





8 Fairford Water Ski, Whelford Road, Fairford, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 4DT or call the office at any time for detailed directions from your location.

SUMMARY

Situated on the edge of the Cotswold Water Park around a private lake is this exclusive development of 18 Lodges. This spacious holiday lodge offers generous and well presented accommodation throughout, low maintenance gardens with incredible lake views, parking and private mooring for a boat.

PROPERTY

Well presented throughout, the property is accessed directly in to the generously-sized triple aspect reception room which provides a kitchen fitted with a range of storage and appliances. The reception room benefits from plentiful space for separate living and dining areas as well as a newly installed wood burner. Double doors lead out on to the decking with stunning lake views. The inner hallway provides a useful storage cupboard housing the combination boiler and separate loft access. There are three good-sized bedrooms which each benefit from built in wardrobe space. The accommodation is completed by a separate wc and a Jack and Jill style bathroom which connects to the master bedroom and is fitted with a suite comprising bath with shower over, wc and wash hand basin.

GARDENS

The property enjoys an enviable position which benefits from low maintenance gardens and truly incredible views over a beautiful lake. There are areas of decking, gravel and patio which provide versatile seating areas to soak up the environment. Adjacent to the property is a private mooring for

a boat. The lake can only be used by members of Fairford Water Ski Club but an annual family membership (£1,600pa) will allow you to launch your boat and partake in water sports, or use paddle boards on the slalom lake when not in use.

LOCATION

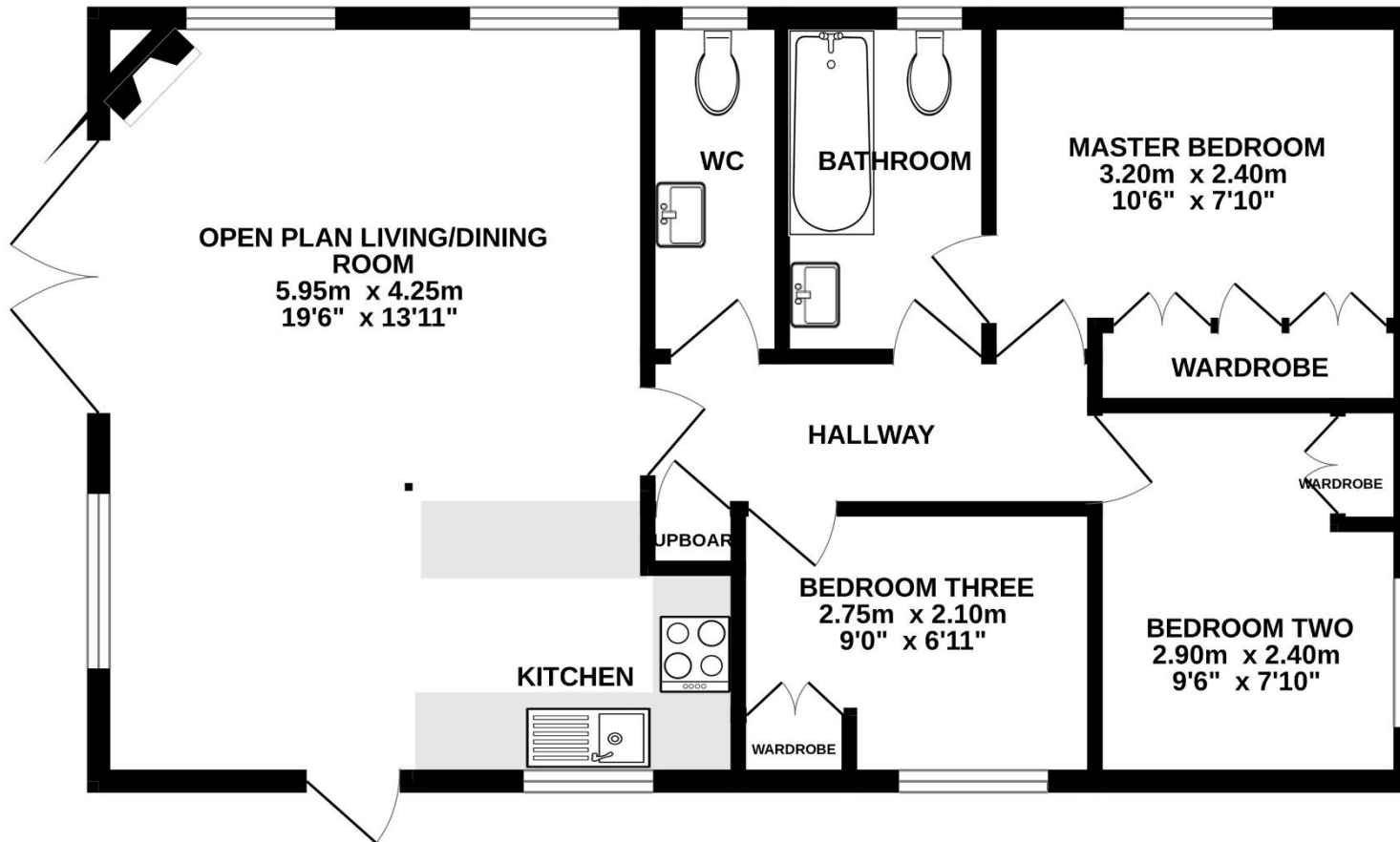
Fairford Water Ski Club is set on a beautiful lake situated on the edge of the Cotswold Water Park and boasts a large recreational water ski & wakeboard lake alongside a dedicated and well protected slalom lake. This exclusive development of 18 lodges can be found between the attractive market towns of Fairford and Lechlade and is made private by electric gated access. Although tranquil in its position, the nearby towns of Fairford and Lechlade each offer many amenities including public house, restaurants and shops. Fairford Water Ski Club is also within easy access to Cirencester, Swindon, Cheltenham, Burford and Oxford.

VIEWING

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

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.



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.
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