



WILLOWMEAD, 4 HOWELLS MERE

LOWER MILL ESTATE, SOMERFORD KEYNES, CIRENCESTER, GL7 6FQ

**PENNY &
SINCLAIR**

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Howells Mere is a contemporary and stylish 4 bedroom house with south facing lake views to the rear.

Contemporary house over three floors • Open plan kitchen, dining area and sitting room • South facing lake views • Four double bedrooms • Two en-suites • Private Nature Reserve • Decking areas overlooking the lake • Private parking • End of chain

4 Howells Mere is a contemporary and stylish 4 bedroom house with a zinc roof, exterior spiral staircase and with south facing lake views to the rear.

The house is approached along a narrow footpath with attractive planting to either side. The front door opens onto a tiled entrance hall and through double doors into a large and bright sitting room with a wood burning stove and floor to ceiling glass doors overlooking the enclosed decked terrace and the lake beyond. The adjacent dining area has bi-fold doors also opening out onto the terrace which provides the perfect setting for al-fresco dining. The well-equipped kitchen with fitted units and quartz worktop comes complete with an integrated dishwasher, double oven, microwave and an American-style fridge/freezer. Both the dining area and kitchen have deep cilled windows to the side. The downstairs cloakroom has a utility cupboard providing space for a washing machine and tumble dryer plus a water softener. Underfloor heating runs throughout the ground floor and an Opus sound system has been installed with speakers on the ground floor and in two of the principal bedrooms.

Stairs lead up to three double bedrooms, one with an en-suite, and to a family bathroom on the first floor. Two of the bedrooms have floor to ceiling glass doors leading out to a covered balcony with views over the lake whilst the family bathroom, with a white suite and heated towel rail, has a window looking out to the front of the house. On the landing a loft hatch with fitted ladders provides access to extra storage space.





A second flight of stairs leads up to the master bedroom and to the large adjacent shower room which occupy the top floor. The bedroom is light and airy with a vaulted ceiling with fitted speakers, built in wardrobes and with floor to ceiling glass doors opening onto the covered balcony with south facing lake views.

Externally the house is set back from the quiet road with a grass area at the front. There is a gravelled area to both sides of the house and a gate which provides access to both the terrace area at the rear and to the spiral staircase and upper balconies.

A boat store is available by separate negotiation.

The 550 acre development boast an on-site spa which features Europe's first outdoor eco-pool as well as two luxury indoor and outdoor heated swimming pools, a steam room, sauna, gym and treatment rooms where you can pamper yourself to your heart's content. In the great outdoors of the estate, you'll be able to ramble or cycle through secret woodlands and meadows which are rich in rare wildlife, including a protected colony of beavers, as well as enjoying more energetic days canoeing, kayaking, sailing or swimming on one of Lower Mill's eight freshwater lakes or along the River Thames.

Viewing is highly recommended.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

The property is leasehold with 989 years remaining and offers vacant possession on completion.

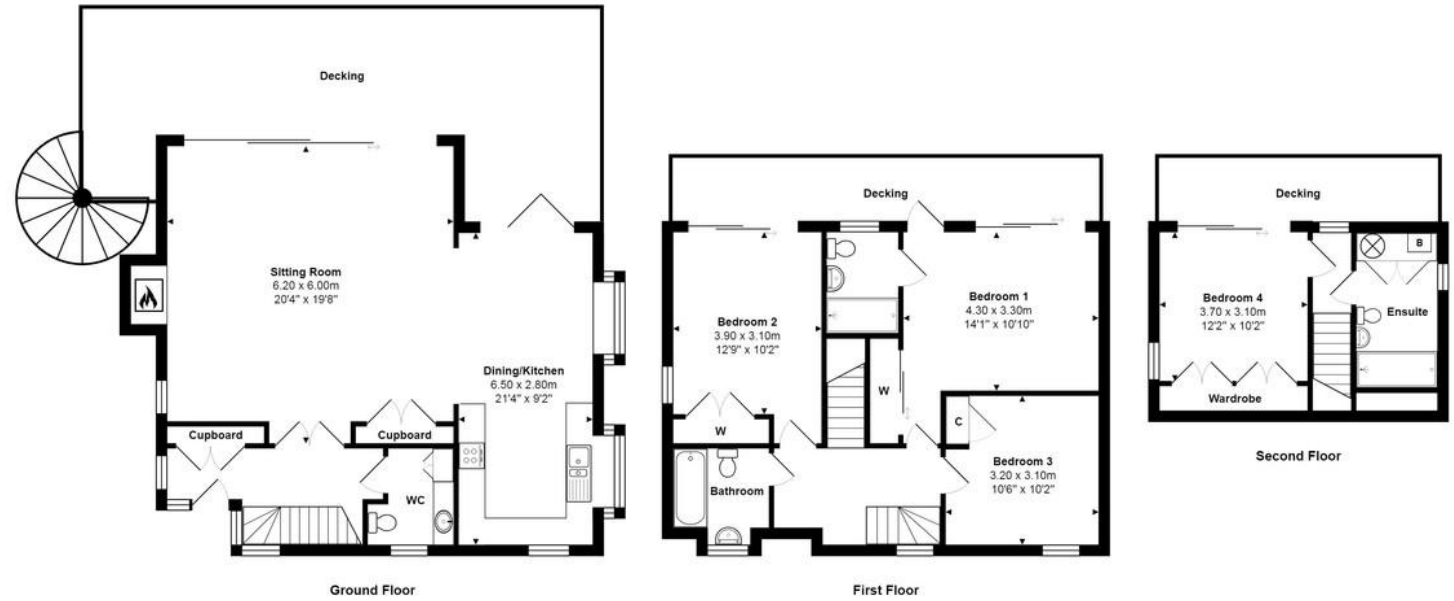
LOCAL AUTHORITY

Cotswold District Council: Tax Band: F

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair - 01993 220555.





Approx. Gross Internal Area: 148.2 m² ... 1595 ft² (excluding decking)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk

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