



**27 Minety Lake, The Lower Mill Estate**  
Cirencester

Guide Price  
**£1,450,000**

**Bedrooms:** 5

**Bathrooms:** 4

**Receptions:** 1

**SUMMARY:** Arguably one of the best plots on Lower Mill Estate, this exceptional five-bedroom lakeside home occupies a rare south-facing position on Minety Lake, with one of the largest gardens on the estate, additional river frontage, outstanding privacy and uninterrupted water views.

With expansive premium composite decking, wraparound gardens, a private jetty, hot tub and sauna, and a superb open-plan living space centred around a striking double-height window, this is a standout lifestyle and investment property in a quieter, more private part of the estate. Freehold with full access to the estate's exclusive spa and facilities.

**ACCOMODATION:** An exceptional five-bedroom contemporary lakeside home, occupying arguably one of the finest and largest plots on the highly sought-after Minety Lake within Lower Mill Estate.

Positioned in a prime south-facing setting, the property enjoys all-day sun, uninterrupted lake views and a rare sense of space and privacy. Set on a substantial wraparound plot with additional river frontage, it offers a level of openness and seclusion seldom found on the estate, where many homes are more closely positioned.

The house has been thoughtfully designed and upgraded, centred around a striking double-height window that floods the main living space with natural light. The expansive open-plan kitchen, dining and living area features a modern wood-burning stove and opens directly onto an extensive area of premium composite decking, creating a large, low-maintenance outdoor entertaining space that fully embraces the south-facing aspect and lakeside setting.

The kitchen is sleek and contemporary, and includes a large island and finished with quartz worktops, integrated Siemens appliances, and a full-size fridge freezer.

The living area is a beautiful, welcoming space, balancing style and comfort. The modern wood-burning stove acts as a focal point, providing this area with a sense of warmth and cosiness - ideal for relaxing evenings, particularly in the cooler months. Large sliding doors open out onto the expansive, premium decking space.

Accessed from the living area, a generous utility room provides excellent additional storage, along with space for a washer and dryer

Externally, the property is particularly impressive, with generous landscaped gardens, a private jetty and multiple areas for relaxing and entertaining. The inclusion of a hot tub and sauna further enhances its appeal as both a standout lifestyle home and a premium holiday let opportunity.





Upstairs, the sense of space and outlook continues. The Master bedroom is another stand out, enjoying elevated, uninterrupted south-facing views across Minety Lake, both from within the room and from its private sun deck. It also benefits from built-in wardrobes and a well-appointed en-suite with a clean, contemporary design. Two further bedrooms on this floor are also en-suite, each well-proportioned and offering comfort and privacy for guests or family.

The second floor further enhances the versatility of the home. One of the bedrooms, currently used as a home office, features an impressive apex ceiling with floor-to-ceiling glazing, framing far-reaching views across the lake, estate and surrounding nature reserve, arguably some of the best elevated views available. The remaining bedroom is another generous double, complemented by a spacious family bathroom with both a bath and separate walk-in shower.

Located in a quieter and more private part of the estate, yet within easy reach of the estate's award-winning spa, swimming pools, gym and on-site facilities, the property combines tranquillity with convenience.

A rare opportunity to acquire one of the best-positioned homes on Lower Mill Estate, offering exceptional space, privacy and lifestyle in a truly special lakeside setting. Freehold with full access to the estate's exclusive facilities.

**THE LOWER MILL ESTATE:** The property benefits from full access to the facilities at the exclusive Lower Mill Estate, including the on-site private spa with outdoor and indoor heated swimming pools, sauna, steam room, gym, and natural plunge pool. A further heated swimming pool, set in a more traditional country-house style, is also available for residents and guests.

The estate additionally offers tennis courts, children's play areas, and a network of nature trails, along with numerous freshwater lakes ideal for fishing, wild swimming, wildlife watching, and non-motorised water sports. Lower Mill Estate is a well-established and highly regarded destination for holidaymakers, known for its outstanding natural setting and exceptional on-site amenities.





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