





## Cormorant House, 62 Mill Village, Somerford Keynes, Gloucestershire.

### Directions

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

### The Important bits

Freehold holiday home in incredible lakeside position \*NO GROUND RENT DUE EACH YEAR\*

Three good size bedrooms, two of which benefit from lake views

### Summary

Stunning holiday home with incredible lake views from the southerly facing deck. It is situated in the exclusive Mill Village area of the sought after Lower Mill Estate with a range of leisure facilities both on site, and throughout the Cotswold Water Park. This freehold property is offered for sale with no onward chain.

### Step inside

The property is accessed from the front into a welcoming entrance hall with stairs leading to the first floor and a useful storage cupboard below. A door leads through to a large reception room which spans the full width of the rear of the property with two windows and double doors which lead out to the decking and quite incredible lake views beyond. There is plenty of space for separate sitting and dining areas as well as a multi fuel burner and large storage cupboard. The kitchen is fitted with a range of storage and built in appliances which include fridge freezer, dishwasher, double oven, hob, and extractor hood. The ground floor is completed by the utility cloakroom which has space for a washing machine and tumble drier as well as a wc and wash hand basin. The first floor landing provides access to the three bedrooms as well as the family shower room which is fitted with a suite comprising shower cubicle, wc, and wash hand basin, as well as an airing cupboard with hot water tank. The master bedroom has great lake views, a built in wardrobe, and an ensuite with suite comprising bath with central taps, wc, and wash hand basin. The third bedroom also has built in wardrobes and great lake views.

### Step outside

The property is accessed from the front with a private front garden which is laid to lawn and a path leading to the front door. There is a parking space which belongs to the property. To the rear of the property is an area of south facing decking which looks out over the lake. There is a lower area of decking with a jetty from which the owners can launch any non-motorised craft. Beyond the property, there are communal gardens with walks and cycle rides throughout the 550 acre Estate around its seven lakes. Leisure facilities on site include a swimming pool, restaurant, pizza hut, tennis courts, sauna, fishing, children's play area and a boat and cycle hire shop. There is a very active Lower Mill Estate Homeowners Association (LMEHA) which liaises with the Estate Management and organises many

social events including the two day Summer Festival with several fun competitions counting towards the much coveted "Odds v Even Cup".

### Area insight

The property is situated at the end of 'Mill Village' which is an original and exclusive part of the Lower Mill Estate. This highly sought after development is located in the heart of the Cotswold Water Park and therefore provides easy access to all of the 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.



01285 885555      01793 750793  
hello@christianbenjamin.property

ChristianBenjamin.Property



