



A REMARKABLE PENINSULA SETTING, WHERE ARCHITECTURE DESIGN, WATER AND NATURE COME TOGETHER NATURALLY



Peaceful, secluded and shaped by its surroundings, the house has been designed for an effortless flow between inside and out, with expansive sliding doors opening the living spaces to the terrace and landscape beyond. A rare sense of escape on the shores of Minety Lake.

From the moment you arrive, there is a sense that this is a house designed specifically for its setting. Built in 2021 and positioned on Minety Lake within the exclusive gated Lower Mill Estate, natural stone, timber cladding and a sedum roof soften its contemporary architecture, allowing it to sit comfortably amongst the water, mature planting and reed beds.

Step inside and the architectural character continues, with a light filled entrance hall where high ceilings and solid wood flooring bring warmth to the clean contemporary lines. From here, glimpses through the house begin to hint at the landscape and water beyond.

Double doors open into the principal living space, where the relationship between the house and its lakeside position truly comes into its own.

The kitchen, dining and living area is an exceptional open-plan space, beautifully proportioned and filled with natural light. Full height sliding glass doors wrap around the room, with integrated electric blinds providing solar shading when required. Framing views of the surrounding greenery and lake, they open extensively onto the garden and waterside terrace, creating an effortless connection between inside and out.

At its centre is a striking contemporary kitchen, where sleek dark cabinetry, pale quartz surfaces and a substantial island contrast beautifully with the warmth of the timber floor. The island provides generous preparation space and informal seating, while extensive cabinetry incorporates Siemens appliances including an oven, combination microwave oven, warming drawer, induction hob and full height fridge, complemented by two dishwashers. Both practical and sociable, the kitchen flows naturally into the dining and sitting areas beyond.

A beautiful natural stone chimney breast rises through the centre of the living space, providing an architectural focal point for the contemporary rotating wood burning stove. Its texture and warmth soften the clean lines of the interior while subtly echoing the stone used externally.

Beyond, the principal living area feels wonderfully connected to its surroundings, with greenery forming a natural backdrop and bringing a remarkable sense of calm to the room. As the landscape changes through the seasons, so too does its character, making this an inviting place to enjoy throughout the year.

The dining area occupies another particularly attractive part of the space, with the doors drawn back, the transition from inside to outside is wonderfully natural extending the living space towards the lake.





Returning through the house, the practical accommodation is thoughtfully arranged around the entrance hall, with a generous cloakroom, substantial fitted coats cupboard and well equipped utility room, useful as a second kitchen with extensive cabinetry, wine cooler, built-in freezer and space for washer and dryer. A water softener is also installed.

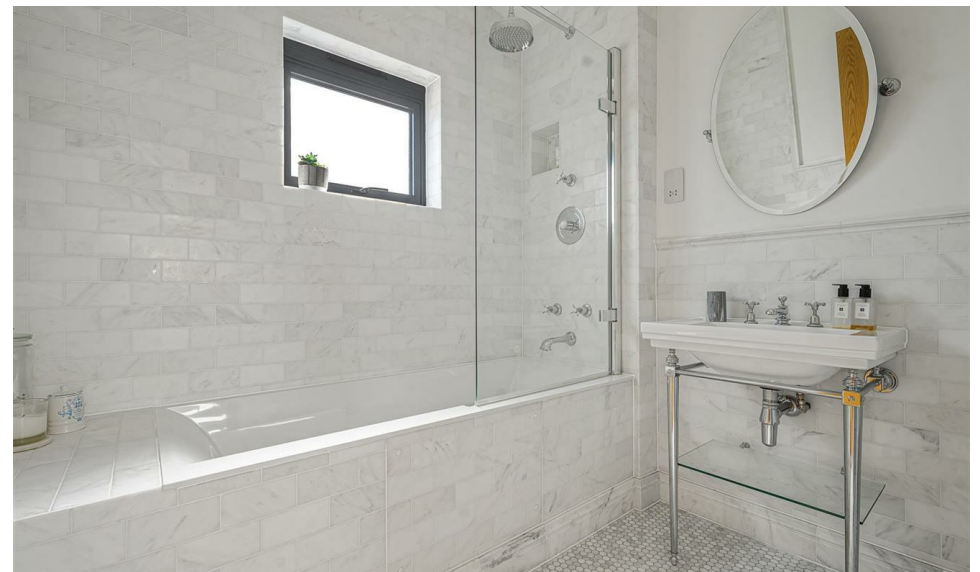
Off the hall lies a wonderfully versatile room, currently enjoyed as a study and playroom. Originally conceived as a ground floor guest bedroom, its private en-suite allows the space to adapt effortlessly to changing needs.

