







## HM44 Lambstail, Lower Mill Estate, Cirencester, Gloucestershire.

### Directions

Please use the postcode GL7 6BG or call the office at any time for detailed directions from your location.

### Summary

Enjoying incredible lake views and a whole range of leisure facilities, including use of the nearby Spa facilities, this stunning detached holiday home is located in the exclusive Lower Mill Estate. The accommodation includes two bedrooms, bathroom and shower room, kitchen, and stunning living area with vaulted ceilings and glazed doors leading out to the area of decking. Please get in touch for further info.

### Step inside

The entrance hall has stairs leading to the first floor and three storage cupboards, useful if you are looking to rent this property out and keep your own items, or cleaning items, locked securely away. There are two good size bedrooms to the rear of the property which both have built in wardrobes, and also sliding doors which lead out to the decking area overlooking the lake. The master bedroom also has an ensuite with suite comprising bath, wc, and wash hand basin. The ground floor is completed by the shower room with suite comprising shower cubicle, wc, and wash hand basin. The first floor landing provides access to the large, dual aspect living room which has plenty of space for separate dining and sitting areas and a wood burner. The real highlight is the full width, opening windows which stretch from the floor to the vaulted ceiling and lead out to the area of decking overlooking the lake. This fantastic room is open to the kitchen which is fitted with a range of storage and appliances.

A drop down ladder provides access to a loft room which is used as an occasional bedroom by the current owners.

### Step outside

To the front is an area of garden with path leading to the front door. There is an allocated parking space as well as visitor spaces on site.

To the rear is an area of decking which overlooks the lake. There is a spiral staircase which leads to the first floor decking with even better lake views! The property is set within hundreds of carefully managed, ecologically diverse countryside with lakes for recreational use, and plenty of walks and bike rides.

### Area insight

The property is located in the exclusive Lower Mill Estate which offers its residents a range of leisure facilities including Spa with indoor and outdoor pool, further outdoor pool, tennis courts, Baliho restaurant, and much more. This highly sought after development is located in the heart of the Cotswold Lakes and therefore provides easy access to all of the further leisure facilities that this offers. Kemble is just over 3 miles away and has a train station with mainline services to London, as well as a private airport. Cirencester is around 5 miles away whilst Tetbury and Malmesbury are under 10 miles away. Cheltenham, Bath, Bristol, and Oxford are all less than an hour away.

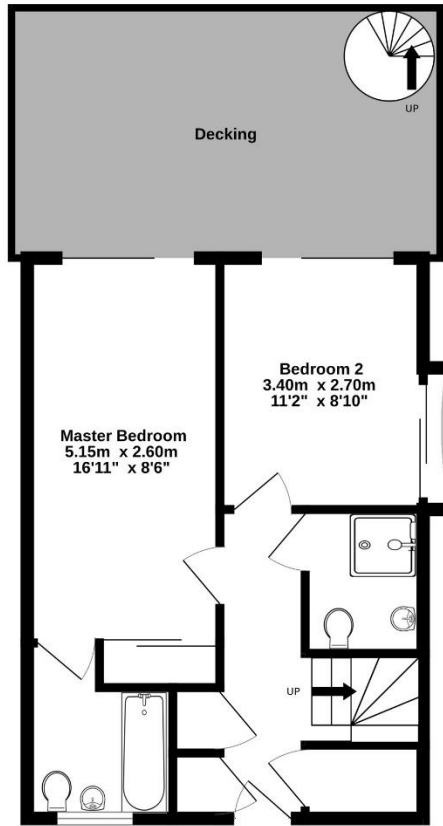
### Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

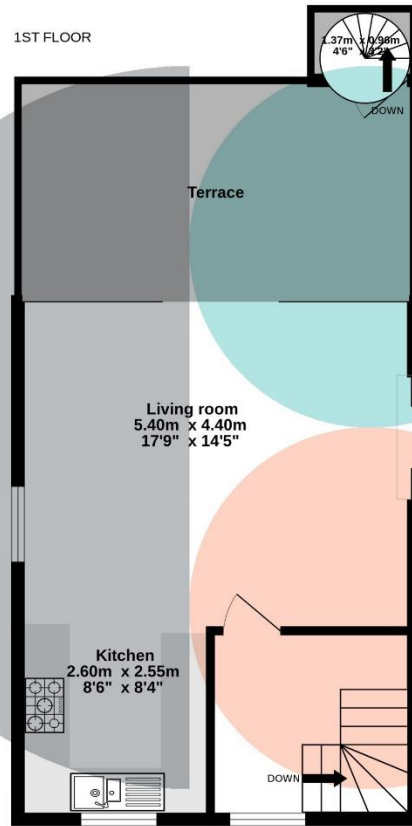
### Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

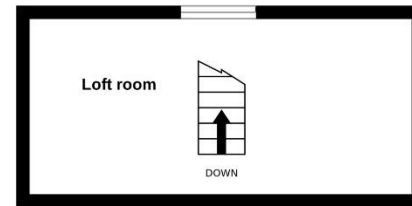
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 mis-statement. 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.  
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