



## **15 THE LANDINGS STATION ROAD**

**SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5LU**

**A FOUR BEDROOM SEMI-DETACHED HOLIDAY HOME IN THE NEW ENGLAND STYLE  
OVERLOOKING THE LANDINGS SAILING/FISHING LAKE.**

**£765,000 (UN-FURNISHED - LEASEHOLD)**

- **SOUTH WEST FACING DECK  
WITH SHARED PONTOON**
  - **4 BEDROOMS, 3  
BATHROOMS**
- **STUNNING VIEWS OVER  
THE LANDINGS SAILING  
/FISHING LAKE**
- **SEMI-DETACHED OPEN  
PLAN LIVING**

**Entrance hallway 15' 7" x 9' 1" (4.75m x 2.77m)**

Entrance hall with oakwood flooring and underfloor heating throughout the ground floor.

**Kitchen 9' 1" x 13' 7" (2.77m x 4.14m)**

Kitchen with fully fitted integrated appliances including dish washer, gas hob, electric oven, fridge and freezer and silestone worktops.

**Dining area 9' 8" x 10' 8" (2.95m x 3.25m)**

Dining area with steps down to the living area.

**Living Room 15' 0" x 20' 6" (4.57m x 6.25m)**

Living room with gas 'mock' wood burner, vaulted ceilings and french doors to the deck with stunning lake views.

**Bedroom 4 or Study 9' 5" x 10' 8" (2.87m x 3.25m)**

Ground floor bedroom with access to shower room, WC & wash hand basin.

**Master bedroom 13' 4" x 11' 1" (4.06m x 3.38m)**

Stairs to master bedroom with ensuite shower/steam room, WC & wash hand basin.

**Bedroom 2 9' 5" x 10' 8" (2.87m x 3.25m)**

Double bedroom with fitted wardrobes.

**Bedroom 3 or Study 9' 5" x 8' 5" (2.87m x 2.57m)**

Bedroom 3 with fitted wardrobes and ships ladder to a mezzanine level (13' x 11').

**Family Bathroom 5' 2" x 7' 2" (1.57m x 2.18m)**

Family bathroom, jacuzzi spa bath with shower over, WC & wash hand basin.

**Restrictions**

This property can be used throughout the year as a holiday home.

**Outside**

A well protected south west facing deck with shared pontoon and lake views. A useful storage shed to the side of the house. Private parking space to the front of the lodge and communal garden areas throughout the rest of the resort.

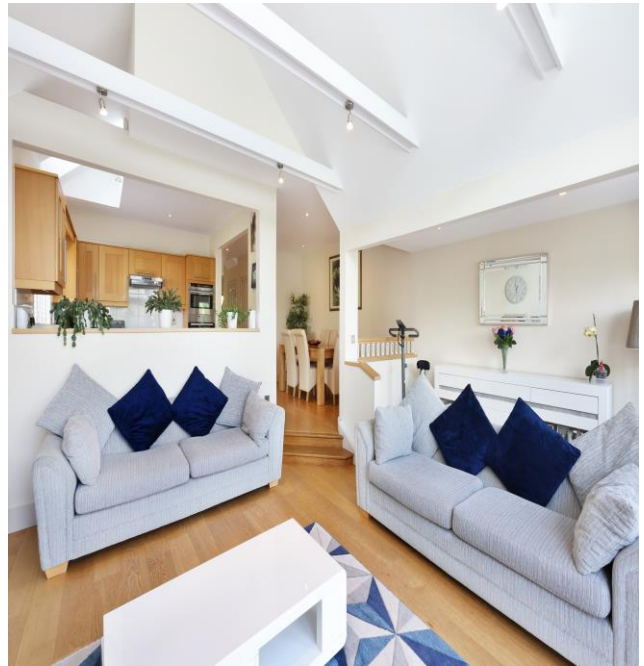
**Services**

Mains water, mains gas & electricity, BT telephone (subject to connection charges). Underfloor heating downstairs, gas radiator central heating upstairs.