An oak and glass staircase rises to the first floor, where a striking window draws daylight into the centre of the house. A further landing window captures a view towards the lake. The generous landing is a space in its own right, with fitted bookshelves, room for a comfortable reading chair and plentiful built-in storage, leading to three beautifully proportioned bedroom suites.



The principal bedroom is particularly impressive, with a triple-aspect outlook, fitted wardrobes and a private balcony revealing beautiful views across Minety Lake and the surrounding greenery. Its en-suite continues the understated contemporary style, with elegant finishes and a generous walk-in shower. Two further en-suite bedrooms complete the first floor and share a connecting balcony, with each bathroom individually designed using carefully selected finishes and sanitaryware from Fired Earth and Villeroy & Boch. The staircase continues to the second floor, where a wonderfully private bedroom suite creates a retreat of its own. Dual aspect windows bring in natural light, while its balcony opens towards the lake and surrounding landscape, complemented by a spacious en-suite bathroom.

Considered details are found throughout the house, from individually zoned underfloor heating and remotely operated Velux windows and blinds, to subtle low-level lighting that illuminates automatically on entering each bathroom.



Outside, the property's position towards the edge of the peninsula truly comes into its own. The garden extends around three sides, with areas of lawn blending into mature natural planting and reeds at the water's edge. Opening directly from the principal living space, the terrace catches the morning sun and sits beautifully within this peaceful lakeside setting. Steps lead down through the planting to an intimate spot beside the water, somewhere to sit and enjoy the lake or launch a kayak or paddleboard. To the front is private parking for up to three cars, with a separate boat store conveniently positioned close by.

Agents Note: Freehold with 12-month, year-round usage. Owners enjoy an exceptional range of private amenities, including leisure and wellness club, restaurant, nature reserves and woodland walks, alongside kayaking, canoeing, paddleboarding, cycling and tennis. Service Charge: £5138.90+VAT per annum. This covers comprehensive estate management and the maintenance of the lakes, pathways, play areas, communal buildings and wider estate grounds. Estate charge: £1698.54 +VAT per annum.



Council: Cotswold District Council
Council Tax: G
EPC: B
Title Number: 19627358
Tenure: Freehold

Location: Set within a private nature reserve in the heart of the Cotswolds and forming part of the 550 acre Lower Mill Estate, this exceptional home occupies one of Minety Lake's most desirable positions, towards the edge of a peaceful peninsula. Set apart from the estate's principal leisure and social areas, this quieter enclave is characterised predominantly by privately enjoyed second homes, giving it a particularly calm and secluded feel. Direct access to the lake, together with striking contemporary architecture and the surrounding protected landscape, creates a wonderful sense of escape from everyday life.

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Near Somerford Keynes, the property is approximately 6 miles from Cirencester, 20 miles from Cheltenham, and around 90 miles from London, offering a well-balanced connection between countryside seclusion and accessibility. Somerford Keynes itself is a picturesque Cotswold village, known for its lakeside setting, traditional country pub, and immediate access to scenic walking routes, while Cirencester provides a wider range of shops, restaurants and everyday amenities nearby.

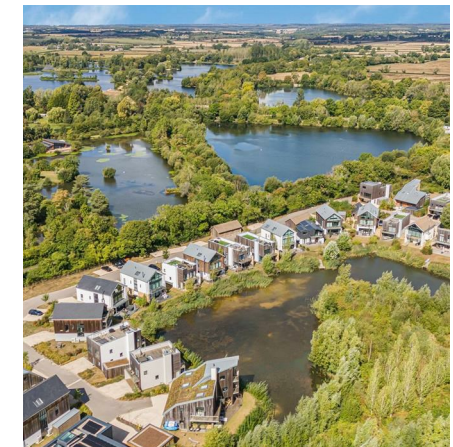
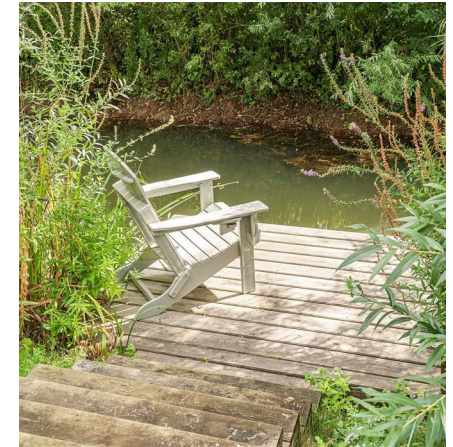
**Approximate Gross Internal Area 2796 sq ft - 261 sq m
(Excluding Outbuilding)**

Ground Floor Area 1405 sq ft – 131 sq m

First Floor Area 1136 sq ft – 106 sq m

Second Floor Area 255 sq ft – 24 sq m

Outbuilding Area 129 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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