



16 THE LANDINGS

STATION ROAD, SOUTH CERNEY, GLOUCESTERSHIRE, GL7 5LU

A FOUR BEDROOM, SEMI-DETACHED LAKESIDE HOLIDAY HOME - 12 MONTHS USAGE, IN THE SOUGHT AFTER GATED & 24 HOUR SECURITY PATROLLED RESORT. THIS BEAUTIFUL PROPERTY BENEFITS FROM LEISURE FACILITIES AND STUNNING VIEWS WITH ACCESS TO THE SAILING LAKE.

£750,000 (UN-FURNISHED - LEASEHOLD)

- **BEAUTIFULLY PRESENTED LAKESIDE HOLIDAY HOME**
- **STUNNING OPEN PLAN VAULTED LIVING SPACE**
- **SOUTH FACING PRIVATE DECK WITH DIRECT LAKE ACCESS**
- **FOUR BEDROOMS PLUS A MEZZANINE LOFT AREA**

Hall 15' 7" x 9' 1" (4.75m x 2.77m)

With oak flooring leading to open plan kitchen, living & dining area. Generous understairs cupboard plus utility cupboard housing washing machine, dryer & additional fridge. Underfloor heating throughout the ground floor.

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

With contemporary gas fire and French windows leading onto the wraparound deck with glass balustrades and stunning views across The Landings fishing and sailing lake.

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

With steps leading down to the living area.

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

Fully integrated units, under worktop fridge and freezer, gas hob, double oven and dishwasher.

Downstairs bathroom 9' 4" x 8' (2.84m x 2.44m)

With tiled flooring, shower, WC and wash hand basin.

Downstairs - Bedroom 4 9' 5" x 10' 8" (2.87m x 3.25m)**Bedroom 1 13' 4" x 11' 1" (4.06m x 3.38m)**

With fitted wardrobes, vaulted ceiling, large windows framing the fabulous south west facing views across the lake and en-suite shower room.

En-suite 5' 5" x 10' 8" (1.65m x 3.25m)

Includes a Matki shower, WC and wash hand basin.

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

With fitted wardrobes.

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

With a mezzanine loft area with ample amount of storage in the eaves, accessed by a fixed ladder.

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

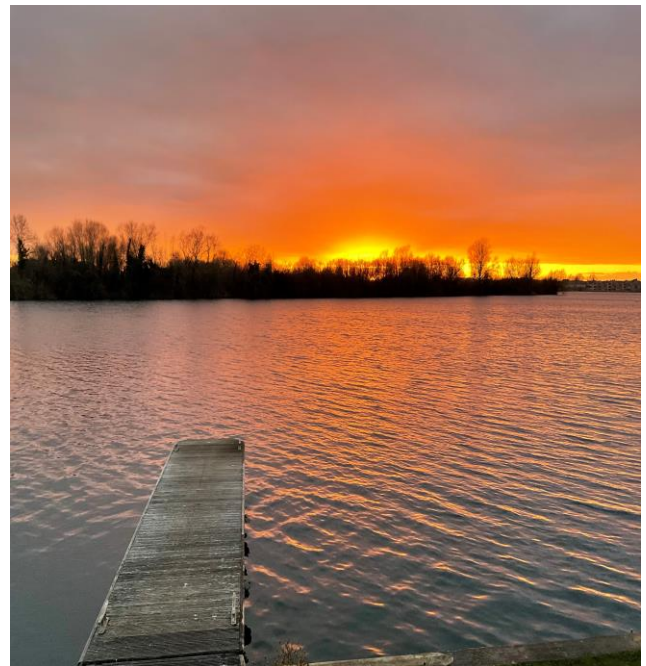
With bath with shower over, WC and wash hand basin.

OUTSIDE & SERVICES

A large well protected deck with shared pontoon and stunning lake views. Outside storage shed for bikes, cushions etc. Parking to the front of the property and communal garden areas throughout the rest of the resort. Tennis courts x 2. Mains water, mains gas & mains electricity.

MANAGEMENT

This four bedroom country retreat can be used 12 months per annum as a holiday home. It is subject to a management charge which includes 24 hour gated security, gardens & landscaping, sporting and leisure pursuits such as health club, golf, fishing, tennis and sailing. Ground rent (£2,662.10) & Service charge (£4,824.56) per annum.



