



## DAWN CHORUS

99 CLEARWATER, LOWER MILL ESTATE, GL7 6FL

A spacious, contemporary detached lakeside property situated on the largest and most glorious lake at the Estate. The property has direct lake access and far-reaching, uninterrupted views over Somerford Lagoon perfect for enjoying the sunrise and sunset.

**OIRO £899,995**



**HABITAT  
RESALES**

# DAWN CHORUS

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



- Direct lake access
- 4 bedrooms
- 3 bathrooms
- Spa access
- Private terrace and balcony
- Far reaching lake views
- 11-month holiday occupancy
- Access to a private nature reserve with acres of woodland walks



## The Property

Dawn Chorus presents an ideal opportunity as a family holiday retreat or lucrative rental investment. Boasting expansive open-plan living areas and four bedrooms, it provides ample space for relaxation and entertainment. Its enclosed outdoor living area ensures privacy and tranquillity, while a luxury spa just a short stroll away offers indulgent relaxation. Situated strategically within the estate, the property enjoys easy access to a range of facilities, enhancing its appeal as a sought-after destination for unforgettable getaways.

## Ground Floor

The ground floor of this property features a seamless open-plan layout encompassing the kitchen, dining, and lounge areas, fostering a sense of connectivity and space. The kitchen area is equipped with a free-standing kitchen island and integrated appliances. Doors from both the dining and lounge areas lead to a private timber-decked rear, creating a seamless transition between indoor and outdoor living. Floor-to-ceiling sliding glass doors provide easy access to the decking, enhancing natural light and airflow. Perfect for entertaining, the ground floor offers ample space, while a wood burner in the lounge adds a cosy touch during cooler months. Additionally, there's a convenient WC and storage cupboard, catering to practical needs.

## First Floor

The expansive master bedroom of this property boasts an en-suite bathroom and a built-in wardrobes. What truly sets it apart is its direct access to a private balcony, providing breathtaking views of the serene lake. Additionally, there are three more generously sized double bedrooms on this floor. One of these bedrooms features its own en-suite bathroom with a full bath, while another enjoys access to a private balcony, adding a touch of exclusivity. To cater to the needs of the household, there's also a well-appointed family shower room, ensuring practicality and comfort for all occupants.

## Outside

A large private decked area with glass balustrade provides safety for children and pets. A lawned area surrounds the deck and property and leads onto the lake. Private parking is also included. The large, enclosed balcony, accessible from the master suite, provides breathtaking views across the lake. This view is particularly stunning at sunrise and sunset.

## Services

Mains water, electricity, gas central heating, Superfast WIFI.

## Services & Maintenance Charges

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

- Service Charge of approximately £5,544.27 inc 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

- KITCHEN  
35'3 (10.74) x 25'1 (7.65)
- RECEPTION  
25' (7.62) x 21' (6.40)
- WC

## FIRST FLOOR

- BEDROOM 1  
20' (6.10) x 13'5 (4.09)
- EN-SUITE
- BEDROOM 2  
17'4 (5.28) x 9' (2.74)
- EN-SUITE
- BEDROOM 3  
17'4 (5.28) x 10' (3.05)
- BEDROOM 4  
12' (3.66) x 10' (3.05)

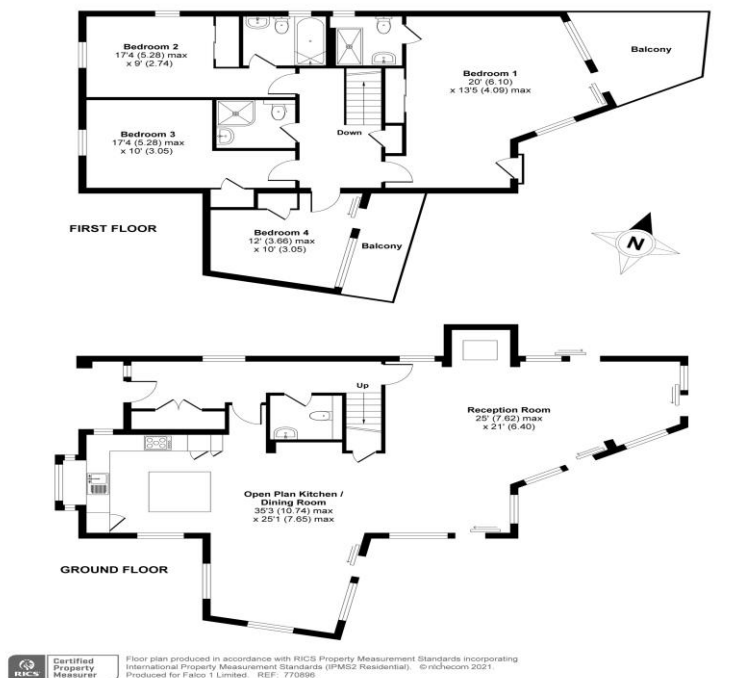
Properties at Lower Mill Estate are for use as holiday homes and cannot be used as a Principle Primary Residence.

# DAWN CHORUS

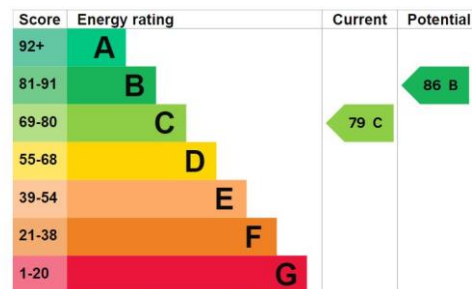
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Lower Mill Estate, Cirencester, GL7

Approximate Area = 2014 sq ft / 187 sq m  
For identification only - Not to scale



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.



# DO YOU KNOW ABOUT OUR SISTER ESTATE, SILVERLAKE, DORSET?



SILVERLAKE  
DORSET



Silverlake offers the opportunity to choose your own plot and an award-winning property design for the ultimate family holiday home. Nestled amongst acres of nature reserve and surrounded by freshwater lakes, Silverlake's holiday homes are just a pebble's throw from the UNESCO World Heritage Jurassic Coast.

All of the lakeside homes are designed with sustainability and luxury in mind and are just 2.5 hours from London. Enjoy a range of onsite facilities, including an outdoor heated pool, tranquil spa, tennis courts, playground and rooftop restaurant.

For more details on how to create your own holiday home from just £495,000

contact: [live@silverlakedorset.com](mailto:live@silverlakedorset.com)

or phone: +44 1305 853490 option 1.