

48 LILLY LAKE

LONDON ROAD, FAIRFORD





48 Lilly Lake

London Road, Fairford

A bespoke detached five-bedroom holiday retreat offering serene views and private lake frontage located in Cotswold Waters

GROUND FLOOR

Entrance hall • Cloak room • Open plan kitchen/breakfast/dining room • Utility • Balcony

FIRST FLOOR

Landing • Bedroom with adjoining shower room • Two double bedrooms with access on to the balcony • Family bath and shower room

SECOND FLOOR

Principal suite with dressing area and adjoining bath and shower room
Bedroom with adjoining shower room, both rooms with access on to the balcony

THIRD FLOOR

Family / games and entertaining room with adjoining shower room • Wrap around balcony

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Oxfordshire, OX18 4RR

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DESCRIPTION

48 Lilly Lake was completed in 2024 and is located in Cotswold Waters a prestigious private estate offering luxury second homes in the heart of the stunning Cotswold countryside. This rare lakeside development blends natural beauty with contemporary comfort, whilst enjoying the unspoiled landscape. The estate features freshwater lakes, tranquil woodlands, and open meadows, creating an idyllic retreat. Home to just 135 exclusive residences, Cotswold Waters is a secure, gated community designed for peace, privacy, and connection to nature. Ideally located approximately 90 minutes from London, it also offers easy access to major international travel links making it the perfect sanctuary within easy reach.

SERVICES

Private water supply provided by the estate, private drainage (Klargester), and mains electricity. Air source pump heating with underfloor heating throughout. Gigaclear connected. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

CONDITIONS

Occupancy for 11 months use

SERVICE CHARGE

There will be a service charged linked with the property but as yet, this amount has yet to be confirmed. Information will be provided by the developer in due course.



FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, GL7 1PX. T: 01285 623000 W: cotswold.gov.uk

COUNCIL TAX: Band H

VIEWINGS

Please telephone Sophie Lane at the Cirencester Office T 01285 883740
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or Katy Freeman at Butler Sherborn, Burford Office
T 01993 822325
E katy@butlersherborn.co.uk

Or The London Office
T 0207 839 0888.





DIRECTIONS (GL7 4GU)

From Burford take the A361 through Lechlade and at the traffic lights, continue towards Fairford. Continue straight on the A417 to Fairford and the entrance to Cotswold Waters can be found on the left hand side. 48 Lilly Lake is located to the left side of the lake.

what3words

Entrance to Cotswold Waters: ///annotated.fears.ruin

48 Lilly Lake: ///voted.valuables.narrates

Pubs



The Lakes Bar & Kitchen by Yoo – 1.8 miles

New Wave, Lechlade – 3.1 miles

The Railway Inn, Fairford – 1.1 miles

The Bull, Fairford – 1.5 miles

Train Stations



Kemble – 15.4 miles

Swindon – 13.5 miles



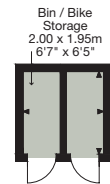
48 Lilly Lake, London Road, Fairford GL7 4GU

Gross Internal Area (Approx.)

Main House = 298 sq m / 3,207 sq ft

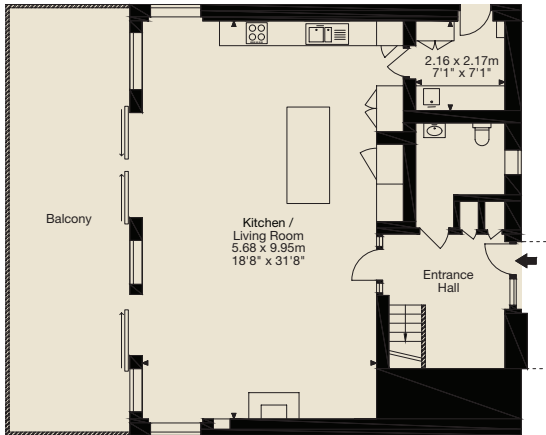
Outbuilding = 3 sq m / 32 sq ft

Total Area = 301 sq m / 3,239 sq ft

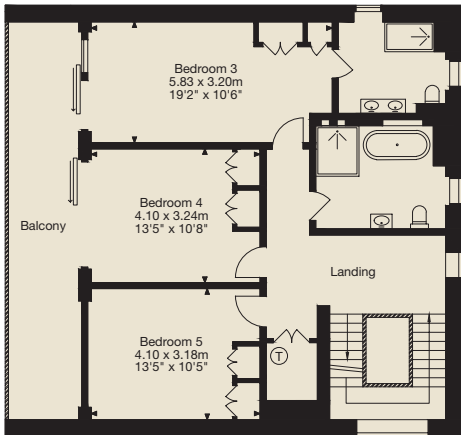


Outbuilding

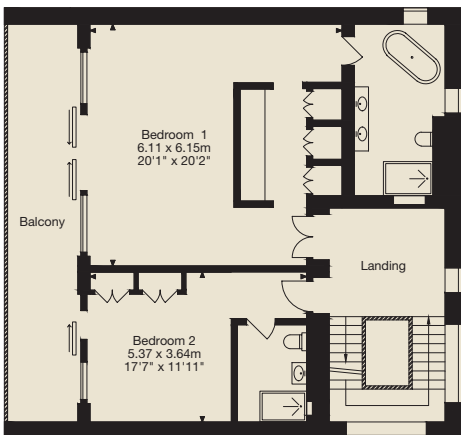
© Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.



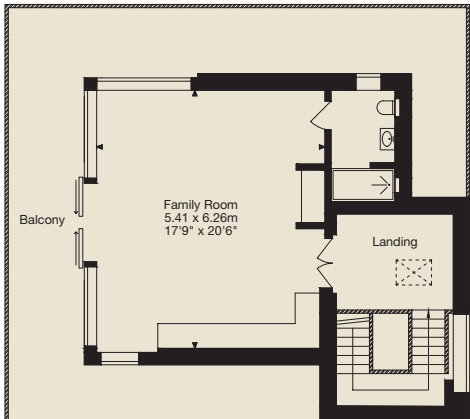
Ground Floor



First Floor

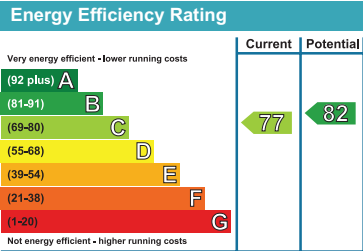


Second Floor



Third Floor

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