



Connells

Cotswold Reach Broadway Lane
South Cerney Cirencester



Property Description

Welcome to COUNTRY LIVING at its FINEST These EXQUISITE Lodges boast CHARM and ELEGANCE throughout. Located in THE HEART OF THE COTSWOLDS, they are the perfect get away! These luxurious lodges further benefit from double glazing throughout and domestic style heating, keeping you warm and cosy throughout the chillier months. Alternatively the site offers WONDERFUL facilities for the summer months, with an OUTSIDE POOL. With a mere 10 minute drive to Cirencester (An AREA OF OUTSTANDING NATURAL BEAUTY) The opportunity to explore STUNNING views and amazing landscapes are just some of the highlights. Contact Connells today to arrange your viewing appointment and look to secure one of these wonderful holiday homes!

Accommodation Details

Entrance Hall

Door to the side aspect. Access straight through to the living accommodation

Lounge

9' 9" x 13' 3" (2.97m x 4.04m)

UPVC Double glazed window to the side aspects. Double glazed door leading to the enclosed veranda. Carpets.

Kitchen/Diner

13' 3" x 9' 11" (4.04m x 3.02m)

UPVC Double glazed window to side aspect. Pitched ceiling with spotlights. Fitted with an extensive range of base and wall mounted units comprising cupboards and drawers. Work surfaces. Sink and drainer unit. Built in electric oven and gas hob with cooker hood over. Built in fridge/freezer. Built in fridge/freezer. Designer finishing's. wood effect laminate flooring.

Hallway

Access to both bedrooms and family bathroom. Thermostat. Radiator.

Bedroom One

13' 4" x 8' 2" (4.06m x 2.49m)

UPVC double glazed window to the side aspect. Access to ensuite shower room. Pendant lighting either side of bed. Storage cupboard. Television point. Radiator.

Ensuite

UPVC Obscure double glazed window to side aspect. Fitted with a modern white suite comprising double shower cubicle with wall mounted shower system, wash hand basin set in vanity unit and low level WC. Radiator. Vinyl flooring.

Bedroom Two

8' 2" x 7' 1" (2.49m x 2.16m)

UPVC double glazed window to the side aspect. Built-in-wardrobe. Television point. Cupboard. Radiator.



Bathroom

UPVC Obscure double glazed window to side aspect. Fitted with a modern white suite comprising double shower cubicle with wall mounted shower system, wash hand basin set in vanity unit and low level WC. Radiator. Vinyl flooring.

External Features

Lodge Surround : Outside decking area accessed from the lounge. Lights. Access gate to communal areas.

Parking

Two allocated spaces identified by numbers.

Agent Note:

Please note there are additional ground rent charges payable.

Additional Information:

1 Years insurance

All Fixtures & Fittings Included

25 Year License

Facilities on site include the following:

- Fitness Suite
- Indoor & Outdoor swimming pool
- Steam Room & Sauna
- Sports Lounge
- Restaurant
- Evening entertainment venue
- Tennis Courts









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

EPC Rating: Exempt
 Council Tax Band: Deleted

Tenure:

view this property online connells.co.uk/Property/SDN313595

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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