

**Howells Mere, The Lower Mill Estate,**  
Somerset Keynes, Gloucestershire, GL7 6FT



Five Bedrooms | Stunning Views  
Modern Interiors | Spacious Accommodation  
A Large Range of Facilities | EPC C

**£675,000**

# Howells Mere, The Lower Mill Estate, Somerset Keynes, Gloucestershire, GL7 6FT



5 Bedrooms



1 Bathroom



3 Receptions

is a spectacular property with uninterrupted lake views. The property is situated within a unique development which has been created on a private 450 acre estate. The concept of The Lower Mill Estate is to provide stunning homes with complete peace and security within a fully managed estate. It is a natural environment with opportunities to spend time birdwatching, or spotting the odd beaver. Lower Mill Estate is just 15 minutes away from the Capital of the Cotswold's, Cirencester and has easy access to the beautiful towns and villages that comprise the Area of Outstanding Natural Beauty that is the Cotswold's.

The accommodation offers five bedrooms with the living area on the first floor, enabling the occupants to take advantage of the views. On the ground floor there are three good sized bedrooms, one with ensuite shower room, plus a family bathroom. Two of the bedrooms on this level have access via bi-fold doors to a decking area at the rear that overlooks the Swillbrook Lake and the nature reserve.

On the first floor there is a modern open plan living/dining room boasting floor to ceiling windows and bi-folding doors allowing access to the terrace. The sitting room is a lovely light and airy room centred around a wood burning stove and enjoys uninterrupted southerly views of the lake and countryside. The sitting room is open plan with a very well fitted kitchen that is finished with black gloss contemporary wall and floor cupboards with granite work top. There is an integrated fridge/freezer, 1 1/2 bowl sink and drainer with mixer tap, five ring gas burner with electric oven. The first floor

also benefits from a study/fifth bedroom and a cloakroom.

On the second floor is the master suite with an impressive dressing room and ensuite bathroom.

Externally, the property benefits from decks to the front and back with bi-folding doors giving added space to the living areas. A spiral staircase gives access from the ground floor to the upper deck and the property has one allocated parking space.

The property can only be occupied as a holiday home and they cannot be occupied between 5th January and 6th February.

Membership to the fabulous and exclusive Artspa offers owners use of the indoor and outdoor pools, Jacuzzi, 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

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).





### Note

For management charges and further information, please contact the office on 01285 655355.

### Amenities

Somerford Keynes is an unspoilt Cotswold village just a short distance from the town of Cirencester which is a renowned Cotswold market town offering excellent local shops and services. The larger centres of Cheltenham, Swindon, Gloucester, Oxford and Bristol are also in daily commuting distance. Road communications are excellent being two miles from the A417/A419 dual carriageway to Junction 15 of the M4 at Swindon or Junction 11A of the M5 at Gloucester. Main line rail services to London, Paddington from Swindon (8 miles) or Kemble (4.5 miles).

Somerford Keynes is in the heart of the Cotswold Water Park and only a stone throw from lakes where you can sail, jet-ski, windsurf, canoe and fish. The Cotswold Water Park is made up of over 130 lakes that have been created by gravel extraction over recent years these lakes have become increasingly popular due to the large range of leisure activities that are on offer. The Water Park has also become a renowned conservation area and several of the lakes are now Sites of Scientific Interest and large numbers of waterfowl breed and winter here.

### Directions

Head out of Cirencester along the Somerford road, at the T junction turn right, continue for a little over two miles and then turn right signposted Somerford Keynes. Follow to the next junction turning right, the Lower Mill Estate can be found on your right hand side. Once within the Lower Mill Estate, follow the signs to Howells Mere.

### Services & Tenure

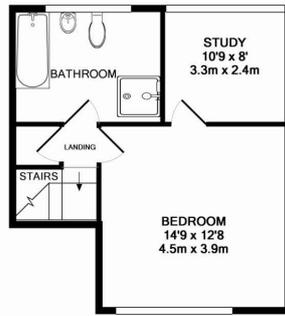
We believe the property is served by mains electricity, water, gas and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been supplied – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### Local Authority

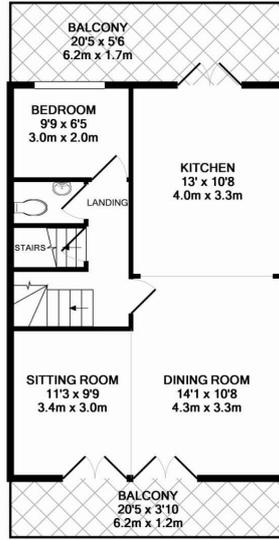
Cotswold District Council

Ref: CIR3421/MM/07072015

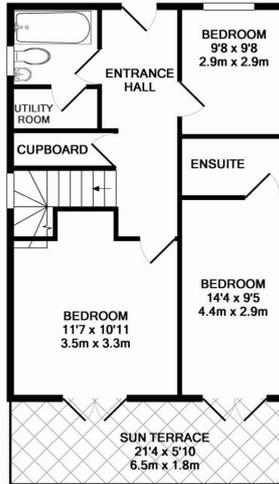




2ND FLOOR  
APPROX. FLOOR  
AREA 354 SQ.FT.  
(32.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 506 SQ.FT.  
(47.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 508 SQ.FT.  
(47.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1367 SQ.FT. (127.0 SQ.M.)

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 mis-statement. 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.  
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