





## 11 Isis Lake, Cotswold Water Park, Gloucestershire.

### **DIRECTIONS**

Please use the postcode GL7 5LT or call the office at any time for detailed directions from your location.

### **SUMMARY**

Extended and much improved holiday home which features adaptations for disabled use including lift access to the first floor. The spacious accommodation includes a ground floor bedroom with wet room, three further bedrooms as well as plenty of reception space. It is conveniently located for the tennis courts as well as the many other leisure facilities on this desirable lakeside development.

### **PROPERTY**

The property is accessed from the front into an extended, well presented kitchen with a range of storage and appliance space. It is open to the large reception space which has plenty of space for separate living and dining areas. It benefits from doors out to the garden, stairs rising to the first floor with storage cupboard below and a Stiltz Trio lift which provides access into the largest first floor bedroom. There is a ground floor bedroom which has a wet room comprising shower area, wc, and wash hand basin. The ground floor is completed by a cloakroom with wc and wash hand basin. To the first floor is the family bathroom with suite comprising bath with shower over, wc, and wash hand basin. There are three bedrooms, the largest of which has the lift access, airing cupboard, built in wardrobe and dressing table. The smallest room has a door through to a very large room which is currently used as a home office and storage area although could provide a variety of uses as required.

### **GARDENS**

The property has a ramp and steps to the front from the attractive communal gardens. The rear garden is larger than most and features an area of decking, patio and maintained shrub and plant borders. It enjoys an enviable position as it remains close to the tennis courts, boules pitch, volleyball court, and children's play area. There is a wider array of leisure facilities throughout the Waterpark.

### **LOCATION**

Isis Lakes forms part of the Watermark which is a security controlled development with a full range of leisure facilities including water-skiing, boating, fishing, walking or relaxing at Cotswold Country Park and Beach. There are some superb restaurants and pubs within easy reach whilst the larger towns of Bristol, Cheltenham, Cirencester, Oxford and Swindon are all under an hours drive away. The nearby A417/9 provides easy access to the M4 and M5 motorways and the nearby village of Kemble provides a direct train service to London Paddington.

### **VIEWING**

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

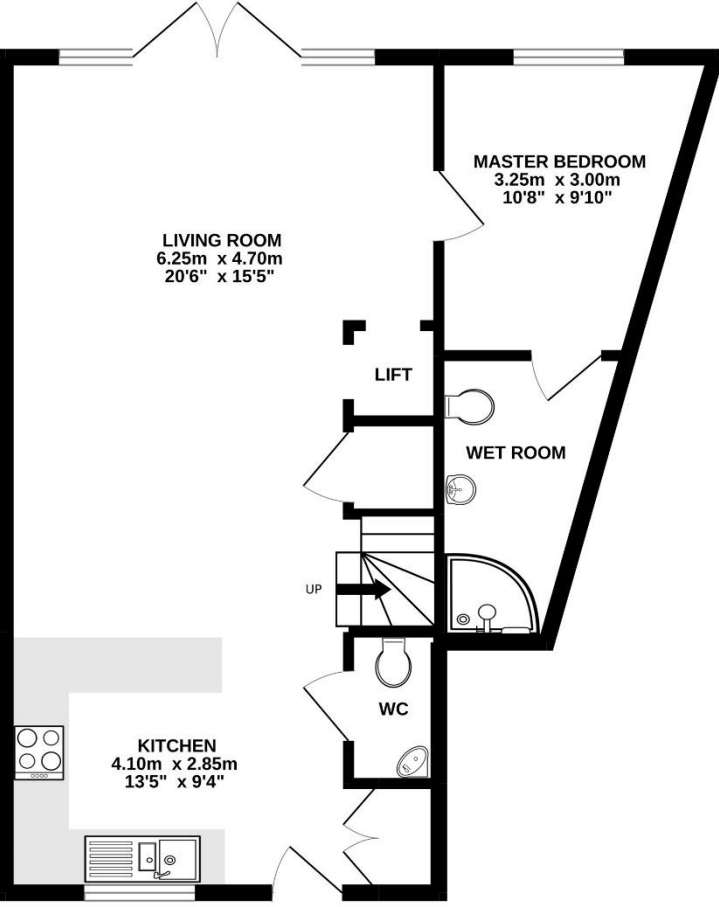
### **MORTGAGE**

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

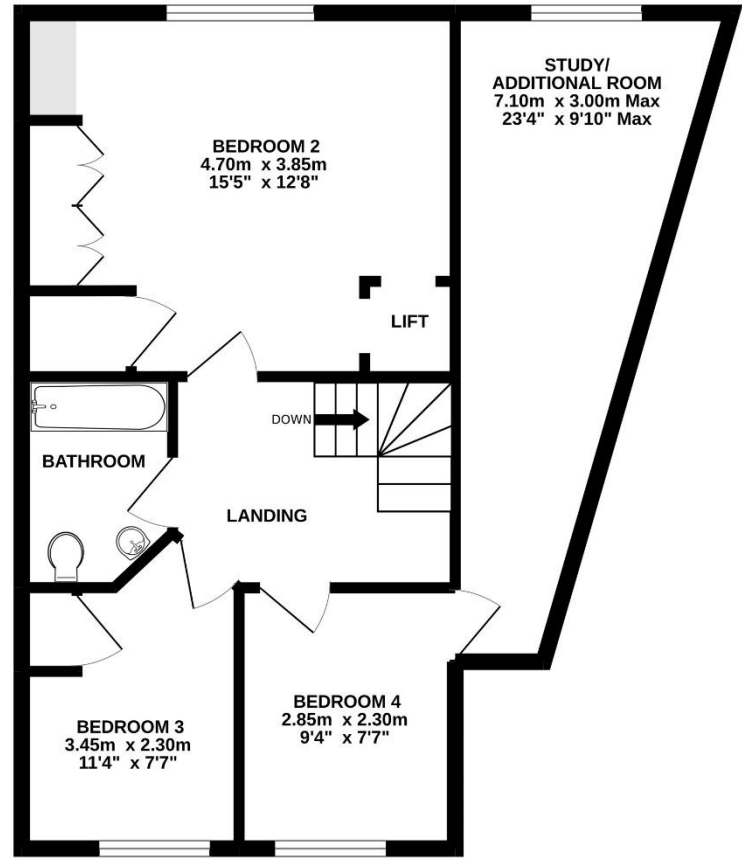
### **AGENTS NOTE**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022



01285 641839  
cirencester@cbslade.co.uk

01793 752382  
cricklade@cbslade.co.uk

[www.cbslade.co.uk](http://www.cbslade.co.uk)