

LONGCROSS CAUSEWAY





The Lakes by YOO, Cotswolds, GL7

An extraordinary home in this prestigious private lakeside development which offers uninterrupted lake views from its' principal rooms. The double reception room on the ground floor extends to just under 40 feet in length and benefits from three sets of doors onto an enormous terrace of the same length. There is a snug just off the main reception space. As well as a beautifully fitted kitchen there is a separate utility room and a shower room on the ground floor.

















The first floor offers as superb principal suite and another two double bedrooms and a family bathroom while the top floor provides a guest suite and one further double bedroom as well as two enormous balconies which span the entire width of that floor.









The Lakes by yoo is a gated community where nature and design work in harmony to provide the ultimate rural retreat and lifestyle. A private estate set amongst 650 acres of idyllic Cotswold countryside just 90 minutes from London, The Lakes enables owners to experience the very best of the British seasons. By collaborating with ecologists and conservationists, our architects and designers have complemented the estate's natural assets and landscape, ensuring a masterplan that is environmentally sound, breathtakingly beautiful and functional. With a luxury spa, indoor pool and tennis courts alongside miles of nature trails and lakeside pursuits, it is a playground for all ages to enjoy and discover.

- Lechlade 1.8 miles, Faringdon 8 miles, Cirencester 11 miles,
- Burford 11 miles, Swindon 13 miles, Wantage 17 miles, Oxford 26 miles
- London Paddington Station 40 minutes, London 82 miles (Distances and times approximate)

The Lakes by YOO, Cotswolds, GL7 - Freehold

Local Authority - **Cotswold District Council**

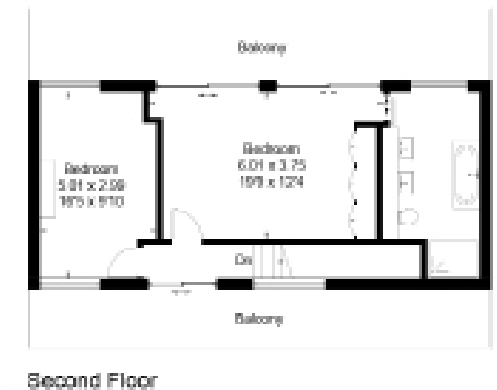
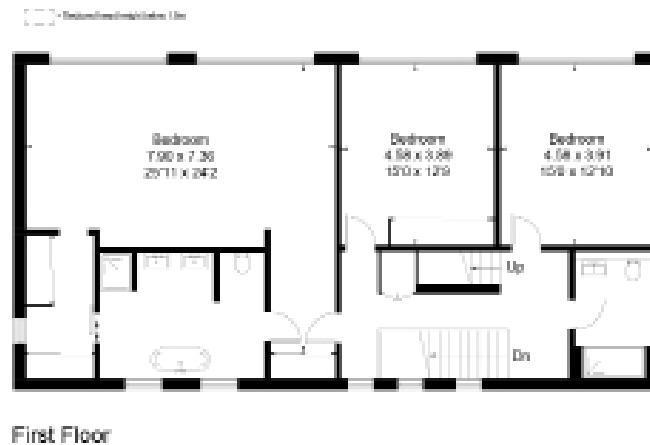
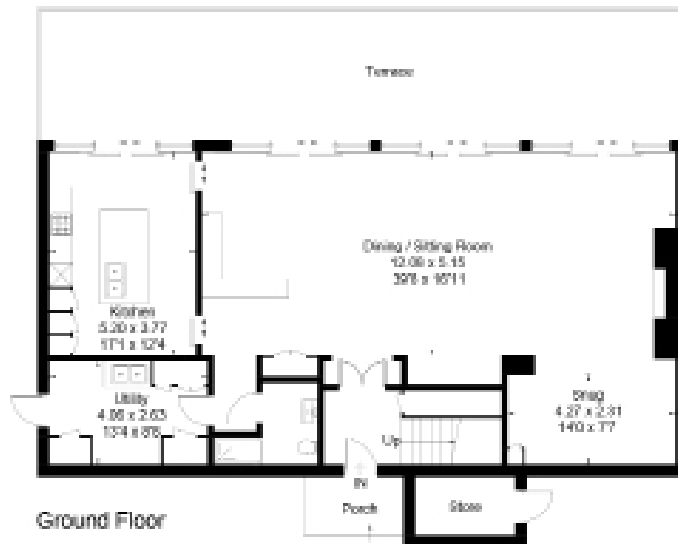
Approx. Gross Internal Area = 311.0 sq m / 3348 sq ft

Store = 3.9 sq m / 42 sq ft

Total = 314.9 sq m / 3390 sq ft



- Double reception room
- Snug
- 50 ft terrace
- Eat-in kitchen
- Utility room
- Principal suite
- Guest suite
- Three double bedrooms
- Two shower rooms
- Two balconies
- Extends to 3,390 sqft
- Access to The Lakes by Yoo facilities



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.

LONDON OFFICES

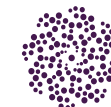
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