





## EXCEPTIONAL CONTEMPORARY LIVING IN A PRIVATE LAKESIDE SETTING



Exceptional contemporary waterfront holiday home positioned on the edge of Spinney Lake within the prestigious Lower Mill Estate. Occupying arguably one of the finest and most private positions within the entire estate, the property enjoys uninterrupted lake views and a secluded setting, thoughtfully positioned to maximise privacy without directly facing neighbouring properties, whilst being surrounded by natural beauty.

Built in 2017 and designed by the current owner to fully embrace its extraordinary lakeside setting, 10 Spinney Lake presents a rare opportunity to acquire a beautifully crafted waterfront residence within one of the Cotswolds' most exclusive private estates, combining refined luxury, striking contemporary architecture and effortless waterside living.



At the heart of the home sits an exceptional designer kitchen, beautifully appointed with premium Miele appliances, bespoke cabinetry, elegant quartz work surfaces and smoked glass splashbacks, all combining to create a sophisticated yet highly functional space. The striking oversized quartz peninsula island forms a natural focal point for entertaining and social gatherings, perfectly suited to everything from relaxed breakfasts to elegant evening dining.

The expansive sitting and dining areas flow seamlessly, creating a remarkable sense of openness and contemporary elegance rarely found in waterfront homes. From here, sliding doors open directly onto an extensive decking area designed for outdoor entertaining and al fresco dining, while beyond lies a further lawned area extending to the water's edge, perfectly positioned to enjoy the breathtaking lakeside setting. Framed by uninterrupted views across the lake, the principal living space offers an ever changing backdrop of water, nature and spectacular evening settings. The ground floor has been thoughtfully designed to complement the effortless indoor-outdoor lifestyle that defines this property.

Alongside the principal living spaces, a beautifully finished cloakroom incorporates practical utility storage, laundry facilities, a stylish shower room and convenient outside access, ideal after days spent swimming, paddleboarding or kayaking directly from the lakefront.











The bedroom accommodation continues the home's calming contemporary aesthetic, with each room designed as a luxurious private retreat. Soft neutral palettes, bespoke built-in wardrobes, and beautifully appointed ensuite bathrooms featuring high-quality fittings and elegant porcelain stone tiling create an atmosphere of understated sophistication throughout. Several bedrooms enjoy private balconies and elevated terraces, perfectly positioned to take in the peaceful waterside surroundings.

The principal suite occupies a truly exceptional position overlooking the lake, where floor-to-ceiling sliding doors open onto a private terrace, creating the perfect setting for quiet mornings with coffee overlooking the water or peaceful evenings immersed in the natural beauty surrounding the home.

Further enhancing the versatility of the property, the upper level is currently arranged as an additional reception and entertaining space complete with a second kitchen, naturally lending itself to a luxurious guest suite, wellness studio, or private home office if desired. Opening directly onto an expansive sun terrace, this level further embraces the seamless connection between indoor and outdoor living that runs throughout the home.







Externally, the property continues to impress. A private gravel driveway provides parking for three vehicles, complemented opposite by a pair of boat stores\*, offering excellent storage for kayaks, boating equipment, outdoor lifestyle essentials or additional vehicle space.







From sunrise reflections across the lake to evenings spent entertaining on the terraces as the sun sets over the water, this is a home designed to deliver an exceptional lifestyle experience.

**Residents Benefits:** Set within a private nature reserve in the heart of the Cotswolds and forming part of the 550-acre Lower Mill Estate, an exceptional range of exclusive amenities is available, including a private leisure and wellness club, restaurant and access to extensive nature reserves and woodland walks. Outdoor pursuits are central to the lifestyle, with kayaking, canoeing, paddleboarding, cycling and tennis all on offer. Situated within one of Lower Mill Estate's most desirable locations, this exceptional setting offers a rare balance of privacy, recreation and countryside living.

**Location:** 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.



# 10 Spinney Lake

Approximate Gross Internal Area = 249.2 sq m / 2682 sq ft  
Boat Stores = 66.3 sq m / 714 sq ft  
Total = 315.5 sq m / 3396 sq ft



Illustration for identification purposes only. Measurements are approximate and are not to scale.  
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## Agents Notes:

\*Additional 2x Boat Stores are available by separate negotiation (individual boat stores on floorplan)

Air source heat pump & underfloor heating throughout  
Water softening system  
BT Broadband

## 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 14th July 2026.  
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**Service charge:** £4960.10 +VAT per annum.

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

**Council:** Cotswold

**Council Tax:** G

**EPC:** C

**Title Number:** GR407733

**Tenure:** Freehold

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