



A CONTEMPORARY RETREAT SET WITHIN 550 ACRES OF THE COTSWOLD LAKES



Butterfly Sound occupies a peaceful position within Clearwater on the Lower Mill Estate, enjoying views across Somford Lagoon and surrounded by the natural beauty that makes this 550 acre estate so sought after. Set amongst mature greenery, lakes, nature trails and open spaces, this beautifully refurbished home offers a relaxed retreat where contemporary living, natural light and the outdoors come together effortlessly.

From the moment you arrive, there is an immediate feeling of calm. A gentle approach through established planting leads to the front door, where a practical entrance hall welcomes you inside. Useful storage and a cloakroom provide everyday convenience before your attention is drawn through the double doors ahead towards the impressive open-plan living space beyond.

It is here that Butterfly Sound truly reveals itself.

The first impression is one of light, space and connection to the outdoors. Rising above the dining area, the vaulted glazed atrium forms the architectural heart of the home, drawing natural light through each floor and creating a wonderful sense of openness.

Positioned directly beneath, the generous dining area occupies a central position within the house, making it the perfect gathering point for family meals, celebrations and entertaining.

To the left, the spacious living room extends the full depth of the property. Enjoying a triple aspect with views across the garden towards Somerford Lagoon, this inviting space is filled with natural light, while a contemporary wood burning stove provides a welcoming focal point during the cooler months. Full-width sliding doors open directly onto the terrace, seamlessly connecting the living space with the outdoors.

To the right of the dining area, the recently installed kitchen, designed by Et Lorem, has been thoughtfully created with both practicality and style in mind. Granite worktops complement an extensive range of cabinetry, while Siemens double ovens, integrated appliances, a Bora induction hob, Quooker boiling water tap and integrated coffee machine ensure the space is equally suited to everyday family living and entertaining guests.

Beyond the kitchen, a newly fitted utility room, finished to the same exceptional standard, provide valuable additional preparation and storage space, complete with laundry facilities and generous work surfaces. A secondary door leads conveniently back into the entrance hall, creating a practical flow throughout the home.

New porcelain tiles flow throughout the ground floor, creating continuity between each area, while underfloor heating within the kitchen adds further comfort.







Ascending the staircase, the open landing overlooks the vaulted atrium below, reinforcing the sense of light and connection that flows throughout the house.

The principal bedroom enjoys peaceful views across the garden towards the lagoon and benefits from its own beautifully appointed ensuite shower room. Sliding doors open directly onto a terrace spanning the full width of the rear elevation, providing a wonderful place to sit and enjoy the changing colours across the water.

A generous guest bedroom also enjoys direct access to the terrace, creating a seamless connection between indoors and out. The third bedroom overlooks the front of the property and is ideally suited as a children's room, guest bedroom or study. Completing the first floor is a stylish family bathroom, finished in elegant contemporary tones and complementing the recent refurbishment throughout the home.

Continuing to the second floor, two further bedrooms provide comfortable and versatile accommodation, both generously proportioned and enjoying a peaceful ambience. A spacious, newly fitted family bathroom serves this floor, offering both a bath and separate shower. Finished in soft neutral tones, it creates a calm and inviting retreat for family and guests alike.





Outside, Butterfly Sound is perfectly designed for making the most of its lakeside setting. The generous terrace stretches across the rear of the property, creating an ideal space for summer barbecues, outdoor dining and relaxed evenings with family and friends overlooking the water. A further lawned garden enjoys the evening sun and provides ample space for children to play and families to gather long into the warmer months.

Practicality has also been carefully considered, with allocated parking immediately to the front of the property and additional guest parking nearby. There is also the opportunity to acquire a boat store by separate negotiation, ideal for paddleboards, kayaks, watersports equipment and garaging.



Residential benefits: A range of exclusive amenities, including a private leisure and wellness club, restaurant and access to extensive nature reserves and woodland walks. Outdoor pursuits are central to the lifestyle here, from kayaking, canoeing and paddleboarding to cycling and tennis.

Agents note: The property has proved to be an extremely successful holiday home. Gross letting income exceeded £90,000 during 2025, demonstrating both its appeal and strong rental performance. It is offered for sale fully furnished and is currently subject to an 11-month holiday occupancy restriction. Subject to approval and the payment of the relevant fee, a 12-month residential occupancy licence may be available. *A boat store is available under separate negotiations.

Ground rent: £2775.03 +VAT per annum **Service charge:** £4960.10 +VAT per annum. The service charge covers estate maintenance, including lakes, pathways, sports and play facilities, communal buildings, private spa access and the upkeep of the wider estate grounds and walking trails.

Butterfly Sound

Approximate Gross Internal Area = 209.1 sq m / 2251 sq ft
(Excluding Void)



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Council: Cotswold
Council Tax: G
EPC: D
Title Number: GR412794
Tenure: Leasehold remaining 971 years

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