Bedroom c. 9'5" x 10'2" (2.86m x 3.10m)

Window to front aspect. High ceiling, wall light point, panel heater.

### Bedroom c. 9'8" x 6'7" plus door recess (2.92m x 2m)

Window to rear aspect. High ceiling, wall light point, panel heater.

## Family Bathroom

White suite comprising bath with mixer tap/shower attachment, vanity sink unit, strip light/shaver point, extractor fan and sky light. Built-in cupboard housing hot water tank.

## Parking

Allocated parking space can be found 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 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 tendering and estate security.

## Fixtures & Fittings

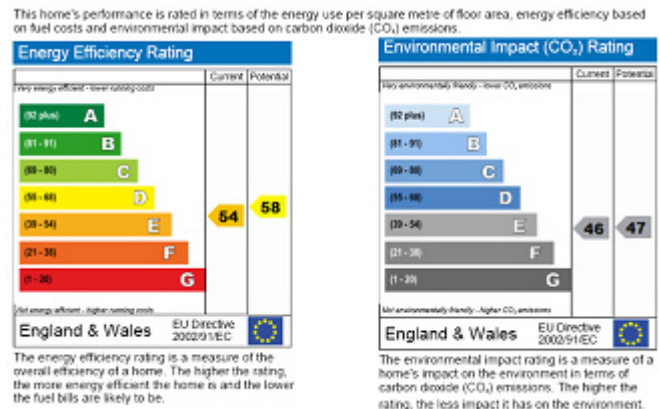
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, blinds, light fittings, garden furniture etc, are specifically excluded but may be available by separate negotiation.

## 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