



**21 Windrush Lake, The Watermark South Cerney, GL7 5TJ**  
**Offers In Excess Of £380,000**

**Cain & Fuller**

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**Cain & Fuller**

An open view over a stunning lake! This is a great opportunity to purchase one of the high specification three bedroom Lodges on Windrush Lake which forms part of the Watermark development within the Cotswold Water Park. 21 Windrush Lake is one of the last lodges to be constructed and as such benefits from appealing light and spacious accommodation set out over two storeys and presented in fantastic condition by the present vendors. To the ground floor, there is a very generously proportioned lounge and dining areas with full unimpeded access onto the large family deck over looking the lake. To the front of the lodge there is an extensively fitted kitchen with an excellent range of storage and selection of built-in appliances, large picture window with further views to the front deck and beyond to another landscaped lake. Entrance door to the front of the lodge gives access to a reception hallway with downstairs Wc cloak room and separate laundry room to side. To the first floor there are three bedrooms the master of which has stunning views of the lake through full height windows, this room also benefits from a walk-in wardrobe and a superbly presented contemporary en suite bathroom. A white family bathroom services guests in the existing bedrooms. The lodge is warmed by a gas fired central heating system which is complemented by double glazed windows and doors throughout. We would point out that this lodge is presented in superb condition through out and must be viewed to be appreciated, call Cain & Fuller in Cirencester to arrange a viewing.

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### **South cerney**

The village of South Cerney has a range of local amenities including a newsagents, Co Op general store, hairdressers, a fish and chip shop, an Indian restaurant/takeaway, pharmacy and a dental surgery. There are three public houses in South Cerney, The Old George, The Royal Oak and The Eliot Arms Hotel. There is a Village Hall and Fenton's Community Centre. It is located in the heart of the Cotswold Water Park with a large range of water based activities on offer including education lake and Golf course

### **Cirencester**

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

### **Outside**

To the front of the lodge there is gated access to the front porch a private decked area that receives the sun all day, all year and benefits from a good degree of privacy with entrance door to the lodge. The rear deck affords occupants of the lodge a truly stunning view over Windrush Lake in a secure and attractive setting. There is ample space for a large selection of furnishing, the deck catches the sun and shade depending on the time of year.

### **Selection of amenities**

Windrush Lake is next to Isis Lakes they benefit from the 3 tennis courts, a children's play area, selection of pathways around the perimeter of the lakes. In an ideal spot with no bulrushes impeding direct access into the lake with non motorised boats, kayaks, canoes, paddle boards etc. A full slipway for larger boats on the opposite side of the lake. This lake is not approved for swimming as is the case for most of the lakes. Lake 89 (walking distance to the complex) has this facility all year round with a permit. Fishing (with relevant permits) available from the swims provided. The area benefits from a full range of water based activities and a selection of nature reserves and fishing environments.

### **Viewing**

Through Cain & Fuller in Cirencester.

### **Service charge and ground rent**

Please ask the vendors agent for further details These fees include owner access to the Cricklade Hotel & Country Club which includes a spa area, pool and golf. All pre-bookable. Golf also available at Wrag Barn, free but pre-bookable.

### **Parking**

There is parking for residents in front of the lodges on Windrush lake.

### **Council tax**

Band c

### **EPC**

C rating

### **Tenure**

Leasehold

### **Agents Note**

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

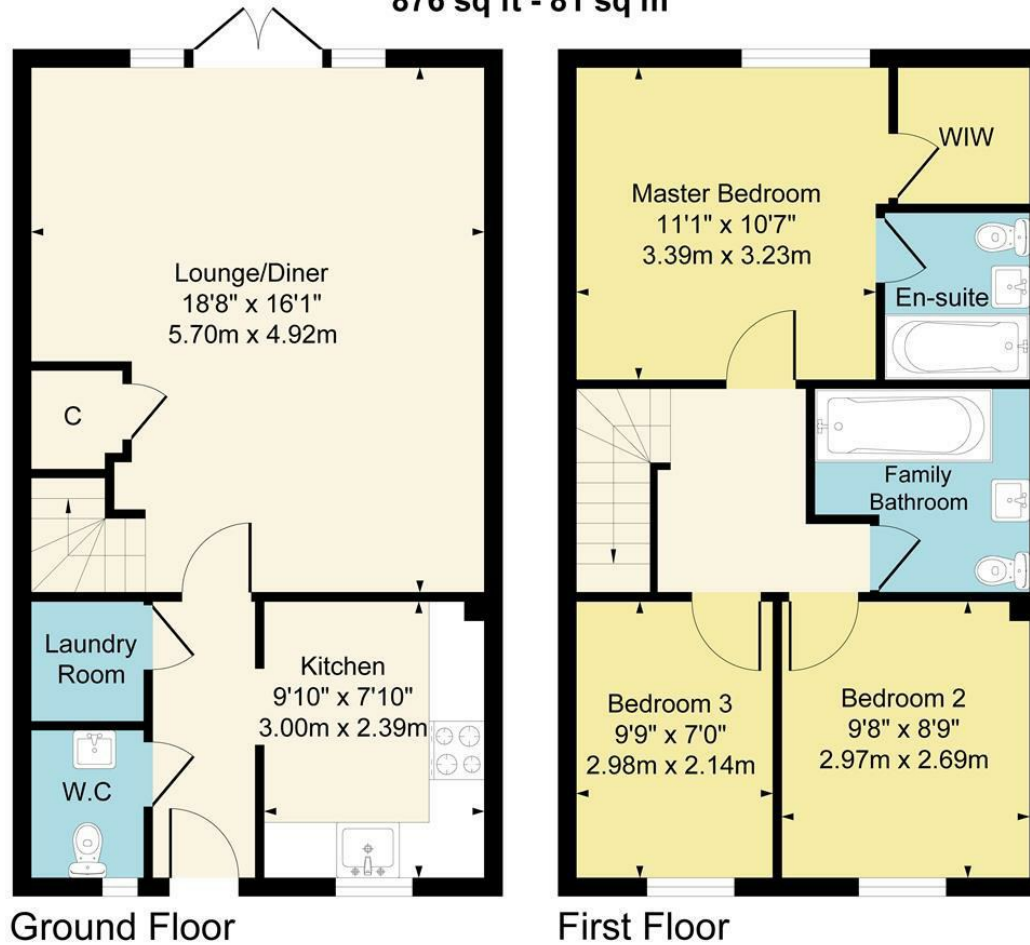
### **Photo creditation**

The still drone photo is used with the permission of @cotswoldgetaways





**Approximate Gross Internal Area**  
**876 sq ft - 81 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.