



BITTERN LODGE

53 HOWELLS MERE, LOWER MILL ESTATE, GL7 6FW

Commanding spectacular, uninterrupted lake views through vaulted windows, this thoughtfully designed, 3-storey, 5-bedroom house offers a great investment opportunity or a superb family holiday home.

Asking price **£850,000**



HABITAT
RESALES

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



- Leasehold
- 5 bedrooms
- 3 bathrooms
- Ground floor deck & 2 first floor balconies
- Allocated private parking
- Full access to premium on-site spa facilities
- Permitted 11-month occupancy
- Access to private nature reserve
- Extensive on-site facilities
- Enjoy acres of scenic woodland walks
- Council Tax surcharge exempt

The Property

Spanning three floors, Bittern Lodge presents thoughtfully designed, contemporary accommodation throughout. The open-plan first-floor living area creates a bright and sociable space, complemented by generously proportioned bedrooms and uninterrupted views across Swillbrook Lake, an idyllic setting for morning coffee or an evening glass of wine after a day exploring the estate.

Ground Floor

The ground floor features three double bedrooms, with bedrooms two and four sharing a Jack and Jill bathroom that includes a full-sized bath with handheld shower, WC, and wash basin. Bedrooms two and three offer built-in wardrobes and glazed doors leading directly to the spacious decking area. A separate family bathroom is also located on this level, complete with a shower, WC, wash basin, and a built-in cupboard providing extra storage as well as space for a washing machine and dryer. Additional storage is available in the double-door boiler cupboard and a generous understairs cupboard. Stairs from the hallway lead up to the first floor.

First Floor

Double doors open into a bright and spacious open-plan living, dining, and kitchen area, featuring vaulted ceilings, fully glazed rear elevations, and a striking inset wood-burning stove. Sliding doors lead onto the rear balcony, offering breathtaking views over Swillbrook Lake and the surrounding landscape. The contemporary kitchen is superbly equipped with a wide range of integrated appliances, including a full-height fridge, separate freezer, microwave, and dishwasher. A generous freestanding island houses an inset induction hob with extractor, a built-in wine cooler, and additional storage. To the front, full-height patio doors open onto a second balcony, ideal for alfresco dining and relaxation. Just off the kitchen is a versatile cinema room or fifth bedroom, offering flexible living options. The property also benefits from ultrafast full fibre broadband and Google Nest smart thermostat throughout.

Second Floor

Designed to make the most of the stunning lake views to the rear, featuring an open mezzanine area with ample built-in storage and space for a seating area or home office. The mezzanine leads to the master bedroom, featuring a half wall that subtly separates the sleeping area from a luxurious en-suite with an oversized shower and twin vanity units. There's also a separate, newly refurbished WC.



Outside

The property is approached via a short pathway leading onto a welcoming decking area and is situated at the entrance to a quiet cul-de-sac. To the rear of the property, you will find a large decking area which provides secluded relaxation next to the water. The entrance to the nature reserve is located nearby.

Services

Mains water, electricity, gas central heating, Gigaclear Fibre Broadband.

Services & Maintenance Charges

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

- Ground rent of approximately £2977.56 inc. VAT
- Service Charge of approximately £4,100.81 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 and the ongoing maintenance of the communal buildings and grounds (including acres of nature reserve and walking trails). Grass cutting and garden maintenance on the plot is a separate cost and is available via the Estate grounds team. **Please note:** Properties at Lower Mill Estate are currently *not* subject to the council tax premium applied to second homes in some local authority areas. Buyers are advised to make their own enquiries with the relevant local council to confirm the current status.

Situation

Lower Mill is a modern country Estate located in the heart of the Cotswolds, offering luxurious, safe, and breathtaking holiday homes. Set within the tranquil Cotswold Water Park, it is thoughtfully designed to blend with its natural surroundings of freshwater lakes, rivers, and acres of unspoiled woodland. This idyllic retreat allows you to unwind and escape the hustle and bustle of city 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

- BEDROOM 2
13'7 (4.14) x 10'10 (3.30)
- BEDROOM 3
12'4 (3.76) x 10'5 (3.18)
- BEDROOM 4
10'9 (3.28) x 9'9 (2.97)

FIRST FLOOR

- KITCHEN/RECEPTION
29'8 (9.04) x 21'10 (6.65)
- CINEMA/BEDROOM 5
10'3 (3.12) x 9'4 (2.84)
- REAR BALCONY
22' (6.71) x 5' (1.52)
- FRONT BALCONY
22' (6.71) x 9' (2.74)

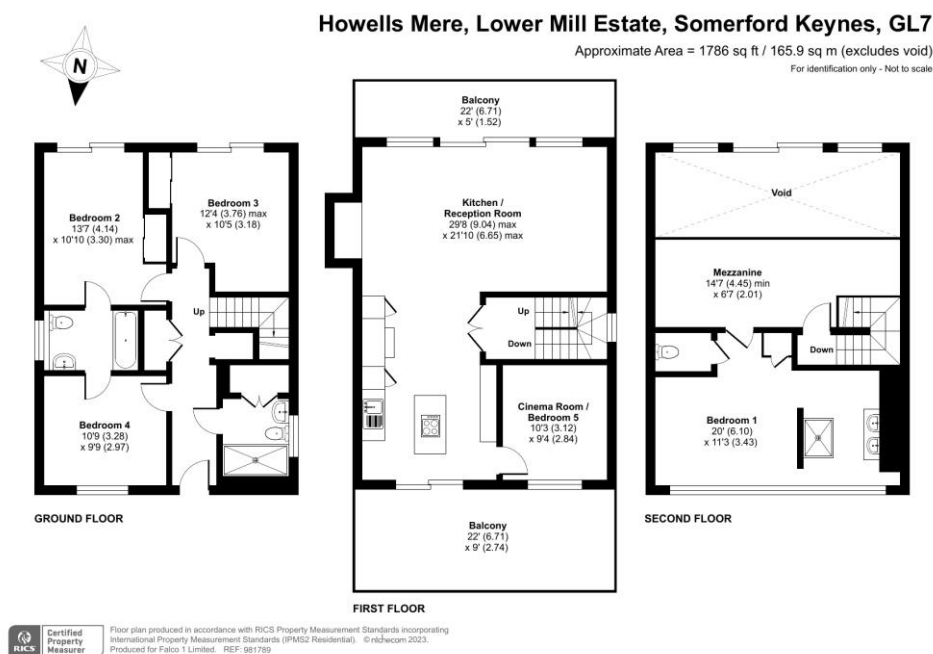
SECOND FLOOR

- BEDROOM 1
20' (6.1) x 11'3 (3.43)
- MEZZANINE
14'7 (4.45) x 6'7 (2.01)

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

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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	76 C	85 B
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



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.

