



BOTANY

17 CLEARWATER, LOWER MILL ESTATE, GL7 6FJ

Enjoy tranquil lake views through glass-fronted windows spanning the ground and first floors. Thoughtfully designed, this 3-storey, 5-bedroom, semi-detached house is a great investment opportunity or a family holiday home.

Asking Price £630,000



HABITAT
RESALES

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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 En-Suite)
- Enclosed Ground Floor Deck & 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 in a quiet cul-de-sac on the shoreline of Somerford Lagoon, this property enjoys an enviable and sought-after position within Lower Mill Estate. The property has been maintained to a high standard and benefits from recently refurbished bathrooms.

Ground Floor

The entrance hallway leads into an open-plan living space and provides access to a cloakroom with WC and wash basin, understairs storage and stairs to the first floor.

The fully fitted kitchen is an individually designed space that is equipped with an oven and grill, a five-ring gas hob, and all the essentials for modern family living including a built-in washer/dryer, built-in fridge freezer, dishwasher and microwave.

The living/dining area benefits from laminate floors and floor-to-ceiling glass doors that open onto the sun deck providing a beautiful, uninterrupted view of the lake and surrounding nature reserve. The feature fireplace houses a log burner and the dining area will comfortably seat ten people.

First Floor

This floor offers 3 double bedrooms (one en-suite) two with built-in wardrobes which also benefit from full-height sliding glass doors giving direct access to the first-floor balcony and views across the lake. A single bedroom and a family bathroom with a shower, WC and washbasin and stairs off the landing to the second floor.

Second Floor

The master bedroom benefits from a double built-in wardrobe and a separate cupboard together with an en-suite bathroom with a bath, overhead shower, WC and washbasin. This floor also has an additional large storage area accessed from the landing which could be used as a separate dressing area or office.



Outside

The property is approached via a pathway from the pedestrianised area to the front with side access to the rear. The property benefits from direct lake access with an allocated parking space and a boat store enabling you to enjoy the lakes and surrounding area to the full.

Services

Mains water, electricity, gas central heating, Gigaclear Broadband

Services and Maintenance Charges

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

- Ground rent of approximately £2,935.28,
- Service Charge of approximately £5066.06

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/RECEPTION
29'8 (9.04) x 21'0 (6.40)

FIRST FLOOR

- BEDROOM 2
12'6 (3.81) x 8'8 (2.64)
- BEDROOM 3
10'5 (3.18) x 10'0 (3.05)
- BEDROOM 4
10'6 (3.20) x 9'9 (2.97)
- BEDROOM 5
10'0 (3.05) x 5'8 (1.73)

SECOND FLOOR

- BEDROOM 1
14' 0 (4.27) x 10'0 (3.05)
- STORAGE/OFFICE
21' 0 (6.40) x 5'9 (1.75)

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, GL7

Approximate Area = 1582 sq ft / 146.9 sq m (excludes deck & balcony)
Limited Use Area(s) = 32 sq ft / 2.9 sq m
Total = 1614 sq ft / 149.8 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Falcus 1 Limited. REF- 978140

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		85 B
69-80	C	76 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 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.

