



## JUNIPER HOUSE

HOWELLS MERE, LOWER MILL ESTATE, GL7 6FQ

Juniper House is a detached Cotswold holiday home for sale in the popular location of Howells Mere. This property is bright and airy, with floor to ceiling windows allowing for expansive views over the lake.

Asking Price **£750,000**



HABITAT  
RESALES



# JUNIPER HOUSE

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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)



- Detached
- 3 bedroom
- 3 bathroom
- Spa access
- 12 month holiday occupancy
- Leasehold
- Furniture included
- Successful holiday rental history
- Access to a private nature reserve with acres of woodland walks



## The Property

This detached, modern Cotswold holiday home boasts a prime location on the edge of Howells Mere Lake. The house features contemporary architecture and is designed to maximise the stunning views of the lake, with both ground and first floor balconies. These outdoor spaces provide perfect spots for relaxation.

## Ground Floor

The ground floor hallway provides access to three spacious bedrooms. Two of these bedrooms feature en-suite bathrooms and doors that open onto an outside decking area with a hot tub. Additionally, there is another twin bedroom and a family bathroom on this floor, completing the ground floor living space.

## First Floor

Upon reaching the first floor landing, you will find a conveniently located utility room and a separate WC to your left. To the right, there is an entrance leading into the open-plan living, kitchen, and dining area. This space is exceptionally bright due to its double-height floor-to-ceiling windows and doors that open to the first-floor south west-facing balcony. The modern kitchen is well-appointed with a range of built-in appliances, including a NEFF 5-burner gas hob, a fridge freezer, a dishwasher and an oven.

## Mezzanine Floor

Enjoy the lake views from this versatile mezzanine floor, an ideal space for relaxing with a book or watching for wildlife. This floor is equipped with a wall-mounted air conditioner.

## Outside

At the rear of the property, there is a ground floor decking area featuring a hot tub, enclosed with glass balustrades for added privacy. On the first floor, there is an additional decked balcony accessible from the living and dining area. This balcony is the perfect spot for enjoying a morning coffee or an evening drink.

## 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. Ground rent of approx £2,926.25 inc 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

- BEDROOM 1  
12'10 (3.91) x 10'5 (3.18)
- EN SUITE
- BEDROOM 2  
10'5 (3.18) x 9'8 (2'95)
- BEDROOM 3  
10' (3.05) x 10' (3.05)
- EN SUITE

## FIRST FLOOR

- KITCHEN/LIVING/DINING  
29'6 (8.99) x 21' (6.40)

## SECOND FLOOR

- MEZZANINE  
20' (6.10) x 13'7(4.14)

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

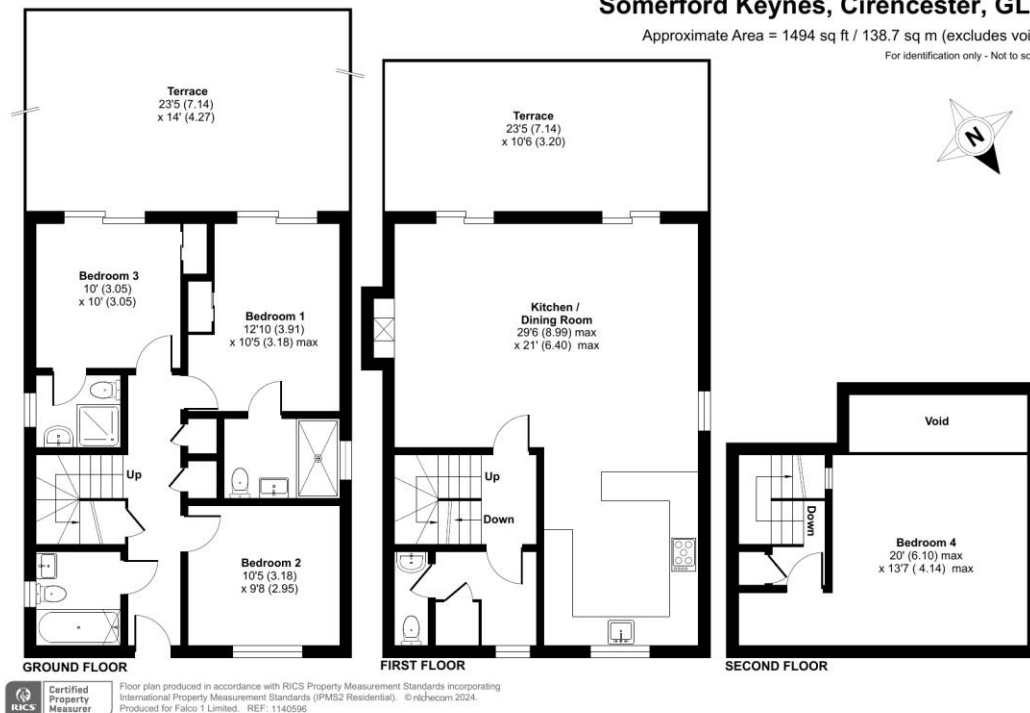
# JUNIPER HOUSE

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Somerford Keynes, Cirencester, GL7

Approximate Area = 1494 sq ft / 138.7 sq m (excludes void)

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	61 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.





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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.