**Management**

This holiday retreat is subject to an annual service charge (£4,868.85 Incl. VAT) and ground rent (£2,467.51 Incl. VAT). Managed by Firstport, the service charges include all leisure & sporting pursuits including membership to the sailing club, fishing, tennis, golf & spa. 24 hour gated security, landscaping and grounds maintenance.





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## SERVICE CHARGES

**The Peninsula, The Landings, Summer Lake (four nominated members per lodge).**

**Isis lakes & Windrush Lakes (two nominated members per lodge).**

**Spring Lake owners have the option to join The Watermark Club.**

This includes:

- 24 hour security
- Refuse collection
- Pest control
- Sewage system
- TV system
- Accounting costs
- Professional fees
- Grounds maintenance
- Misc repairs & equipment replacement
- Lake maintenance
- Managing agents' fees
- Electricity (on site - not individual lodge bills)
- Site manager costs
- Groundsmen's wages
- Site lighting

Owners on all the Watermark Lakes (except Spring Lakes, who can opt to join) enjoy membership to the Watermark Club via the service charge. These memberships are not transferable and apply to the nominees only. You get to enjoy the following activities:

The Gym – Spring Lake – Lodge owners benefit from use of the gym. The fully air-conditioned gym, overlooking the ski lake, is equipped with the latest cardiovascular equipment and has a range of free weights. There are well equipped changing room facilities with lockers, showers and hairdryers.

Golf - As an owner, you are entitled to golf for the nominated members at either of the following golf courses up to 25 times per year. All golf can be booked up to seven days in advance for the nominated members and additional green fees can be booked at subsidised rates. All bookings should be made at the Watermark Brasserie reception on Spring Lake and are subject to availability. Email: [watermarkclub@lakeside-bar.co.uk](mailto:watermarkclub@lakeside-bar.co.uk) or Tel: 01285 860606.

Wrag Barn Golf Club - This is an 18-hole challenging golf course just outside the historic town of Highworth. A maximum 18 handicap is recommended to play here. Golf is not available before 12pm on Saturdays or Sundays and a strict dress code is operated for all golfers (golf shoes must be worn at all times on the course and jeans, trainers, tracksuit bottoms & collarless shirts are not allowed on course or in the clubhouse). All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability.

Cricklade Hotel Golf Course - This 9-hole course (5 x Par threes and 4 x 4 Par fours) is only a 15 minute drive from the resorts, on the outskirts of the town of Cricklade (on the B4040). All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability.

Cricklade House & Fritillary Spa – The Pool & Gym are only a 15 minute drive from the resorts, on the outskirts of the town of Cricklade (on the B4040). All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability, [watermarkclub@lakeside-bar.co.uk](mailto:watermarkclub@lakeside-bar.co.uk)



### Ground Floor

Approx. 84.3 sq. metres (907.1 sq. feet)



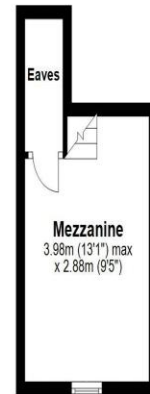
### First Floor

Approx. 53.8 sq. metres (579.1 sq. feet)



### Second Floor

Approx. 10.8 sq. metres (116.7 sq. feet)



Total area: approx. 148.9 sq. metres (1602.9 sq. feet)

## Energy performance certificate (EPC)

15 The Landings The Watermark CIRENCESTER GL7 5LU	Energy rating	Valid until:	6 June 2034
	<b>C</b>	Certificate number:	2771-1277-1821-1015-9228

Property type	Semi-detached house
Total floor area	138 square metres

### Rules on letting this property

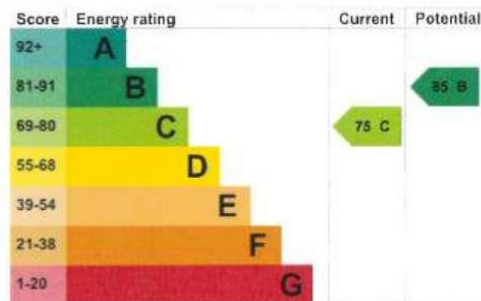
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60