



LAKESIDE LIVING IN A BEAUTIFUL NATURAL SETTING



There is a unique sense of calm that comes with living beside the water. From its privileged position overlooking Howells Mere Lake, this beautifully presented two bedroom, two bathroom ground floor holiday apartment, enjoys a broad, open outlook across the lake, where elegant contemporary homes are thoughtfully positioned amongst protected woodland and natural waterways.

Located within the exclusive 550 acre Lower Mill Estate, the apartment offers direct access to the water's edge and an exceptional lifestyle centred around nature, wellbeing and outdoor living. Combining contemporary comfort with an enviable waterside setting, it presents a rare opportunity to experience the very best of Cotswold lakeside living.

The apartment is approached via a welcoming entrance hall with plentiful built-in storage cupboards and attractive wooden flooring, which continues seamlessly throughout the hallway and into the spacious open-plan living, dining and kitchen area. Flooded with natural light, the principal reception space enjoys a peaceful outlook across the lake, with double doors opening onto a generous decked terrace, an idyllic setting for taking in the tranquil waterside surroundings.

The contemporary kitchen is thoughtfully designed and fitted with a range of integrated Neff appliances, including an oven, microwave, dishwasher, washer/dryer, fridge and freezer, combining sleek design with everyday practicality.

The principal bedroom enjoys calming views across the lake and benefits from an en-suite bathroom with ceramic tiled finishes and a bath with shower over, together with double doors opening directly onto the decked terrace, creating a seamless connection with the outdoor space. The guest bedroom is also well proportioned, with a separate shower room conveniently positioned adjacent.

Every room enjoys a delightful outlook across the lake, enhancing the peaceful atmosphere that defines the apartment. Beyond the terrace, a maintained communal lawn extends to the water's edge, providing direct access to the lake and allowing residents to fully embrace the unique lakeside setting. The property further benefits from an allocated parking space.





Owned by the current owner since new in 2011 and never previously rented, the apartment presents an excellent opportunity to acquire a private lakeside retreat, an effortless lock-up-and-leave second home or a holiday let investment within one of the Cotswolds' most desirable private estates. Offered on a leasehold basis, the apartment is currently subject to an 11-month holiday occupancy restriction. A 12-month occupancy licence may be available, subject to approval and the relevant fee.

Residents enjoy access to exclusive amenities, including a private leisure and wellness club (membership available), an on-site restaurant, nature reserves and a range of outdoor activities including kayaking, paddleboarding, cycling and tennis.

Location: Near the charming village of Somerford Keynes, the property is approximately 6 miles from Cirencester, 20 miles from Cheltenham and 90 miles from London, offering an excellent balance of rural tranquillity and accessibility. Somerford Keynes provides a traditional country pub and scenic walking and cycling routes, while nearby Cirencester offers an excellent range of shops, cafés, restaurants and everyday amenities.

84 Howells Mere

Approximate Gross Internal Area = 68.7 sq m / 739 sq ft

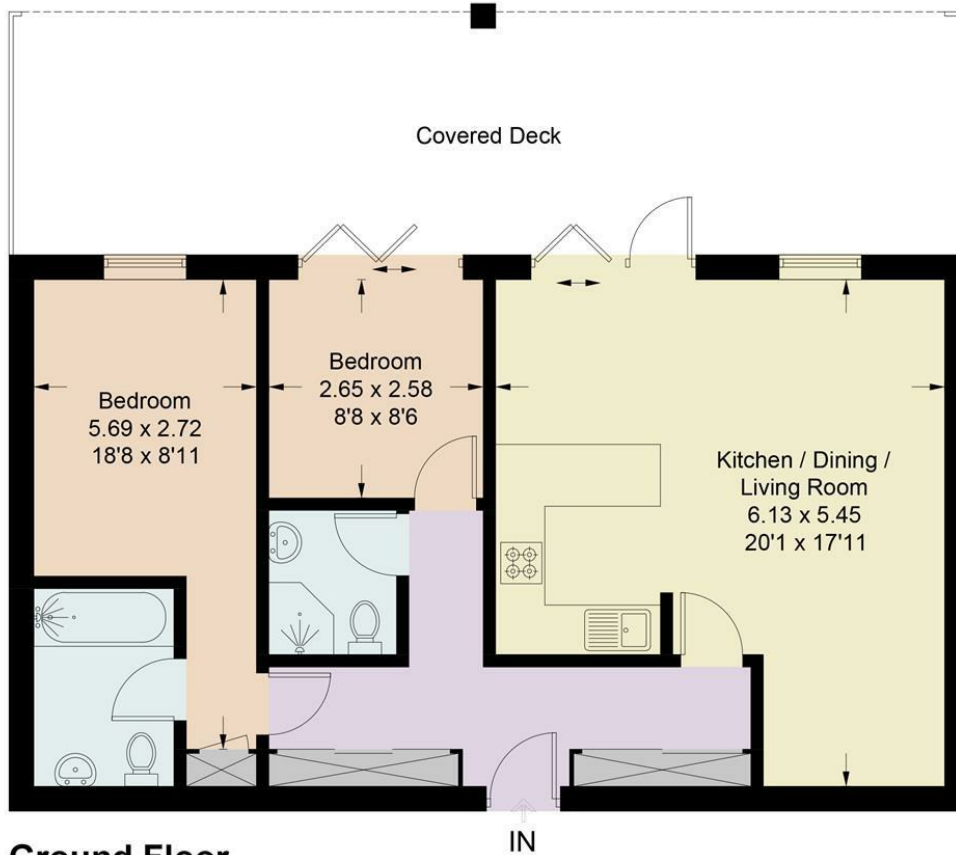


Illustration for identification purposes only. Measurements are approximate and are not to scale.
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Tenure: Leasehold
971 years remaining

EPC: C

Council Tax: C

Council: Cotswold District Council

Viewing arrangements please call 01242 781781
Visit our website for more details althorps.co.uk

Althorp & Co
13 Suffolk Parade, Cheltenham, GL50 2AB



Agent Note:

Please note that some of the photographs have been virtually staged with digital furnishings for illustrative purposes only.

Ground rent: £3,195.96 +VAT per annum

Service charge: £4,848.03 +VAT per annum (covering building insurance, property management, maintenance of the building and upkeep of the estate's communal grounds, roads, lakes, pathways, tennis courts and play areas.)