




**Christian
Benjamin**
LEISURE


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Isis Lake, Cotswold Lakes, Gloucestershire.

£320,000 Leasehold



35 Isis Lake, Cirencester, Gloucestershire.

Directions

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

The Important bits

Holiday home in this exceptionally desirable gated development
Three bedrooms

Summary

Perfectly positioned, three bedroom holiday home with southerly facing decking which enjoys stunning lake views, designated parking, and attractive communal gardens on this desirable, security controlled development. The property has been subject to many improvements, to include a new roof, and would make an ideal investment or the perfect bolthole to enjoy.

Step inside

The property is accessed via an entrance with coat hanging space which leads to the large, open kitchen. This room has been remodelled and now offers a range of storage and appliances with tiled floors. It is open plan to the large reception room with stairs rising to the first floor which benefits from a large storage cupboard below, separate dining area and double doors leading out to the southerly facing private decking with lake views beyond. The ground floor is completed by a useful utility cloakroom with wc, wash hand basin, and space for a washing machine and tumble dryer. The first floor landing has a hatch providing access to the loft space. The master bedroom benefits from views to the lake, an airing cupboard, large walk in storage cupboard, and an ensuite with shower, wc, and wash hand basin. There are two further bedrooms and a family bathroom with suite comprising bath with shower over, wc and wash hand basin.

Step outside

The property enjoys an envious position with a southerly facing private deck offering picturesque views over the lake. To the front is a designated parking spot as well as further guest parking, and leisure facilities including communal gardens and lakes, tennis courts, boules pitch, volleyball court and children's play area. There is a wider array of leisure facilities throughout the Waterpark.

Area insight

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.

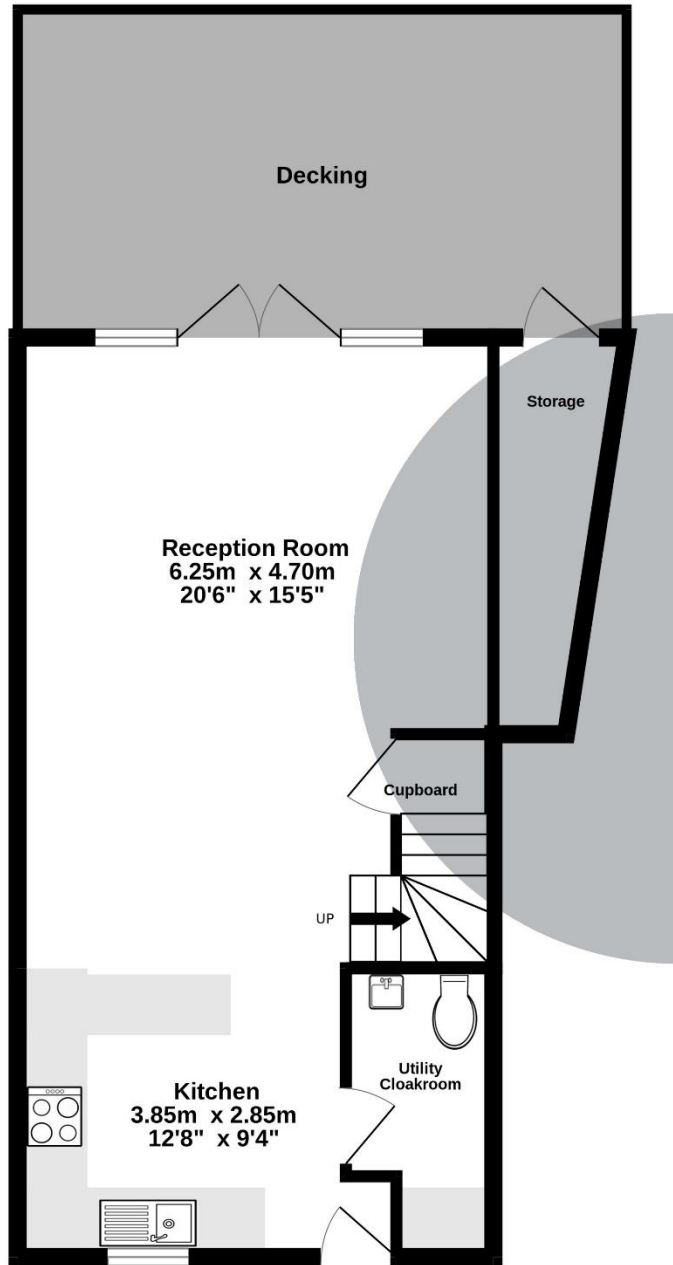
Viewing

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

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



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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1ST FLOOR

