



CHEHONDO

27 CLEARWATER, LOWER MILL ESTATE, GL7 6FL

Enjoy stunning lake views through full-height glass windows spanning the ground and first floors. Thoughtfully designed, this 3-storey, 5-bedroom house offers flexible accommodation for a great investment opportunity or family holiday home.

Asking Price **£595,000**



HABITAT
RESALES

CHEHONDO

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



- Leasehold
- 5 Bedrooms
- 3 Bathrooms (2 ensuite)
- Ground floor deck and first floor balcony
- Spa access
- Direct lake access
- Boat store
- Allocated parking
- Access to a private nature reserve with acres of woodland walks

The Property

Located on the shoreline of Somerford Lagoon, with stunning views across the lake, this property enjoys an enviable and sought-after position within Lower Mill Estate. The property has direct lake access and has recently been redecorated throughout.

Ground Floor

The entrance hallway has an abundance of storage areas including an airing cupboard and utility space with plumbing and power with a washer/dryer. Two double bedrooms, a single and a family bathroom lead off from the hallway. The two rear bedrooms both enjoy full-height sliding glass doors out onto the ground floor deck, with views over the lake and the double has the added benefit of an en suite with a full bath with shower over. The family bathroom also has a full bath with a shower over.

First Floor

Stairs to the first-floor landing lead to the open-plan kitchen/living/dining area. The kitchen incorporates a 5-ring gas hob with an extractor over and double oven beneath, a built-in under-counter freezer and separate fridge, a dishwasher and a built-in microwave. There is also a good range of wall and floor units with a built-in wine rack. The breakfast bar provides a natural link to the dining area providing ample space to entertain family and friends. The living area is filled with light from windows in the elevated ceiling while two sets of glass sliding doors spanning the width of the property maximise the views and give access to the rear balcony. There is also a log burner for those cosy winter evenings. The balcony is the perfect place to sit and enjoy a morning coffee or evening sundowner whilst enjoying the superb views across Somerford Lagoon. There is also a further bedroom/office on this floor.

Second Floor

Stairs from the first-floor landing lead up to a small landing with a viewing window out over the living area. There is a spacious double bedroom that enjoys a large viewing window, skylights with electric blinds, an ensuite with a walk-in shower, a built-in wardrobe and an under-eaves storage cupboard. The perfect guest suite or master retreat.



Outside

The property is approached via a pathway set back from the main thoroughfare. The ground-floor decking and first-floor balcony to the rear of the property leads onto a grassed area that provides direct lake access. An allocated parking space and a much sought-after boat store will enable the enjoyment of the lakes and surrounding area to the fullest.

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 £3,114.22 inc VAT
- Service Charge of approximately £ 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, the ongoing maintenance of the communal buildings and grounds (including hundreds of acres of nature reserve and walking trails) Grass cutting and garden maintenance on the plot is a separate cost and 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

- BEDROOM 2
12'7 (3.84) x 8'6 (2.59)
- EN-SUITE
- BEDROOM 3
13' (3.96) x 8'6 (2.59)
- BEDROOM 4
9'9 (2.97) x 6'7 (2.01)
- FAMILY BATHROOM

FIRST FLOOR

- KITCHEN/RECEPTION
38' (11.58) x 15'7 (4.75)
- STUDY/BEDROOM 5
11' (3.35) x 6' 67 (2.01)

SECOND FLOOR

- BEDROOM 1
10'11 (3.33) x 9' (2.74)
- 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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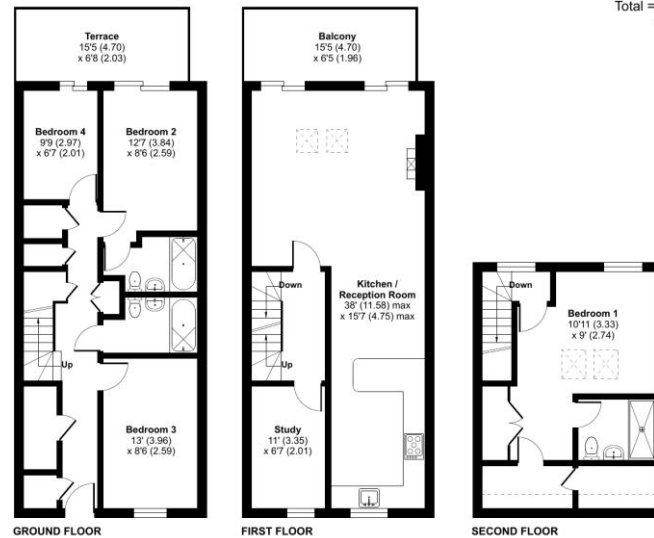


Clearwater, Lower Mill Estate, Somerford Keynes, GL7

Approximate Area = 1495 sq ft / 138.8 sq m
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Total = 1514 sq ft / 140.5 sq m

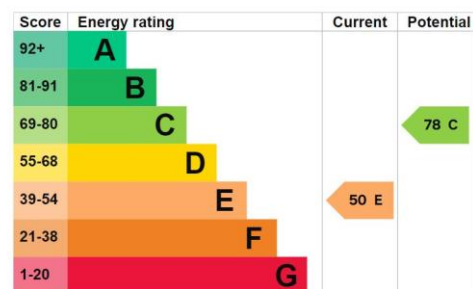
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for Falco 1 Limited. REF: 1071931

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.



The graph shows this property's current and potential energy rating.

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.

