



46 SUMMER LAKE

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5LW

**AN IMMACULATE 3 X DOUBLE BEDROOM (ALL ENSUITE) DETACHED HOLIDAY LODGE,
WITH IT'S OWN ROOF TOP TERRACE, OVERLOOKING SUMMER LAKE.**

£1,050,000 (UN-FURNISHED - LEASEHOLD)

- **UPSIDE DOWN LIVING WITH SOLAR PANELS ON ROOF & BATTERY STORAGE**
- **3 BEDS WITH 3 ENSUITES & DRESSING ROOM**
- **2020 SQ FT WITH LARGE TERRACE AND JACUZZI ON GROUND FLOOR DECKING**
- **SEPARATE GARAGE AND STORAGE UNIT**

Entrance Hallway

A large, spacious, tiled hallway leading to 4 x downstairs bedrooms & utility room with washing machine & condensing dryer. Electric Rointe radiators throughout the property.

Bedroom One 15' 9" x 13' 10" (4.80m x 4.21m)

Carpeted ground floor master bedroom with en-suite bathroom, built in wardrobes and doors out on to a large composite deck with hot tub and glass balustrades, directly overlooking Summer Lake.

Bedroom Two 10' 5" x 10' 4" (3.17m x 3.15m)

Carpeted ground floor bedroom with en-suite shower & built in wardrobes. French doors giving access to the ground floor composite decking and glass balustrade, stunning views directly over Summer Lake. Electric Rointe radiators.

Bedroom Three 10' 4" x 10' 4" (3.15m x 3.15m)

Carpeted ground floor bedroom, built in wardrobes and ensuite shower room. Rointe electric radiators.

Dressing room/Bedroom 4/study 12' 8" x 7' 2" (3.86m x 2.18m)

Currently a dressing room but could easily be a study or 4th ground floor carpeted bedroom. Electric Rointe radiator heating.

Kitchen/Diner - upstairs 0' 0" x 0' 0" (0.00m x 0.00m)

Fully fitted designer kitchen from Porcelenosa. Neff induction hob, Neff oven, dishwasher, large Samsung fridge freezer, wine fridge, water softener and water filter tap.

Living Space - upstairs 22' 3" x 30' 11" (6.78m x 9.42m)

An expansive airy & open plan living space, high vaulted ceilings and bi-fold doors to a first floor terrace with composite decking. Upstairs WC and wash hand basin just off living area. Rointe electric radiators throughout.

Roof top terrace 24' 8" x 12' 4" (7.51m x 3.76m)

Large roof terrace with glass balustrades and stunning views over Summer Lake.

Store room or gym accessed from outside 8' 6" x 6' 1" (2.59m x 1.85m)

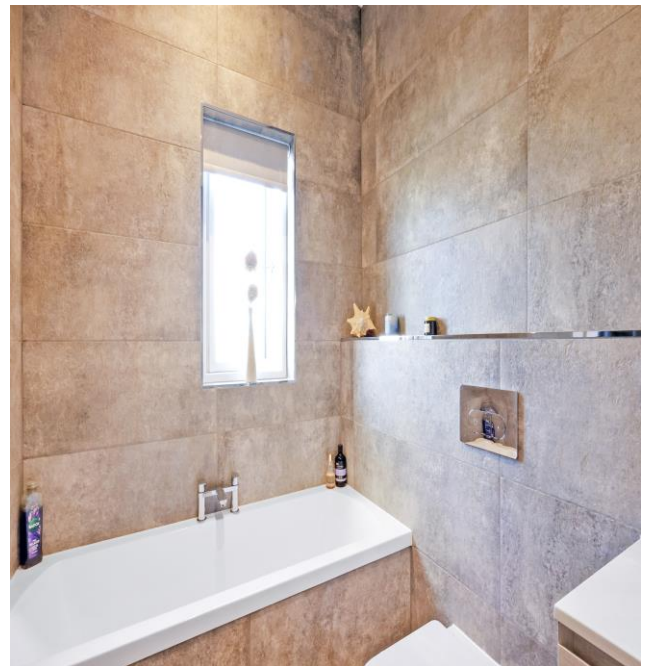
Store room accessed from the wraparound ground floor decking.

Outside and extras

Jacuzzi hot tub with an awning above it on the large ground floor deck - beautiful views over Summer Lake. Three parking spaces directly outside the property. A garage and storage unit. Outside tap on first and ground floor, 9 CCTV cameras and PIR internally. Two batteries for solar storage. Sonos upstairs in kitchen/living area and in gym. There is also a large electric awning with lights on the first floor decked area.

Management

Barnsdales are the managing agents for Summer Lake. 981 years remaining on the leasehold - Ground rent = £2,300.40 (Incl. Vat per annum). Service Charge = £3,949.29 (Incl. Vat per annum).



Watermark, Summer Lake, South Cerney,
Cirencester, Gloucestershire. GL7 5LW
Tel: 01285 869031 Fax: 01285 862977
E-mail: markbrown@watermarkcotswolds.com www.watermarkcotswolds.com

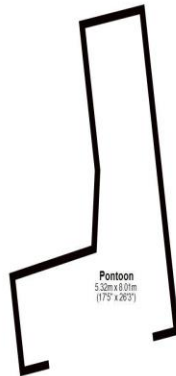
SERVICE CHARGES

Summer Lake.

This includes:

- Refuse collection
- Pest control
- Sewage 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

Ground Floor
Approx. 106.0 sq. metres (1140.9 sq. feet)



First Floor
Approx. 78.0 sq. metres (845.0 sq. feet)



Total area: approx. 184.0 sq. metres (1980.8 sq. feet)
46 Summer lake, Spine Road, South Cerney

Energy performance certificate (EPC)

46 SUMMER LAKE SPINE ROAD EAST SOUTH CERNEY GL7 5LW	Energy rating C	Valid until:	11 November 2030
		Certificate number:	9992-0201-7600-8286-3715

Property type

Detached house

Total floor area

187 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 C.

[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

