



DUNNOCK HOUSE

63 CLEARWATER, LOWER MILL ESTATE, GL7 6FJ

Dunnock House is a light and spacious 4-bedroom Cotswold holiday home for sale, in the popular village of Clearwater. Enjoying a peaceful lakeside position, this property is the perfect place to switch off and unwind. Whilst being in a peaceful location, this property is only a short walk to amenities such as Ballihoo and the spa.

ASKING PRICE £945,000



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



- 12-month occupancy
- Spa access
- Boat store
- Furniture included
- Leasehold
- 4 Bedrooms
- 4 Bathrooms (3 Ensuite)
- Access to private nature reserve with acres of woodland walks



The Property

Dunnock House is positioned on a quiet walkway between both sides of Clearwater. This is an exceptional opportunity to acquire a luxurious and contemporary holiday home, nestled within the serene beauty of Lower Mill Estate. A stunning atrium in the heart of the property creates a bright and inviting dining area, perfect for entertaining. With access to an array of exclusive amenities and surrounded by pristine countryside, this is modern countryside living at its finest.

Ground Floor

The spacious entrance hallway leads into the open-plan living/kitchen/dining area. The living area benefits from a spectacular atrium with sky lights, allowing the natural light to flood in from above. There is a ground floor cloakroom which leads into a WC and ample understairs storage. The double-aspect kitchen comprises an array of built in appliances. A large breakfast peninsula allows for a smooth flow to the generous dining area off the kitchen which is ideal for entertaining and will comfortably seat 10 to 12 people. As well as a central seating area, there is a further lounge area that enjoys a traditional inset fireplace with a log-burning stove. The ground floor provides expansive views over the garden and lake beyond with access to the rear decking through floor-to-ceiling glass sliding doors, bringing the outdoors in.

First Floor

Stairs from the hallway lead up to the first floor where you will find the large master bedroom and en suite. Stairs from the hallway lead up to the first floor where you will find the large master bedroom and ensuite. This triple-aspect room benefits from glass sliding doors to the balcony; the perfect place to enjoy your morning coffee whilst surrounded by nature. There is also a further double bedroom with an ensuite bathroom. A smaller double bedroom and well-appointed family bathroom complete the accommodation on this floor. A smaller double room and well-appointed family bathroom complete the accommodation on this floor.

Second Floor

A further stairway leads up to the second-floor landing, where you will find another large double bedroom with en suite bathroom.

Outside

The house is approached via a private walkway over the stream. The rear enjoys a secluded garden area with views across Clearwater Lake with plenty of decking space for alfresco dining and relaxing with friends.

Services

Mains water, electricity, gas central heating.

Services & Maintenance Charges

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

Ground rent of approximately £3114.22 inc VAT
Service Charge of approximately £5956.12 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 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
20'6 (6.25) x 12' (3.66)
- RECEPTION
12' (3.66) x 9' (2.74)
- RECEPTION
12'5 (3.78) x 9' (2.74)
- RECEPTION
24'5 (7.44) MAX x 7'7 (2.31)

FIRST FLOOR

- BEDROOM 1
20'5 (6.22) x 8'10 (2.69)
- EN SUITE
- BEDROOM 2
12' (3.66) x 12' (3.51)
- EN SUITE
- RECEPTION ROOM/BED 4
12' (3.66) x 9' (2.74)

SECOND FLOOR

- BEDROOM 3 16'10 (5.13) MAX x 11'10 (3.61)
- EN SUITE

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

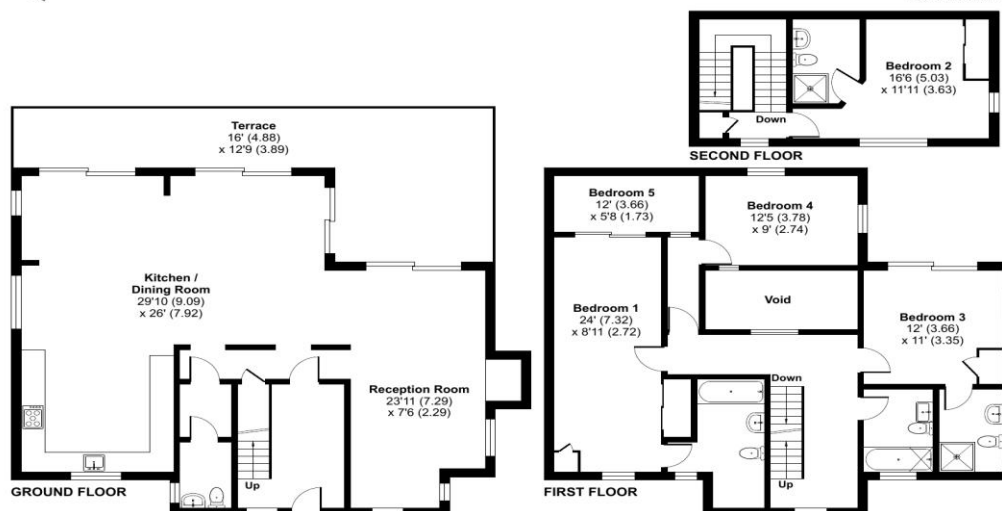
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Clearwater, Lower Mill Estate, Somerset Keynes, Cirencester, GL7

Approximate Area = 2394 sq ft / 222.4 sq m (excludes void)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Falco 1 Limited. REF: 1125072

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		82 B
69-80	C	77 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. As the official holiday rental company for Lower Mill Estate, Habitat Escapes offers a professional one-to-one service and removes the traditional headaches associated with renting a holiday home.

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.

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Our friendly team handle all of the enquiries and bookings and have exceptional relationships with owners and guests alike.



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 and all relevant safety certification and utilities servicing where required.



