

7, The Water Garden, Lower Mill Estate

Somerford Keynes, Cirencester, GL7 6FU

Offers in excess of £700,000

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Murdock & Wasley Estate Agents are delighted to bring to the open market this architecturally striking four/five-bedroom detached home, perfectly positioned within striking distance of the River Thames. Blending contemporary design with the tranquillity of the Cotswold countryside, the property enjoys beautiful views across the surrounding landscape and offers an exceptional standard of living.

With 11-month holiday occupancy permitted, this versatile home is ideally suited as a luxurious family retreat or a high-performing short-term rental investment. Set within a peaceful and picturesque environment, it provides a true lifestyle opportunity with a wide range of on-site activities to be enjoyed.

Further enhancing its appeal, the property includes spa membership and benefits from a strong, proven rental history that comfortably covers the annual running costs, making it an excellent choice for buyers seeking a relaxing second home with genuine income potential.







Situation:
Lower Mill is a 550 acre private residential nature reserve situated in the Cotswolds that provides safe, secure and breath-taking 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.

Number 7 shares indoor and outdoor heated swimming pools, tennis courts, sauna, play areas and good walks. In the great outdoors of the estate, you'll be able to ramble or cycle through secret woodlands and meadows which are rich in rare wildlife, including a protected colony of beavers, as well as enjoying more energetic days canoeing, kayaking, sailing or swimming in one of the previously mentioned freshwater lakes or along The River Thames.

Property:
Number 7, The Water Garden is a freehold property, providing an 11 month holiday occupancy with an impressive rental history. Boasting accommodation spread over two floors it also features an incredible roof terrace and stunning 360 degree views around the estate.

The ground floor offers a play room or bedroom 5, utility room with WC and then the remainder is a fabulous open plan living space with fitted kitchen, space for dining and living and bi fold doors which lead out onto the deck.

The first floor offers two delightful en-suite bedrooms to both front and rear, boasting decking and glorious views, two further bedrooms and a luxury bathroom.

Accessed via an internal staircase you can then visit the roof top garden, with seating and beautiful views whatever the weather.

Adjacent to the property's side, an allocated parking space awaits, positioned next to an external power point with potential for a fast EV charge installation. Just a stone's throw away is a large visitors parking area for added convenience.

This would make a fabulous second home or fantastic rental property, for a rental prediction please speak to one of the sales team.

Boat Store:
Number 7 benefits from a boat store which provides a practical and secure space for storing boats, paddleboards, kayaks and other outdoor equipment, making it easy to take full advantage of the lakeside setting. Ideal for keeping leisure gear organised and protected, it offers both convenience and added lifestyle appeal.

Spa:
Boasting access to the on-site spa which features Europe's first outdoor eco-pool as well as two luxury indoor and outdoor heated swimming pools, a steam room, sauna, gym and treatment rooms, you will be able to pamper yourself till your heart's content.

Location:
Situated approximately 2 miles off the A419 and easily accessible from the M4/M5 this rural idyll is only 90 minutes from the bustle of London. Lower Mill is within easy reach of all that the Cotswolds has to offer, including Michelin-starred restaurants, craft fairs, country pubs and variety of water sports.

Nearby towns include: Cirencester, Cheltenham, Tetbury, Burford, Bourton on The Water and Stow On The Wolds.

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 10mins drive away.

Agents Note:
This property can only be used as a holiday/ second home, living restrictions will apply.

Tenure:
Freehold

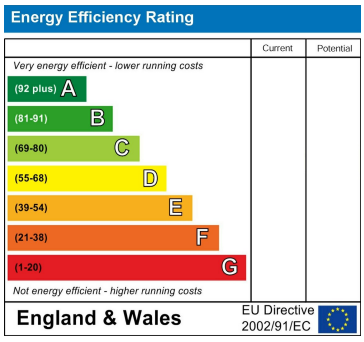
Charges:
Maintenance & Service Charge: £6,834.55 per annum

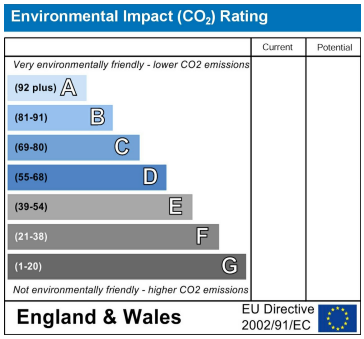
This pays for full private spa membership, management, maintenance and repair of all communal areas; including lakes, pathways, play areas, tennis courts, and the ongoing maintenance of the communal buildings and grounds (including hundreds of acres of nature reserve and walking trails).

Services:
Mains water, electricity, air source heat pump (which can be remotely controlled over the internet).

Awaiting Vendor Approval:
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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