



## WILLOWHERB

57 HOWELLS MERE, LOWER MILL ESTATE, GL7 6FW

A striking 2-bedroom Cotswold holiday home for sale, located on the southern edge of the Estate with uninterrupted views across Swillbrook Lakes to the Nature Reserve beyond, this unique 2 Bed / 2 Bath property provides a peaceful, idyllic retreat and is a great investment opportunity.

**Asking Price £495,000**



**HABITAT**  
RESALES



# WILLOWHERB

57 HOWELLS MERE, LOWER MILL ESTATE, GL7 6FW

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



- South Facing
- Wrap Around Balcony
- Uninterrupted Views
- Open Plan Living
- 2 Bedrooms
- 2 Bathrooms (1 En-Suite)
- Spa Access
- Leasehold
- 11-Month Occupancy
- Allocated Parking Space



## The Property

This striking south-facing, front-line property, located in the far end of Howells Mere, enjoys 180-degree lake views giving a real feeling of being immersed in nature. Reverse living takes full advantage of the position whilst front entrance doors to both levels provide easy access to all areas. To the rear of the property, there is a waterway that leads onto Howells Mere Lake.

## Ground Floor

The ground floor is accessed via a front door or an internal staircase from the first floor. You enter a hallway off which are two double bedrooms (one ensuite) and a shower room. There is also an understairs storage cupboard and a separate cupboard housing the HWC and boiler. The Master Bedroom enjoys two single glass doors to the side, a built-in wardrobe, a TV and a phone point. It also has the added advantage of an ensuite bathroom, which includes a bath with mixer tap and hand-held shower attachment, WC, hand basin and heated towel rail. Bedroom 2 has one single glass door to the side and also benefits from a built-in wardrobe and TV and phone points. The Shower Room includes a Shower Cubicle, WC, wash hand basin and heated towel rail.

## First Floor

You can access the first floor either via an external staircase leading to a front door or from the internal staircase. This floor benefits from engineered oak flooring and underfloor heating and is entered via a landing leading to the open plan kitchen/living/dining area. This area is flooded with light from the full height triple aspect glass that incorporates two double sliding doors to the rear and two single doors on each side, all providing access to the wrap-around balcony. A feature log-burning stove is located in the centre of the room, perfect for those cosy winter evenings. The kitchen is situated to the front of the floor and incorporates a 5-ring gas hob with an extractor over and a single Neff oven under. Built-in appliances include a fridge/freezer, microwave, dishwasher and washer/dryer. Located under a window providing picturesque views to the front, there is a 1 ½ bowl stainless steel sink with a mixer tap over.

## Outside

The property is approached via a pathway flanked by a lawn with a silver birch tree and low-level planting. To each side of the property, there is a gravelled area leading to the waterway at the rear. The first-floor wrap-around balcony has an air of tranquillity and provides an idyllic place to relax and enjoy the stunning views and abundance of wildlife. The entrance to the Nature Reserve is located nearby. There is an allocated parking space and some visitor spaces at the front of the property. A visitor car park is located at the entrance to Howells Mere.

Services Mains water, electricity, gas central heating

## Services and Maintenance Charges

We have been informed that the annual Estate charges for this property are Ground Rent of approximately £2806.81 inc VAT. Service Charge of approximately £5,401.06 inc VAT. 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).

## 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 10 mins drive away.

## GROUND FLOOR

- BEDROOM 1  
17'2 (5.23) x 12'1 (3.68)
- EN-SUITE BATHROOM
- BEDROOM 2  
10'6 (3.20) x 8'2 (2.49)
- SHOWER ROOM

## FIRST FLOOR

- KITCHEN/RECEPTION  
26'7 (8.10) x 19'11 (6.07)
- BALCONY  
17'3 (5.26) x 5'7 (1.7)

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

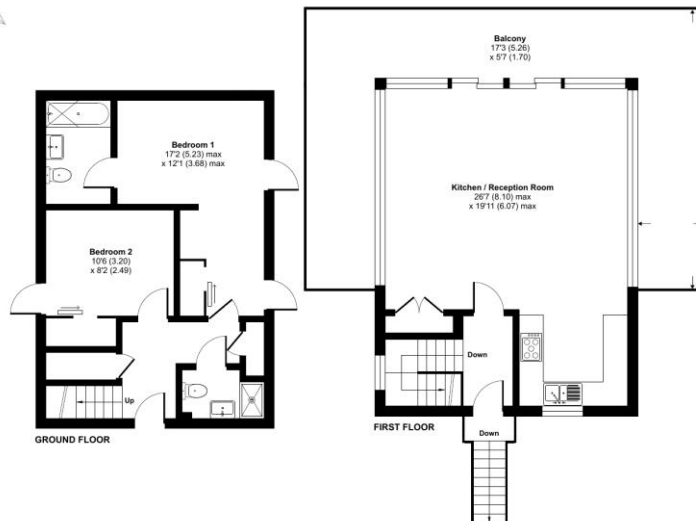
# WILLOWHERB

57 HOWELLS MERE, LOWER MILL ESTATE, GL7 6FW

### Lower Mill Estate, Somerford Keynes, GL7

Approximate Area = 986 sq ft / 92 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 2022. Produced for Falco 1 Limited. REF: 887141

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.



2



2



1



1



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.

