



- 4 bedroom holiday home
- Stunning lake views
- Access to onsite, exclusive spa
- Great rental potential

31 Clearwater, The Lower Mill Estate , Somerford Keynes , Cirencester, GL7 6BG £460,000

An attractive 3 storey property with glorious lake views, set within the popular Lower Mill Estate. It benefits from a spacious master bedroom with en suite, a second bedroom with en-suite, three further bedrooms and a large, open plan kitchen, living and dining area. The sun deck leads to a grassed area and on to the lake's edge. The property also benefits from sound system throughout most of the property. Gigaclear fibre optic broadband. **BOAT STORE INCLUDED.**



## Property Description

### GROUND FLOOR

**ENTRANCE** Path leading to oak front door from the allocated parking space.

**ENTRANCE HALL** Entrance hall leads to a cloakroom, under stairs cupboard, house shower room and three bedrooms. There is also a coat hanging recess.

**BEDROOM 2:** Double bedroom with full height windows including sliding door giving access to the deck. En suite comprising Bath with shower over, wash hand basin, WC and heated towel rail.

**BEDROOM 3:** Double Bedroom at the front of the property. Built in wardrobe.

**BEDROOM 4/GYM:** Double bedroom with full height windows including sliding door giving access to the deck. Oak flooring.

### FIRST FLOOR :

**LOUNGE/DINER** A spacious lounge/diner with full length windows and sliding doors making the most of the wonderful lake views from the balcony, as well as allowing light to flood into the room. A contemporary style wood burning stove will add a cosy feeling during the winter months. The dining area provides access to the kitchen. Solid oak flooring throughout

**KITCHEN** A well equipped kitchen with stylish granite work top throughout contains a double oven, gas hob, fridge/freezer dishwasher and washing machine and occupies the front of the house.

**BEDROOM 5/OFFICE:** Single bedroom currently used as a study at the front of the house.





## SECOND FLOOR:

**MASTER BEDROOM** A spacious master bedroom with windows overlooking the living area and the lake beyond. Large built in wardrobes and access to eaves storage.

**EN SUITE** Comprising double shower, wash hand basin and WC. Heated towel rail.

**OUTSIDE** – A boat store worth between £20,000-£25,000 is included within the asking price of this property. The boat store has electric, and can comfortably fit most cars in.

## CLEARWATER

The property is situated within a unique development which has been created on a private and exclusive 550 acre estate. The concept of The Lower Mill Estate is to provide stunning holiday homes with complete peace and security within a fully managed estate with 24 hour security. It is a natural environment with opportunities to spend time bird watching, cycling, fishing or spotting the odd beaver.

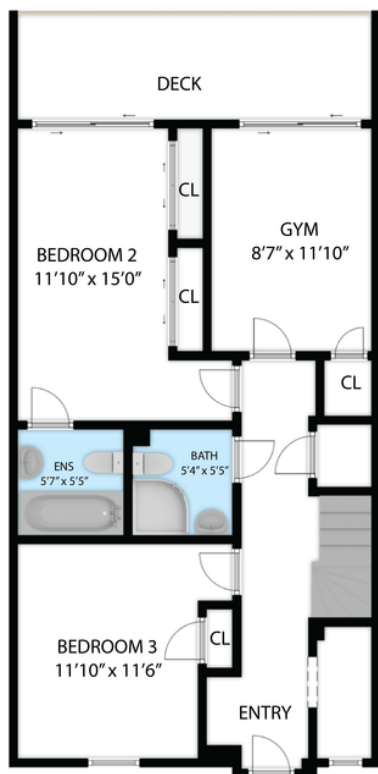
**The properties are classified as holiday homes and they cannot be occupied between 5th January and 6th February or used as Primary residences. (subject to a fee and Deed of Variation, occupancy of these properties could be increased to 12 months)**

## PRIVATE SPA MEMBERSHIP

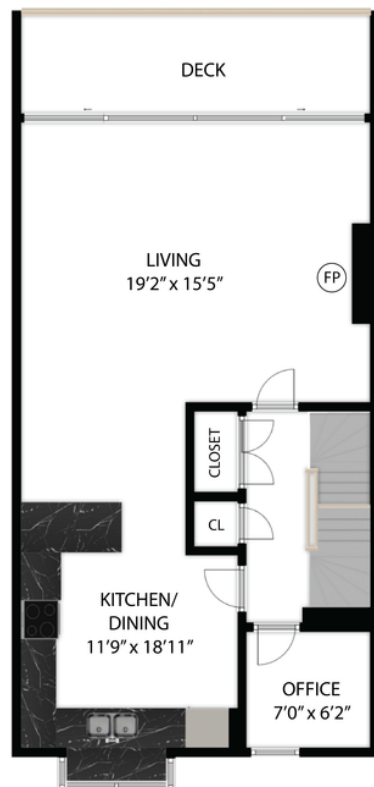
Membership to the fabulous and exclusive award winning Spa offers owners use of the indoor and outdoor pools, steam room, sauna and well equipped gymnasium. There is a tennis court, children's play area, and a local produce shop. In addition to these there are some excellent walks, bird watching, fishing, boating and excellent nature trails.

On-site Bar/Restaurant located just past the spa on Clearwater, which is exclusively for the use of Lower Mill Estate homeowners and holiday makers and offers a comprehensive bar and food menu.





FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

31 Clearwater, Lower Mill Estate GL7 6FL

TOTAL APPROX. FLOOR AREA 1,557 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

A whole host of additional leisure pursuits are available in Cotswold Water Park area including: - Water-Skiing, Wind-surfing, Sailing, Canoeing, Fishing (Fly and Coarse), Horse-riding, Picturesque walks and off-road cycling (suitable for children), Clay Pigeon Shooting, Go Karting, Quad Bikes, Swimming and Golf (Charges apply)

**Lower Mill Estate is just 15 minutes away from the Capital of the Cotswolds, Cirencester and has easy access to the beautiful towns and villages that comprise the Area of Outstanding Natural Beauty that is the Cotswolds.**

#### ANNUAL CHARGES

Remainder of a 999-year lease, approx. 983 years.

**Ground rent** - directly linked to RPI, reviewed annually, approx. £2,300 per annum.

**Service charge** - not for profit, reviewed annually, approx. £4,700 per annum.

Council tax applicable, unless let as a holiday let property (please ask for more details)

E&OE (Errors and Omissions Excepted)

#### TRANSPORT CONNECTIONS

Close proximity to Cirencester and South Cerney

#### EPC TO FOLLOW