



THE FOLLY

LAKESHORE RESERVE 5, LOWER MILL ESTATE, GL7 6GD

The Folly enjoys an enviable, south-facing and quiet location on Lower Mill Estate, enjoying spectacular views across Swillbrook Lake and the Nature Reserve beyond. This modern 4/5-bedroom house makes a wonderful family retreat or attractive investment opportunity.

OIRO £995,000



**HABITAT
RESALES**

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Viewings by appointment only via Habitat Resales on
+44 (0)333 241 6615 or resales@habitatfirstgroup.com



- Freehold
- 12-month holiday occupancy
- 4/5 bedrooms
- 3 bathrooms (2 en-suite)
- Private driveway parking for 2 cars
- EV charger
- Spa access
- Boat store with EV charger
- Access to a private nature reserve with acres of woodland walks



The Property

Built over two floors, The Folly offers well-designed and flexible accommodation throughout. With front and rear decked terraces to the first floor, a rear terrace to the ground floor and a spacious roof terrace with hot tub, the property enjoys the all-day sun and has a light and airy feeling.

Ground Floor

The spacious hallway has doors leading to:

Study/TV room – This versatile room could also be used as a fifth double bedroom.

Utility area – ample storage cupboards and separate WC. This area also has space for a washing machine and dryer.

Kitchen/Dining/Lounge – The kitchen offers a wide range of built-in appliances including a double oven, fridge freezer and dishwasher. A wide breakfast bar with storage to one side and space for stools houses an inset hob with an extractor above and a single bowl sink unit. It provides a natural link to the dining area where there is ample space for a large dining table and chairs. The living area benefits from a feature wood-burning stove, floor-to-ceiling glass doors opening to the deck beyond and further windows to the side, maximising the light.

First Floor

The bright landing leads to the four bedrooms and a family bathroom and includes both a double and a single storage cupboard.

Bedroom 1: Enjoys full-height glass doors leading to a balcony providing stunning views over Swillbrook Lake and benefits from built-in wardrobes and an en-suite with a large walk-in shower, WC and vanity unit with basin.

Bedroom 2: Double bedroom with built-in wardrobe and en-suite incorporating a shower cubicle, WC and vanity unit with basin. Full-height glass doors give access to the balcony.

Bedroom 3: Double bedroom with built-in wardrobe and a separate cupboard.

Bedroom 4: Double bedroom with built-in wardrobe.

Family Bathroom: Features a bath with a hand-held shower attachment, a separate walk-in shower cubicle, WC and basin.

A further set of stairs from the landing gives access to the timber-decked roof terrace where the strategically placed hot tub provides the perfect setting to enjoy panoramic views of the estate.

Outside

The front of the property is partly grassed and part gravelled with an EV charger and log store, whilst the rear enjoys a secluded, enclosed timber deck with an outside shower and a garden area. There is also parking for 2 cars and a boat store which is wide enough to park a third car. The interior of the boat store also has an EV charger and provides ample storage for all your outdoor equipment.

Services

Mains water, electricity, air source heat pump.

Services & Maintenance Charges

We have been informed that the annual Estate charge for this property is;

- Service Charge £4960.11 + 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

- LIVING/DINING AREA
17'9 (5.41) x 21' (6.40)
- KITCHEN
17,9 (5.41) x 5'9 (1.75)
- SNUG
13' (3.96) x 8' (2.44)

FIRST FLOOR

- BEDROOM 1
11'7 (3.53) X 10'11 (3.33)
- BEDROOM 2
10'11 (3.33) X 9'7 (2.92)
- BEDROOM 3
13'11 (4.24) X 8' (2.44)
- BEDROOM 4
13'11 (4.24) X 7'9 (2.36)

ROOF TERRACE

- 50'11 (15.52) X 17'9 (5.41)

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, Cirencester, GL7

Approximate Area = 1764 sq ft / 163.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricswcom 2023. Produced for Falco 1 Limited. REF: 1048348

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		96 A
81-91	B		
69-80	C	74 C	
55-68	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



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.

