



## **38 THE LANDINGS, STATION ROAD**

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

**A THREE BEDROOM SEMI-DETACHED HOLIDAY LODGE WITH STUNNING VIEWS OVER THE LANDINGS LAKE.**

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

- **THREE BEDROOM MAINE STYLE SEMI-DETACHED HOLIDAY LODGE**
- **LARGE LOFT/ATTIC ROOM**
- **EXTENDED MASTER BEDROOM**
- **SOUTH FACING WITH UNINTERRUPTED LAKE VIEWS**

### **Entrance Hallway**

A wooden floored entrance hall with underfloor heating.

### **Lounge 15' 1" x 14' 5" (4.59m x 4.39m)**

Lounge with underfloor heating and wood flooring throughout. A set of double doors & cathedral style windows overlooking The Landings sailing and fishing lake.

### **Snug 11' 6" x 6' 2" (3.50m x 1.88m)**

### **Kitchen 10' 0" x 7' 1" (3.05m x 2.16m)**

Fully fitted kitchen with gas hob.

### **Dining Room 13' 8" x 9' 2" (4.16m x 2.79m)**

Dining area with adequate seating for 8 people.

### **Utility room 4' 3" x 5' 2" (1.3m x 1.6m)**

Room for washing machine and condensing drier as well as fridge freezer.

### **Shower Room 9' 4" x 7' 6" (2.85m x 2.3m)**

Downstairs shower, hand basin & WC.

### **Master bedroom 16' 4" x 15' 4" (4.97m x 4.67m)**

Enlarged master bedroom with built in wardrobes and an en-suite shower room. Views overlooking The Landings Sailing Lake.

### **Bedroom 2 11' 11" x 9' 4" (3.63m x 2.84m)**

Second double bedroom with built in wardrobe and 'Jack and Jill' access to the family bathroom.

### **Bedroom 3 9' 4" x 8' 5" (2.84m x 2.56m)**

Bedroom 3 downstairs with built in wardrobes and access to the downstairs shower room & Wc.

### **Family Bathroom 5' 2" x 7' 2" (1.6m x 2.2m)**

Family bathroom with bath, wash hand basin & WC.

### **Large converted attic area 10' 7" x 18' 11" (3.22m x 5.76m)**

Large converted attic area that can be accessed via a ships ladder.

### **Services**

Mains water, mains gas, mains electricity & BT phone line (subject to standard fees).

### **Management**

This New England style holiday home retreat is subject to an annual service charge and ground rent. Ground rent = £2,467.51 Incl. VAT. Service charge = £4868.85 Incl. VAT.

### **Restrictions**

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



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Cirencester, Gloucestershire. GL7 5LW  
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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)

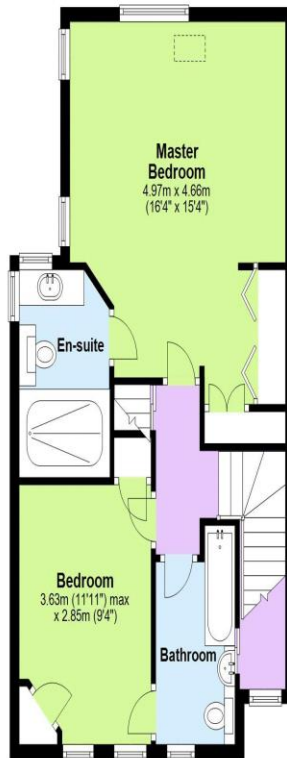
### Ground Floor

Approx. 84.7 sq. metres (912.1 sq. feet)



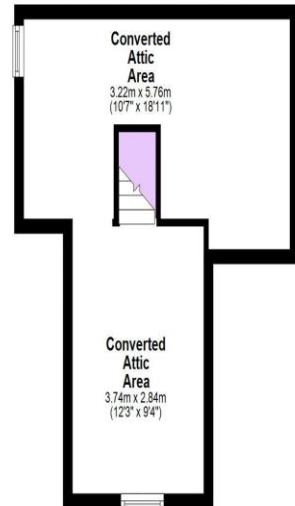
### First Floor

Approx. 55.0 sq. metres (591.8 sq. feet)



### Second Floor

Approx. 27.8 sq. metres (298.9 sq. feet)



Total area: approx. 167.5 sq. metres (1802.8 sq. feet)

## Energy performance certificate (EPC)

38 The Landings The Watermark CIRENCESTER GL7 5LU	Energy rating <b>C</b>	Valid until: <b>10 March 2034</b>
	Certificate number: <b>2961-1238-8111-8817-4401</b>	

Property type	Semi-detached house
Total floor area	167 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

