



ROSEMARY COTTAGE

SOMERFORD KEYNES, GLOUCESTERSHIRE

Cirencester 5 miles, Cricklade 6 miles, Malmesbury 9 miles, Swindon 15 miles, Kemble Station 3.5 miles (London Paddington from 69 minutes)
(All distances and times are approximate)

A mid-terrace lakeside holiday home situated on the ever popular Lower Mill Estate

Ground Floor: Entrance Hall • Kitchen/Dining/ Sitting Room • Shower Room • Storage Cupboards

First Floor: Principal Bedroom with Adjoining Bathroom Double Bedroom • Bathroom

Outside: Parking Space • Rear Balcony • Jetty



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DESCRIPTION

Rosemary Cottage is a mid-terrace holiday home nestled on the edge of Somerford Lagoon within The Lower Mill Estate. This two bedroom cottage is available as a second home which can be occupied up to 11 months of year (excluding 6th January to 5th February). There are many facilities and activities to be enjoyed on the estate as well as being a wonderful place to relax with friends and family.

The front door opens to the entrance hall leading to the open plan kitchen/dining/sitting room, with wood burning stove. The kitchen is fully fitted with units including an integrated oven, fridge/ freezer, electric hob and microwave as well as a washing and drying machine. There is a useful cupboard with space for further appliances. The sitting room is flooded with light from windows which enjoy far reaching views across the lake, as well as doors opening to the rear balcony. There is a shower room and useful cupboard storage off the hallway.

On the first floor is the principal bedroom with adjoining bathroom. There is a further double bedroom with scope to divide into two bedrooms subject to the necessary permissions. The bathroom has an airing cupboard and heated towel rail, and enjoys a lakeside view.

OUTSIDE

Rosemary Cottages sits at the edge of a tranquil lake with a rear balcony spanning across the width of the house. Steps lead to the jetty, which is shared with the neighbour, perfect for launching paddleboards or boats (non-motorised) into the water. To the front is a designated parking space.



SITUATION & AMENITIES

The Lower Mill Estate offers luxury holiday homes set within hundreds of acres of private country estate including freshwater lakes, rivers and woodland. It is situated within the Cotswold Water Park and Nature Reserve. There are many facilities and activities available within the estate including the BalliHoo restaurant, watersports and boat hire, a spa with indoor and outdoor pools, tennis and football, play areas and fishing, as well as many wonderful foot and cycle paths.

Somerford Keynes is a delightful rural village close to the source of The Thames, it has a thriving pub, village hall, nature reserves at either end of the village and the oldest church in Gloucestershire, believed to date to 695AD. Cirencester has an excellent range of shops and services and a variety of independent boutiques, pubs and restaurants, plus weekly markets. Regular buses run from the village to Cirencester.

Primary schooling is available in the nearby villages of Oaksey, Ashton Keynes and South Cerney and the area is noted for both its private and state schools.

SERVICES

Mains water, drainage, and electricity. Electric central heating. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

SERVICE CHARGE

Ground Rent £2,526.44 per annum, Rates for 2024

Service Charge £3,902.11 per annum, Rates for 2024

Please note that rates are subject to change.

TENURE

Leasehold – 125 years from the 1st of January 1999. Option to remove the residency restrictions to allow year-round residency, subject to application and a fee.

AUTHORITY

Cotswold District Council

COUNCIL TAX

Band D

VIEWINGS

Please telephone Sophie Lane at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E Sophie.lane@butlersherborn.co.uk





DIRECTIONS (GL7 6FR)

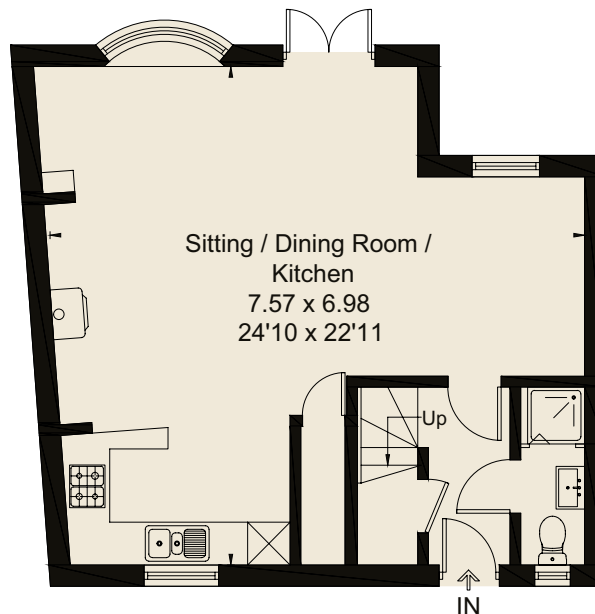
From Cirencester, head south and into the village of Somerford Keynes. Continue straight through the village and out the other side. Upon arriving at the T junction, turn left onto Spine Road West, continue straight and take the first right hand turning onto Thames Path. Continue straight, past the main entrance gates for The Lower Mill Estate, and continue south for approximately 0.3 miles. Take the third right hand turning into the Estate and to the white metal gates. Please call the viewing contact number, who will then guide you in.

what3words: ///volcano.waffle.fuse

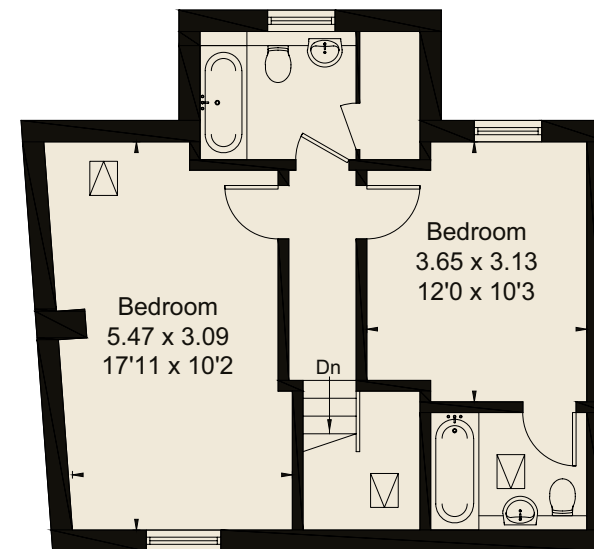
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Approximate Floor Area = 94.5 sq m / 1017 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #76613

Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: August 2024. Particulars written: September 2024. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

