



6 Elements, Cirencester Gloucestershire GL7 5TQ

£1,500,000

No 6 Elements is a simply stunning lakeside home with a wonderful master bedroom suite enjoying views over the lake from its private balcony. It is within a gated environment and has a private mooring and jetty and a sunny southerly aspect with expansive lakeside views. It is offered for sale on a FREEHOLD basis and therefore can be used as a permanent residence. This property is currently under construction and is anticipated to be completed in February 2018 but we currently have a show home available to view by appointment. Photographs are of a similar property.

This individually designed home will be finished to the highest standards with a well thought through layout ensuring that the principle rooms take full advantage of the enviable views over the lake. The main living space is a 60ft vaulted room on 3 levels, including a highly specified kitchen/breakfast area, dining area and living area, each resulting in lake views through the full height glass area at the rear. Elsewhere is a stunning vaulted entrance area, a further reception room, 4 double bedrooms (each with en suite), utility area and further bathroom. The master bedroom has an adjoining dressing room and a private balcony making the most of the wonderful lake views

Outside is a private parking area with detached double garage, walled front gardens and landscaped tiered rear gardens and entertaining areas leading down to the private jetty and lake.



ACCOMMODATION

All measurements are approximate.

Entrance door leads into;

ENTRANCE HALL

KITCHEN 21'3" x 17'10" (6.48m x 5.45m)

DINING ROOM 18'0" x 17'10" (5.51m x 5.45m)

SITTING ROOM 19'10" x 17'10" (6.06m x 5.45m)

FAMILY ROOM 14'9" x 13'11" (4.52m x 4.25m)

BEDROOM THREE 11'6" x 13'4" (3.52m x 4.08m)

EN-SUITE SHOWER ROOM 9'2" x 4'6" (2.80m x 1.38m)

BEDROOM FOUR 11'3" x 18'11" (3.45m x 5.79m)

EN-SUITE SHOWER ROOM 7'1" x 8'1" (2.17m x 2.48m)

UTILITY ROOM 8'1" x 13'11" (2.48m x 4.25m)

SHOWER ROOM 6'3" x 8'11" (1.93m x 2.72m)

FIRST FLOOR LANDING

MASTER BEDROOM 21'7" x 18'6" (6.60m x 5.65m)

WET ROOM 8'0" x 9'9" (2.46m x 2.98m)

DRESSING ROOM 8'1" x 8'0" (2.48m x 2.46m)

BEDROOM TWO 11'6" x 18'2" (3.52m x 5.55m)

EN-SUITE SHOWER ROOM

BEDROOM FIVE 11'4" x 12'7" (3.47m x 3.85m)

EN-SUITE SHOWER ROOM

EXTERNALLY

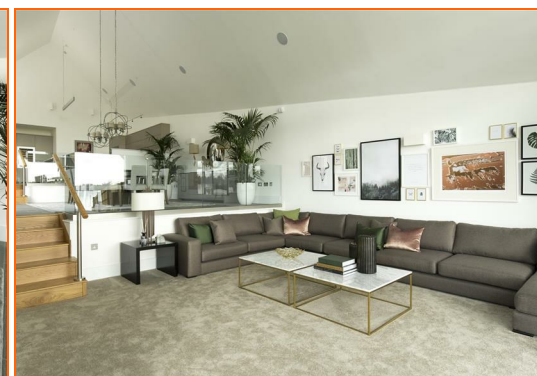
MORTGAGE ADVICE

Please contact our in house Mortgage Consultant on Swindon 01793 701111

'YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE'

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on a statements or representation of fact and do not constitute an part of an offer. The seller does not make or give nor do we or our employees have the authority to make or give any representation or warranty in the relation of the property.

Please note: We have not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify they are in working order, or fit their purpose, neither have we checked legal documents to verify freehold/leasehold status of the property. The measurements and distances are approximate only. We would strongly recommend that all the information which we provide is verified by yourself on inspection and also by your conveyancer or surveyor, especially where statements have been made by us to the effect that the information provided has not been verified.

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