



SPINNEY LAKE 4

SPINNEY LAKE 4, LOWER MILL ESTATE, GL7 6QE

A stunning 4/5-bedroom waterside holiday home enjoying direct lake access and stunning views across Spinney Lake. The property has the added benefit of a rooftop terrace, spanning the entire property, providing the perfect place to relax and bask in the sun.

Asking Price **£1,000,000**



HABITAT
RESALES

SPINNEY LAKE 4

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



- Freehold
- 11-month holiday occupancy
- Direct lake access
- 4/5 bedrooms
- 3 bathrooms (2 ensuite) plus a ground floor shower room
- Driveway with parking for 2 cars
- Spa access
- Centrally located for on-site facilities
- Access to private nature reserve with acres of woodland walks

The Property

Spinney Lake 4 is a freehold property, currently with 11-month holiday occupancy, which can be increased to 12 months with further permissions. Built over two floors and embracing open-plan living it is just a short walk from the on-site restaurant and spa. With front and rear decked terraces to the ground and first floor, and a spacious roof terrace, the property has a light and airy feeling. The property also benefits from wooden flooring to the ground floor with underfloor heating throughout.

Ground Floor

The spacious hallway has doors leading to a good-sized room that can be used as a study, TV room, or fifth double/twin bedroom. There is also a shower room/utility area with a walk-in shower, WC and basin. This area includes space for a washer/dryer and has a lockable storage cupboard with a further cupboard housing the hot water tank. Moving into the open plan living space, the kitchen area offers ample storage space and a range of built-in appliances including a double oven, fridge freezer and dishwasher. A wide breakfast bar with storage to one side, space for stools and an inset hob with extractor above and a sink unit provides a natural link to the dining area, where there is space for a large dining table and chairs. The living area benefits from floor-to-ceiling glass doors with stunning views across Spinney Lake, giving access to the deck beyond with further windows to the side which maximise the light. There is also a recessed log burner for those cold winter evenings.

First Floor

Comprises a bright landing leading to the four bedrooms (two with ensembles) and a family bathroom and includes lockable double and single storage cupboards. The master bedroom enjoys full-height glass doors leading to a balcony overlooking Spinney Lake and also benefits from built-in wardrobes and an ensuite with a large walk-in shower, WC and vanity basin. A second double bedroom with a built-in wardrobe and ensuite also has full-height glass doors to the front balcony. Bedrooms three and four are also doubles with built-in wardrobes. The family bathroom has a bath with a hand-held shower attachment, a separate walk-in shower cubicle, WC and a basin. A further set of stairs lead off the landing to the electric roof opening, giving access to the roof terrace which offers panoramic views of both Spinney Lake and the Estate.



Outside

The front is laid to lawn with a gravelled driveway providing space for two parked cars. There is also a built-in storage cupboard on the front of the property and separate storage units to the side. The rear enjoys a large timber deck and lawn area leading down to the water's edge giving direct lake access. Natural planting to either side screens this area and promotes an air of seclusion. The roof terrace enables you to enjoy the sun whatever the time of day.

Services

Mains water, electricity, air source heat pump.

Services & Maintenance Charges

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

- Service Charge of approximately £4834.67 + 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/DINING/RECEPTION
29'2(8.89) x 16'6 (5.03)
- STUDY/BEDROOM 5
11'7 (3.53) x 8'5 (2.57)

FIRST FLOOR

- BEDROOM 1
11'4 (3.45) x 10'1(3.07)
- BEDROOM 2
9'10 (3.00) x 9'4(2.84)
- BEDROOM 3
13'2 (4.01) x 8'7 (2.62)
- BEDROOM 4
13'2 (4.01) X 7'7 (2.31)

SECOND FLOOR

- ROOF TERRACE
50' (15.24) x 16'6 (5.03)

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

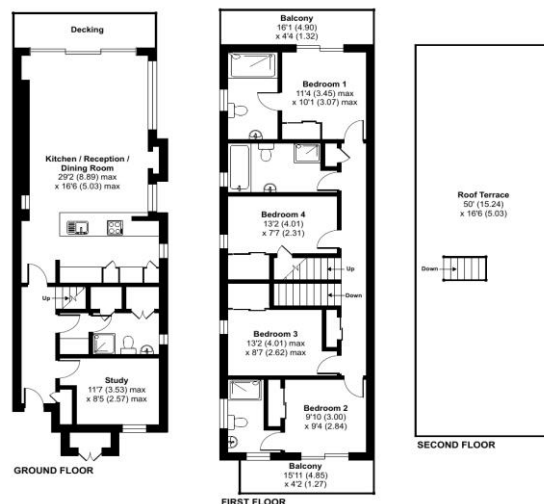
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Spinney Lake, Somerford Keynes, Cirencester, GL7

Approximate Area = 1589 sq ft / 147.6 sq m (excludes roof terrace)
Store = 10 sq ft / 0.9 sq m
Total = 1599 sq ft / 148.5 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). © ritchcom 2023. Produced for Falco 1 Limited. REF: 094020

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 | | 104 A |
| 81-91 | B | | |
| 69-80 | C | 79 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.

