



THE COLLECTION

- AT WATERS EDGE -

SWEDISH STYLE . LAKESIDE LIVING



TRIVSELHUS

Unwind

SWEDISH STYLE

ON THE WATER'S EDGE

The Collection at WATERS EDGE is an exclusive portfolio of detached Swedish-style holiday homes on the WATERS EDGE development at the heart of the Cotswold Water Park.

THE SWEDES KNOW A LITTLE SOMETHING about enjoying life on the water's edge. Every summer, over half of the country decamps to relax in hideaways on lakes and archipelagos. Trivselhus (UK) is delighted to bring this relaxed Scandinavian lifestyle to The Collection at WATERS EDGE.

WATERS EDGE lies at the heart of 40 square miles of lakeland nature park that boasts over 150 lakes. It is minutes from a premier spa, an easy walk from the ancient and picturesque villages of South Cerney and Cerney Wick and only a 10 minute drive from the historic market town of Cirencester.

The Collection at WATERS EDGE sits on the banks of a peaceful, 28-acre lake among carefully landscaped and continuously maintained grounds. Large decks and picture windows offer spectacular views over the water. It is a haven, where the quiet is interrupted only by the splash of a jumping fish, the paddle of a canoe or the call of a curlew.

Trivselhus stylishly combines the best of elegant Swedish design with luxury finishes and market-leading energy saving technology. Each house is designed using the Trivselhus

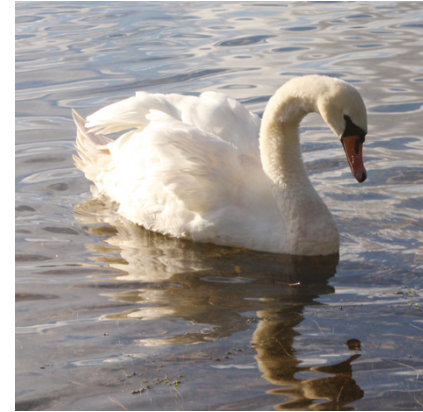
Climate Shield™ - an innovative building system perfected in the harsh Scandinavian climate to exceed the demands of UK building regulations and industry codes.

The prime location, top-quality build and sheer size and style of these luxury holiday homes makes them a perfect investment opportunity. WATERS EDGE is an ideal base to explore the Cotswold Water Park and the Cotswold Area of Outstanding Natural Beauty, which makes it perfect for holiday rentals, large family gatherings or getaways with friends.

So, whether you are looking for a holiday home to call your own or a great investment opportunity, The collection at WATERS EDGE makes perfect sense.

- Light-filled, detached lakeside homes
- Gated development
- Four double bedrooms
- Minimum of two en-suites and one family bathroom per home
- Large open-plan living and reception areas
- Generous decks and balconies with lake views
- Climate Shield™ energy efficiency

Disclaimer: Photographs and illustrations used are indicative and intended to give only an approximation of the final product. Room dimensions are approximate and for general guidance only. Floor plans are not to scale. Elevational treatments, landscaping details and positions and levels of buildings may vary. For individual plot specifications please see drawings which are available for inspection on-site.



Lakeside Living

SWEDISH STYLE

MODERN ELEGANCE ON
A TRANQUIL LAKESIDE



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Enjoy peace and quiet
AND LET OFF SOME STEAM...

attraction - distraction - activity - relaxation - escape

LOCATION, LOCATION, LOCATION.....

The Collection at WATERS EDGE lies at the heart of the Cotswold Water Park, a location internationally recognised for its wildlife and outstanding natural beauty.

This area of England is an ideal mix of nature conservation, recreation and rural villages. The amenities of picturesque South Cerney and Cerney Wick - pubs, takeaways, hairdressers and post office

- are a short walk away. Cirencester - the capital of the Cotswolds - is a mere 10 minute drive. Vibrant cities such as Bath, Bristol, Cheltenham, Oxford, Swindon, Birmingham and London are all within easy reach.

