



## HERON ISLAND

78 CLEARWATER, LOWER MILL ESTATE, GL7 6FN

Heron Island is a unique property nestled on its own island on the Lower Mill Estate in the Cotswold Water Park. Enjoying a prime lakeside position on the banks of Clearwater Lake the property is located in a secluded position whilst being a stone's throw from the Spa and Restaurant. The large garden may offer opportunities to extend or incorporate further buildings subject to planning.

**OIEO £1,200,000**

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RESALES



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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
- 4 Bedrooms
- 4 Bathrooms ( 3 Ensuite)
- Unique island position
- Direct lake access
- Private parking for 2/3 cars
- Spa access
- Access to private nature reserve with acres of woodland walks



## The Property

Heron Island on Lower Mill Estate presents an exceptional opportunity to acquire a luxurious and contemporary retreat nestled within the serene beauty of Lower Mill Estate. Boasting stunning architectural design, impeccable craftsmanship, and unparalleled tranquillity, this property offers a unique blend of comfort, style, and natural splendour. With access to an array of exclusive amenities and surrounded by pristine countryside, Heron Island epitomizes modern countryside living at its finest.

## Ground Floor

The spacious entrance hallway leads into the open-plan living/kitchen/dining area. The living area benefits from a spectacular high ceiling with sky lights allowing the natural light to flood in from above. There is a ground floor cloakroom which leads into a WC, and ample downstairs storage. The double-aspect kitchen comprises an Aga and a good range of wall and floor units that incorporate built-in Gaggenau appliances. A large breakfast peninsula allows for a smooth flow to the generous dining area off the kitchen which is ideal for entertaining and will comfortably seat 10 to 12 people. As well as a central seating area there is a further lounge area that enjoys a traditional inset fireplace with a log-burning stove. The ground floor provides expansive views over the garden and lake beyond with access to the rear decking through floor-to-ceiling glass sliding doors, bringing the outdoors in.

## First Floor

Stairs from the hallway lead up to the first floor where you will find the large master bedroom and en suite with a shower cubicle and bath. This triple-aspect room benefits from glass sliding doors to the balcony. The perfect place to enjoy your morning coffee whilst surrounded by nature. There is also a further double bedroom with an ensuite bathroom. A smaller double/office/dressing room and well-appointed family shower room complete the accommodation on this floor.

## Second Floor

A further stairway leads up to the second-floor landing where you will find another large double bedroom with an en suite bathroom.

## Outside

The house is approached via a walkway over the waterway which encircles the property, and a beautiful waterfall. The rear enjoys a large, secluded garden area giving direct lake access with plenty of space for alfresco dining and relaxing with friends. There is hard standing providing parking for two/three cars. The end of the garden also has the benefit of another hard standing platform, with plenty of space for outside dining, directly over the water's edge.

## Services

Mains water, electricity, gas central heating.

Services & Maintenance Charges

We have been informed that the annual Estate charges for this property are;

Ground rent of approximately £2581.14 + VAT

Service Charge of approximately £4960.01+VAT

The Service Charge and Estate Premium may vary from year to year and the above reflects the information provided in the year that the property particulars were created. For the most up to date details, please contact the Habitat Resales team. 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).

Please note: grass cutting and garden maintenance on the plot is a separate cost and is available via the Estate grounds team.

## Situation

Lower Mill is a modern country Estate in the Cotswolds which 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 a 10-minute drive away.

## GROUND FLOOR

- KITCHEN  
20'6 (6.25) x 12' (3.66)
- RECEPTION  
12' (3.66) x 9' (2.74)
- RECEPTION  
12'5 (3.78) x 9' (2.74)
- RECEPTION  
24'5 (7.44)max x 7'7 (2.31)

## FIRST FLOOR

- BEDROOM 1  
20'5 (6.22) x 8'10 (2.69)
- EN SUITE
- BEDROOM 2  
12' (3.66) x 12' (3.51)
- EN SUITE
- RECEPTION ROOM/BED 4  
12' (3.66) x 9' (2.74)

## SECOND FLOOR

- BEDROOM 3 16'10 (5.13)MAX x 11'10 (3.61)
- EN SUITE

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

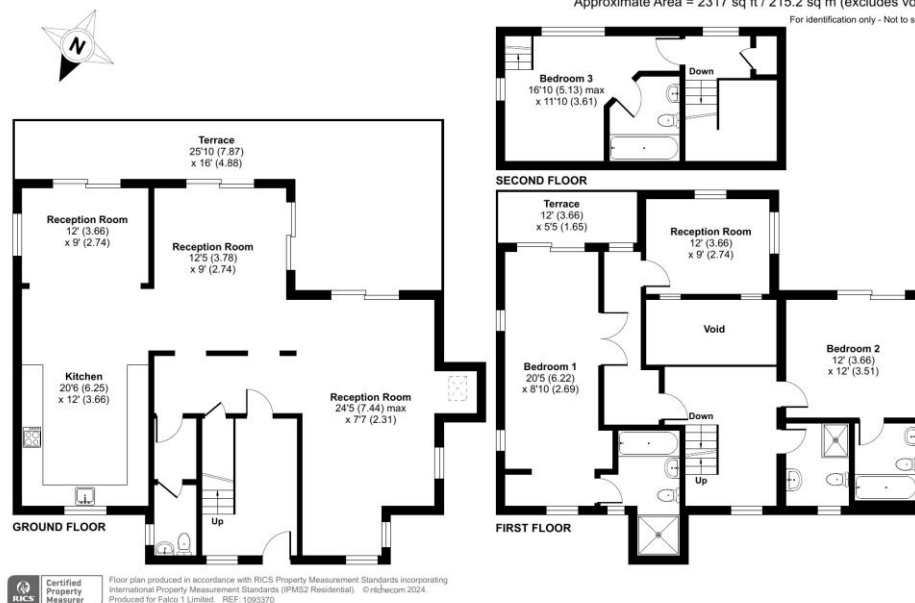
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### Lower Mill Estate, Somerford Keynes, Nr Cirencester, Cirencester, GL7

Approximate Area = 2317 sq ft / 215.2 sq m (excludes void)

For identification only - Not to scale



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             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    | 63 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# 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





# DO YOU KNOW ABOUT OUR SISTER ESTATE, SILVERLAKE, DORSET?



SILVERLAKE  
DORSET



Silverlake offers the opportunity to choose your own plot and an award-winning property design for the ultimate family holiday home. Nestled amongst acres of nature reserve and surrounded by freshwater lakes, Silverlake's holiday homes are just a pebble's throw from the UNESCO World Heritage Jurassic Coast.

All of the lakeside homes are designed with sustainability and luxury in mind and are just 2.5 hours from London. Enjoy a range of onsite facilities, including an outdoor heated pool, tranquil spa, tennis courts, playground and rooftop restaurant.

For more details on how to create your own holiday home from just £495,000

contact: [live@silverlakedorset.com](mailto:live@silverlakedorset.com)

or phone: +44 1305 853490 option 1.