

MARLEY VIEW





Coln Waters, The Lakes by Yoo, Cotswolds, GL7

With views across the lake and surrounding woodland, this beautifully designed apartment is set within an exclusive private estate in the heart of the Cotswolds. Blending contemporary design with the warmth and texture of natural materials, it offers a rare balance of luxury and tranquillity.

The open-plan living space is bright and inviting, with sliding doors leading out to a generous terrace and garden overlooking the water. The sleek kitchen, dining and sitting areas flow seamlessly together, creating the perfect setting for relaxed living and entertaining. Three spacious bedrooms include a serene principal suite with en suite bathroom and fitted wardrobes, while two further bedrooms and a family bathroom provide flexible, well-appointed accommodation.

Outside, the private terrace offers an exceptional space for dining or unwinding, surrounded by landscaped parkland and lake views, ideal for those seeking peaceful modern living within a secure, design-led estate.



















- 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)



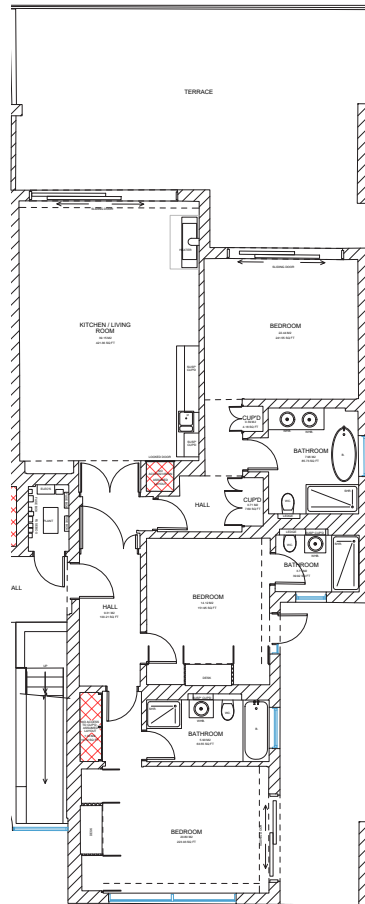
Set in 850 acres of freshwater lakes, woodlands and meadows, The Lakes is a secure estate in the heart of the Cotswolds. Within easy reach of London and international transport links, it is home to 180 luxury family homes.

The estate's facilities include a full-service spa, a cafe, sailing club and a wealth of family-friendly activities from kayaking and zip-wiring. Rediscover yourself in the great outdoors with exclusive access to our farmyard, arboretum, beehive, freshwater lakes, and woodland trails.



Coln Waters, The Lakes by Yoo, Cotswolds, GL7 - Freehold

Local Authority - **Cotswold District Council**



Approx. Gross Internal Area
= 125.49 sq m / 1350 sq ft



- Open-plan living area with kitchen, dining, and sitting room
- Principal suite with, en suite bathroom, and built-in wardrobes
- Two additional bedrooms with en suites
- High-standard finishes with premium fixtures
- Terrace with lakeside views
- Large garden
- Shed/store with made to measure wardrobes and large wine cooler
- Gated estate with 24/7 security
- Owner free access to spa, gym, pool, and nearby restaurant



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.

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