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SERVICE CHARGES

The Peninsula, The Landings, (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
- Accounting costs
- Professional fees
- Grounds maintenance
- Misc repairs & equipment replacement
- Lake maintenance
- Managing agents' fees
- 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:

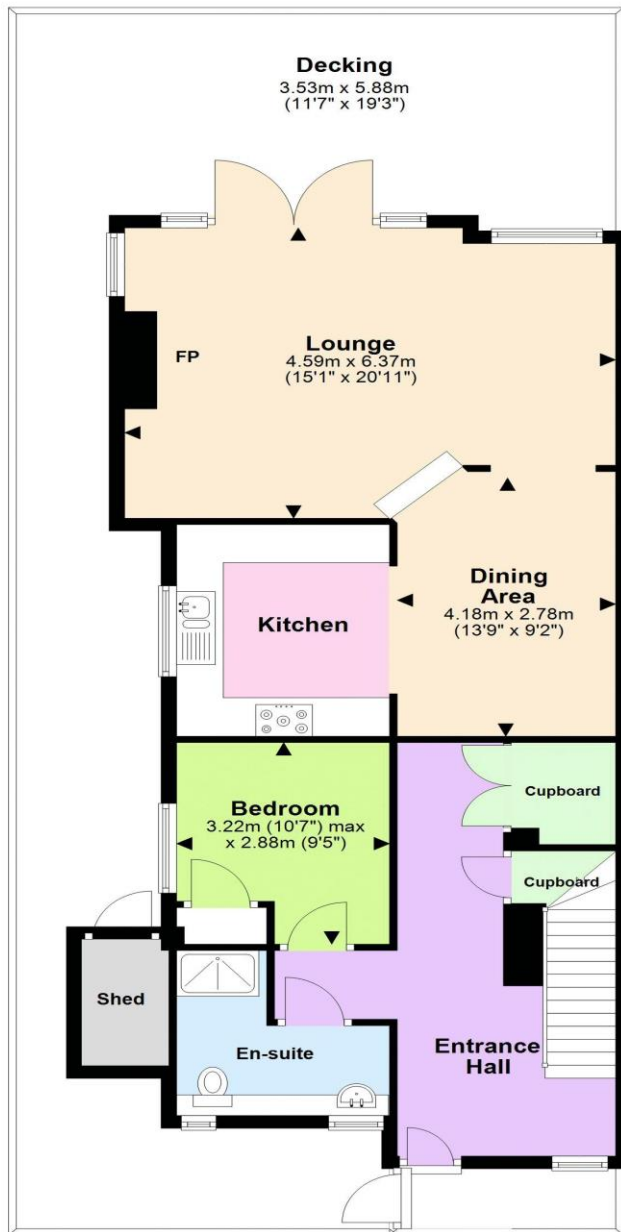
The Gym – Spring Lake – Lodge owners benefit from use of the gym. The fully air-conditioned gym, overlooking the ski lake, is equipped with the latest cardiovascular equipment and has a range of free weights. There are well equipped changing room facilities with lockers, showers and hairdryers.

Golf - As an owner, you are entitled to golf for the nominated members 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 or Tel: 01285 860606.

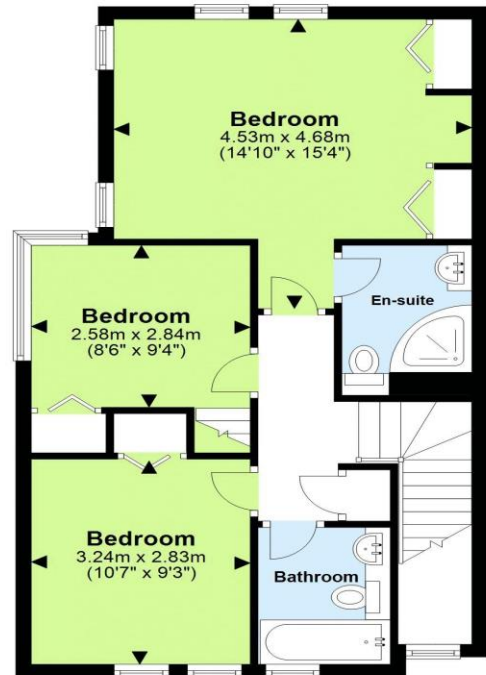
Wrag Barn Golf Club - This is an 18-hole challenging golf course just outside the historic town of Highworth. A maximum 18 handicap is recommended to play here. Golf is not available before 12pm on Saturdays or Sundays and a strict dress code is operated for all golfers (golf shoes must be worn at all 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 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

Ground Floor



First Floor



Second Floor



Total area: approx. 148.0 sq. metres (1593.4 sq. feet)

Energy performance certificate (EPC)

16 The Landings The Watermark Station Road South Cerney CIRENCESTER GL7 5LU	Energy rating C	Valid until: 18 June 2030
		Certificate number: 8350-7526-7240-6031-6296

Property type	Semi-detached house
Total floor area	150 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

