



Sunset Lodge, The Lakes by YOO, Cotswolds, GL7



Sunset Lodge, The Lakes by YOO, Cotswolds, GL7

An extraordinary modern lakeside home in a wooded private estate with beautiful views and wonderful outside space. Contemporary in design the house is arranged over three floors and constructed with timber clad elevations.

The expansive open plan reception space has open views onto the lake and steps lead down from the house to a beach area where watercraft can be launched or for entry into the lake for open water swimming. There is parking for four cars and as part of The Lakes by YOO development there is access to the outstanding spa facilities.

Transport

Lechlade one mile, Burford seven miles, Cirencester 14 miles, Oxford 25 miles, Cheltenham 27 miles. Charlbury Station 16 miles, London Paddington from 67 minutes (all times and distances are approximate).

Communications are good with road links to London and beyond via the A40/ M40 (J8) near Oxford or the M4 at Swindon (J15), and trains from either Charlbury or Swindon to Paddington, and from Swindon to Bath and Bristol.





Sunset Lodge, The Lakes by YOO, Cotswolds, GL7

Sporting facilities in the area include golf at Burford, Highworth and Witney; and racing at Cheltenham, Stratford and Newbury. Little Faringdon is located close to the boundary of the Cotswold Water Park providing various water sports. Trout fishing is offered at Lechlade. State and private schooling is excellent with a primary school located a mile away in Langford, (Ofsted Good) and a highly regarded secondary school in Burford (Ofsted Good). Private schools nearby include Hatherop Castle, Cokethorpe and St Hugh's and there are many excellent schools around Cirencester, Cheltenham and Oxford.

One mile from the market town of Lechlade, which lies on the Thames and has several independent shops, a small supermarket, bakery, cafes, several pubs, a doctors' surgery, and a library. Cirencester provides more comprehensive facilities including an excellent range of independent shops, boutiques, and restaurants as well as regular markets and three supermarkets, including Waitrose. There are many highly regarded gastro pubs in the area including The Bell Inn at Langford and The Five Alls in Filkins. The highly regarded Thyme Hotel and Spa is within three miles and Daylesford Organic, Soho Farmhouse, and the larger centres of Oxford and Cheltenham are within easy driving distance, providing a wider range of facilities including cultural and recreational amenities.



- Four bedrooms
- Three bathrooms
- Double reception room with open fire
- Bulthaup kitchen and Gaggenau appliances
- Underfloor heating throughout
- Full-width terrace on ground floor
- Wrap-around balconies on top floor
- Four off-street parking spaces
- Large shed for bike storage
- Mains electrical supply for EV charging
- Steps directly onto beach for swimming or water sports
- Access to The Lakes by YOO spa, pool & gymnasium
- Private gated estate with 24-hour security
- Council Tax Band G
- EPC Rating B



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.