RECREATION ON YOUR DOORSTEP

The Collection at WATERS EDGE sits on a designated quiet lake - meaning no motorised sports. This makes it ideal for canoeing, windsurfing and fishing. Churn Pool Fishery is only a 6 minute walk away, and there are 74 fishing lakes to delight the most avid anglers.

Over 150 km (93 miles) of pathways, bridleways and cycleways wind through the Cotswold Water Park and offer an abundance of lovely picnic areas. The UK's largest inland bathing beach is open daily during the summer and has a lifeguard at weekends and school holidays from April.

For those who enjoy being pampered, The De Vere Hotel Spa, offering a range of therapy and beauty treatments, is only a 10 minute walk away.

ACTIVITY IS A STONE'S THROW AWAY

Feel the need for more speed? You could be flying through the water in 10 minutes, either at the Cotswold Sailing Club next door or Lakeside Ski and Wake across the road.

Make the most of the action on offer only a stone's throw away:

- Various water sports
- Climbing/aerial adventure
- Golf
- Horse riding
- Polo
- Paintballing
- Shooting and clay pigeon shooting
- Wilderness and survival skills

LOCATION, LOCATION, LOCATION.....

NATURE AND CONSERVATION

Nature has prospered in the Cotswold Water Park. Clear water from the limestone aquifer underground has filled over 150 lakes to form a stunning wetland habitat. The area is now an important refuge for wintering and breeding birds and other wildlife.

Cleveland Lakes reserve, only 2 miles (3km) away, is a nature lover's paradise, home to a myriad of birds and other native species such as otter, voles, bats, shrews and butterflies.

Cricklade's North Meadow, 3 miles (5km) away, is home to the rare Snake's head Fritillaries.

OTHER WATERING HOLES AND PIT STOPS

With so much to see and so many historic villages nearby, rest assured that a pub is always close at hand.

Within easy walking distance:

- The Crown Inn - Cerney Wick
- The Lakeside Brasserie - South Cerney
- The Eliot Arms - South Cerney
- Old Boathouse - Spine Road
- De Vere Hotel - Spine Road

Slightly further afield

- The Kings Head - Cirencester
- The Village Pub - Barnsley
- The Potager at Barnsley House Hotel - Barnsley
- The Bell - Sapperton
- The Swan - Southrop





LOCATION, LOCATION, LOCATION.....

WHAT'S ON?

The annual Cotswold calendar is full of interesting and quirky events:

- The Royal International Air Tattoo
- Cheltenham Races
- Festival of British Eventing (Horse Trials) at Gatcombe Park and Badminton
- Polo tournaments at Cirencester Park Polo Club - the oldest polo club in the UK
- Cheltenham Literature Festival, Jazz Festival and Science Festival
- Various local poetry, music, food and film festivals
- Annual Cotswold Show in Cirencester Park
- Cheese rolling at Cooper's Hill
- The Tetbury Woolsack Races
- WOMAD festival at Charlton Park
- Summer music concerts in Westonbirt Arboretum

SHOPPING

The beautiful towns and villages of the Cotswolds are full of bursting with eclectic, independent shops and boutiques, all waiting to be explored. Wherever you choose to shop, you will be spoilt for choice!

Gloucester, Burford, Stow-on-the-Wold and Tetbury are all popular destinations for antiques lovers on the look out for an interesting piece.

For Royal Family fans, a visit to the Highgrove Shop in Tetbury is a must. Everything sold there is made by local artisans and craftspeople and chosen for its ethical and sustainable pedigree.

Foodies have much to celebrate in the Cotswolds, with many organic and farmers' markets offering locally grown and organic produce.

Chic Cheltenham has many shopping areas - from the upmarket Promenade to the popular Brewery Quarter with its exciting range of bars, restaurants and shops.

Serious shoppers will find plenty to enjoy at the Westgate Quarter in Gloucester and at Gloucester Quays - a great place to pick up the best designer brands at reduced prices.

McArthurGlen's Swindon Designer Outlet houses more than 90 top name brands, at discounted prices, in a beautifully renovated listed railway building.

