



ALTHORP & CO

Heron House, Clearwater, Lower Mill Estate, Somerfield Keynes, Gloucestershire, GL7 6FN

AN EXCEPTIONAL WATERSIDE RETREAT SET ON ITS OWN PRIVATE ISLAND



Set within a private nature reserve in the heart of the Cotswolds and forming part of the 500-acre Lower Mill Estate, this exceptional holiday home combines striking architectural design with a high level of finish and a calm, considered sense of space. Designed around lakes, rivers and protected woodland, it provides a peaceful retreat from the pace of everyday life.

Positioned within the original and most established part of Lower Mill Estate, this is a truly unique holiday home within Clearwater Village.

Occupying its own private island, Heron Island enjoys an exceptional plot size and a rare sense of complete separation, where the relationship between home and water feels entirely natural and uninterrupted. The approach is quietly special, with a wooden footbridge guiding you across a gentle stream, creating a subtle transition into what feels like a private retreat. The sound of water and surrounding greenery enhance this arrival, establishing an immediate sense of calm seclusion.

From the moment you enter, the house feels warm and inviting, defined by natural light, effortless flow and a strong connection to its surroundings. Wooden flooring flows seamlessly throughout the ground floor, leading you through to a striking open-plan living environment, where a centrally positioned skylight fills the space with natural light.





Centred around a contemporary fireplace, the principal living room is both elegant and inviting, designed for relaxed family living as well as entertaining. Expansive full height windows fill the space with natural light, further enhancing the open and airy feel.

Positioned at the heart of the home, the dining area flows effortlessly between the two living spaces and the kitchen, creating a sociable yet beautifully balanced setting for everyday living and entertaining alike. Sliding doors open onto expansive decking, seamlessly extending the accommodation outdoors and creating a true inside-out lifestyle experience.

The kitchen continues this sense of flow, centred around a striking island with plentiful cabinetry and finished with granite worktops. A beautiful Aga is complemented by a suite of high-end appliances from Gaggenau and Smeg, creating a space that is both elegant and highly functional.

A cloakroom and a separate cupboard area, well suited for conversion into a dedicated laundry room, complete the ground floor accommodation.



Upstairs, a half gallery style landing sits beneath the skylight, enhancing the sense of volume and light. The triple aspect principal suite is generous in scale, with sliding doors opening onto a private balcony overlooking the water, an ideal setting for quiet mornings. Its ensuite is finished to a high standard, with both bath and separate shower. A further guest bedroom enjoys its own ensuite bathroom and Juliet balcony, while an additional bedroom, currently arranged as a study, sits adjacent to the principal suite, with the benefit of a secondary door allowing it to function as a dressing room, creating a more expansive and private principal arrangement if desired. A separate shower room completes this floor.

A further staircase leads to the second floor, where a spacious double bedroom with ensuite provides a private and versatile guest suite. Elevated within the room is a viewing platform, offering a peaceful vantage point to take in the surrounding lakes and abundant wildlife across the estate.





Outside, the home continues to deliver on both lifestyle and setting. The experience is shaped by the surrounding water, including the gentle waterfall that feeds into the stream along the approach, reinforcing the sense of retreat.

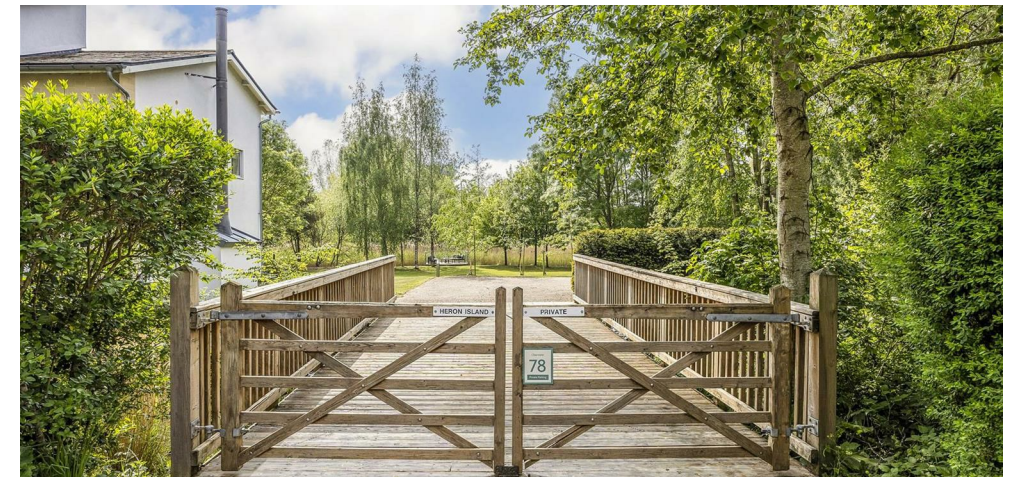
The garden unfolds as a private, south-facing waterside environment, featuring a generous laid-to-lawn area complemented by mature trees and planting, along with a practical garden shed. With direct lake access, it offers a series of spaces designed for both quiet relaxation and social occasions. Expansive decking provides ample room for alfresco dining, while a further platform extends out over the water's edge, perfectly positioned to enjoy the evening sunsets across the lake. A separate vehicular bridge provides access to a private driveway, with parking for several vehicles, alongside the added advantage of a highly sought-after nearby boat store.





Location: Located 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.

Residents 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.



Council: Cotswold District Council
Council Tax: G
EPC: D
Title Number: GR274964
Tenure: Leasehold 978 years remaining

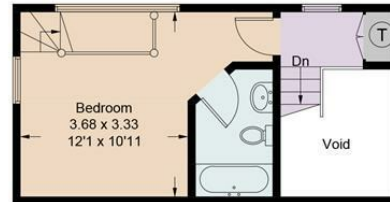
To arrange to view this property call
01242 781781
To find out more visit our website
althorps.co.uk

Agents Notes: mains connected services LPG, water and electricity
Water softening system installed Broadband via Gigaclear
Tenure: 12-month occupancy permitted for year-round use
Ground rent: £2775.03 +VAT per annum
Service charge: £4960.10 +VAT per annum


The service charge covers comprehensive estate management, including maintenance and upkeep of the lakes, pathways, tennis courts, play areas, and communal buildings. It also includes access to the private spa facilities, along with the care of the wider estate grounds, which extend across extensive natural landscapes and walking trails. (Please note: maintenance of the private garden, including grass cutting, is not included but can be arranged separately through the estate team).

Heron Island

Approximate Gross Internal Area = 209.5 sq m / 2255 sq ft
 Store = 16.8 sq m / 181 sq ft
 Total = 226.3 sq m / 2436 sq ft
 (Excluding Voids)



Second Floor

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only. Measurements are approximate and are not to scale.
 Please check all details before making any decisions reliant on them.
 Copyright Althorp & Co (ID1300719)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fitting. Room sizes should not be relied upon for carpets and furnishing. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Property particulars printed 15th May 2026.

Althorp & Co Limited registered in England & Wales number 1558630