



## KINGFISHERS

16 MILL VILLAGE, LOWER MILL ESTATE, GL7 6FP

Kingfishers is a cosy Cotswold holiday cottage for sale, in the prime location of Mill Village. This stunning property is a stone's throw away from the picturesque and large lake, The Somerford Lagoon.

OIRO £360,000



HABITAT  
RESALES



# KINGFISHERS

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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)



- 3 bedrooms
- 2 bathrooms
- Freehold
- Spa access
- Access / close proximity to outdoor swimming pool and tennis courts
- Access to a private nature reserve with acres of woodland walks



## The Property

This cosy, traditional cottage offers an open-plan kitchen, living and dining area with three good sized bedrooms on the first floor. This cottage offers the perfect combination for enjoying a weekend away with the family or a rental opportunity.

## Ground Floor

The open-plan ground floor with dual-aspect windows offers light and airy living/dining and kitchen areas which benefit from views over rear garden and the communal green which can be accessed over the wooden bridge. The kitchen area offers ample space for preparing a dinner to enjoy in the peaceful garden. It has space for oven/hob, washing machine, dishwasher and fridge freezer, which are included in the sale. The dining area is a bright and airy space with a window looking out over the garden at the rear of the property. A recessed fireplace houses the feature log burner and provides a focal point in the living area. Back through the door leads you into the hallway with understairs cupboard and WC.

## First Floor

The landing leads to the three good sized bedrooms and family bathroom. Bedroom one looks over the rear of the property and is a good sized double, incorporating a built-in wardrobe as well as an ensuite bathroom. There are two further bedrooms, one to the rear which is currently used as a twin bunk room with built in bunkbeds and the other a larger room used as a double to the front of the property, offering a view over The River Thames.

## Outside

The outside of the property offers a good-sized grass area with a bridge leading over the stream to the extended garden which is perfect for games with the family, something the current owners have enjoyed doing during their time in the cottage.

## Services

Mains water, electricity.

## Services & Maintenance Charges

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

- Estate Premium of approximately £2120.06 + VAT
- Service Charge of approximately £3251.76 + 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 the 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).

## 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  
10' (3.05) x 6' (1.83)
- RECEPTION / DINING ROOM  
23'7 (7.19) x 16'5 (5.00)

## FIRST FLOOR

- BEDROOM 1  
10' (3.05) x 9'9 (2.97)
- EN SUITE
- BEDROOM 2  
10' (3.05) x 9'10 (3.00)
- BEDROOM 3  
9'8 (2.95) x 6'8 (2.03)

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

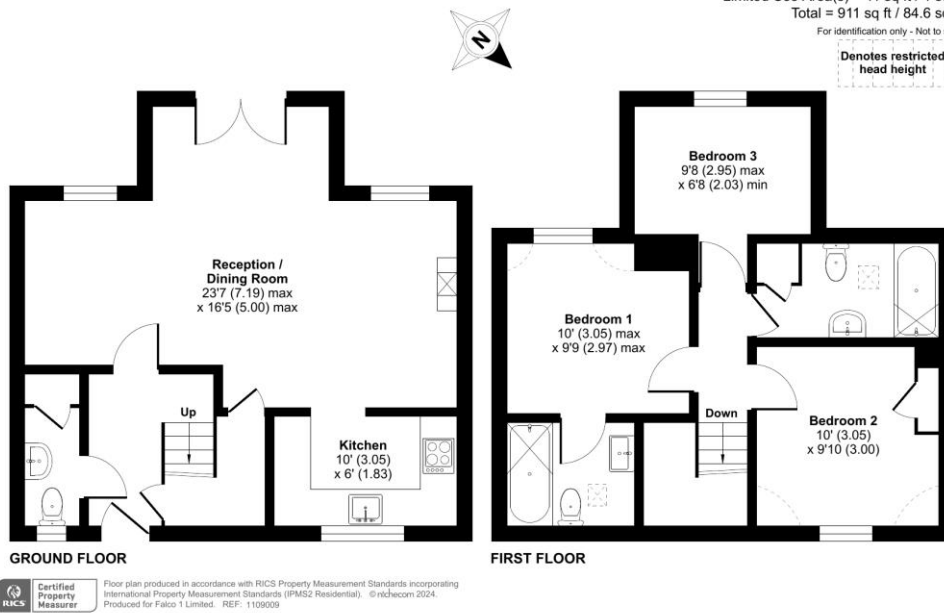
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### Mill Village, Cirencester, GL7

Approximate Area = 900 sq ft / 83.6 sq m  
Limited Use Area(s) = 11 sq ft / 1 sq m  
Total = 911 sq ft / 84.6 sq m  
For identification only - Not to scale

Denotes restricted head height



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		81 B
69-80	C		
55-68	D	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.





# 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.