



SPA LODGE

88 CLEARWATER, LOWER MILL ESTATE, GL7 6FN

A spacious, contemporary detached holiday home for sale in the Cotswolds. This stunning property is situated in the heart of the Lower Mill Estate whilst maintaining a feeling of seclusion. Perfect for both family retreats and holiday rentals.

Asking Price **£725,000**



HABITAT
RESALES

SPA LODGE

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



- 12-month holiday occupancy
- 4 bedrooms
- 3 bathrooms
- Spa access
- Boat store
- Leasehold
- Access to a private nature reserve with acres of woodland walks



The Property

Spa Lodge presents an enticing opportunity as a family holiday haven or a lucrative rental investment. Featuring four bedrooms and a spacious open-plan living area, it provides ample room for relaxation and enjoyment. Its enclosed outdoor living space offers privacy and tranquillity, while being just a short stroll away from a luxurious spa adds an extra touch of indulgence. Positioned strategically within the estate, the property enjoys easy access to a range of amenities, making it an ideal destination for unforgettable getaways.

Ground Floor

Upon entering, the hallway ushers you into a spacious open-plan area seamlessly merging the kitchen, dining, and lounge spaces. The kitchen is designed with a thoughtful breakfast bar strategically positioned to enjoy the views to the front of the property. Flooded with natural light, the living area is adorned with floor-to-ceiling glass doors at its rear, effortlessly connecting the indoors with the private timber decked area outdoors. The ground floor is thoughtfully laid out, offering ample space for hosting gatherings and socialising. Adding to the cosy ambiance, the wood burner nestled in the lounge is perfect for the cooler months. Completing the ground floor amenities, there's a convenient WC and a generously sized under stairs storage cupboard.

First Floor

The master bedroom is spacious and light, offering a serene retreat with its generous proportions. Complete with an en-suite shower room and built-in triple wardrobes. Adding to its allure, the master bedroom features direct access to a private balcony, offering a tranquil vantage point to appreciate the natural splendour of the surrounding wildlife. Continuing the theme of comfort and versatility, there are two additional double bedrooms on this floor, currently configured as twins. Each bedroom is equipped with double wardrobes, providing ample storage space. One of these bedrooms also enjoys the privilege of its own front-facing balcony, further enhancing the living experience. Completing the upper level, is a well-appointed family bathroom.

Second Floor

The second floor features a spacious double bedroom accompanied by a walk-in wardrobe/dressing room offering rear views of the stream. Across from this, there's a generously sized family bathroom, complete with a sizable boiler cupboard that includes extra storage.

Outside

A substantial private decked area is featured, with a glass balustrade designed to ensure safety, particularly for children and pets. This deck offers ample space for relaxation and outdoor activities. Encircling the deck and the property is a verdant lawn area. Additionally, the property includes a designated boat store and private parking facilities, offering convenience and practicality for residents.

Services

Mains water, electricity, air source heat pump.

Services & Maintenance Charges

We have been informed that the annual Estate charge for this property is; Service Charge of approximately £4834.67 + VAT.

The Service Charge and Ground Rent may vary from year to year and the above reflects the information provided in the year that the property particulars were created. 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.)

Situation

Lower Mill is a modern country estate in the Cotswolds that 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, 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 10 mins drive away.

GROUND FLOOR

- KITCHEN/DINING/LIVING ROOM
37' (11.28) x 19' (5.79)
- RECEPTION
10'7 (3.23) x 10' (3.05)

FIRST FLOOR

- BEDROOM 1
19' (5.76) x 10' (3.05)
- EN SUITE
- BEDROOM 2
11' (3.35) x 10'6 (3.20)
- BEDROOM 4
12' (3.66) x 10'5 (3.18)

SECOND FLOOR

- BEDROOM 3
12'8 (3.86) x 9'9(2.97)
- BATHROOM

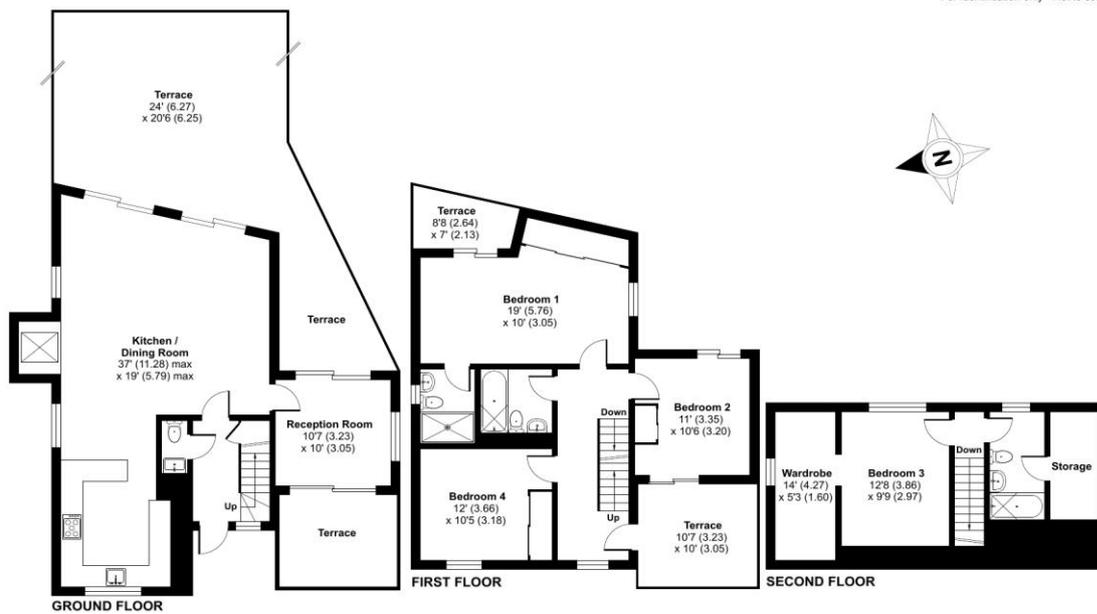
Properties at Lower Mill Estate are for use as holiday homes and cannot be used as a Principle Primary Residence.

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Lower Mill Estate, Somerford Keynes, Cirencester, GL7

Approximate Area = 1845 sq ft / 171.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Falco 1 Limited. REF: 1133649

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		85 B
69-80	C	78 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. 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.