Lakeside Living

SWEDISH STYLE

MODERN ELEGANCE ON
A TRANQUIL LAKESIDE



THE COLLECTION

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Vargo

HOUSE TYPE 1

4 DOUBLE BEDROOMS

EXTENSIVE LAKESIDE DECK

PRIVATE BALCONIES

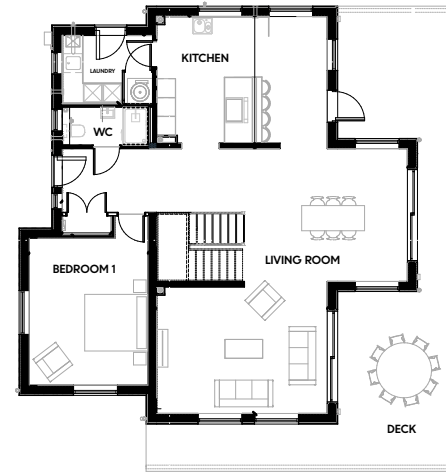
This luxurious retreat provides a very large flexible living and dining space. Picture windows and glass sliding doors place the lakeside at centre stage and fill both floors with light.

A roomy, well-equipped kitchen with access to the deck, with fitted units and a breakfast bar flows through to an open-plan dining area and living space that is dominated by double glass doors opening out onto the lake. This bright and comfortable, flexible space is perfect to bring the family together to eat and relax, with the lake providing a stunning backdrop.

A separate laundry room with its own entrance keeps clutter and muddy boots in their place.

The ground floor bedroom off the entrance hall could also make an ideal TV room, or independent space for teenagers.

An open-tread winding oak staircase leads up to the first floor, which houses three bright, double-sized bedrooms and a family bathroom. Two of the bedrooms have generous balconies and en-suite shower rooms. The large third bedroom is filled with light through a double sized window with a view out onto the lake.



Ground floor

ENTRANCE HALL

Entrance hall open-plan through to family space.

DINING ROOM

Bright space, with glass doors to lakeside at rear.

LIVING ROOM

Exit to lakeside at rear through glass doors.

KITCHEN

Excellent storage and a feature breakfast bar.

STUDY / BEDROOM 1

Generous double bedroom with windows on to front and side of the house.

WC

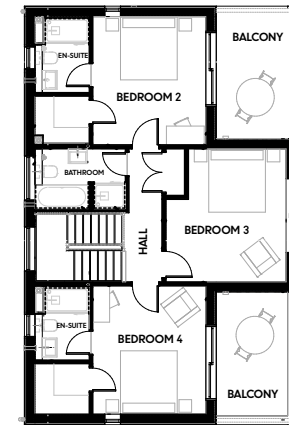
LAUNDRY

Adjoining kitchen. Own entrance door to side of house so that muddy clothes can go straight into the wash.

STAIRCASE

Open-tread oak staircase.

DECK



First floor

LANDING

BEDROOM 2

Double room with en-suite and access to private balcony at rear through double glass doors. Full height feature window.

BALCONY

Wooden deck with glass balustrade.

EN-SUITE SHOWER ROOM

WC and shower cubicle.

BEDROOM 3 / PLAYROOM

Generous double-sized room with large double aspect window to rear.

BEDROOM 4

Double-sized room with en-suite shower room. Double glass doors give access to private balcony with glass balustrade.

BALCONY

Wooden deck with glass balustrade.

EN-SUITE SHOWER ROOM

WC, sink, bath and separate fully tiled shower cubicle. Heated towel rail.

TOTAL FLOOR AREA

197m²





Sommen

HOUSE TYPE 2

- 4 DOUBLE BEDROOMS
- UPSIDE DOWN LIVING
- ELEVATED LAKESIDE VIEWS
- PRIVATE BALCONIES
- EXTENSIVE LAKESIDE DECK

Classic Sommen highlights the best of everything Trivselhus has to offer. The house's superb thermal performance supports an open-plan, flexible living space that can fit around the needs of your family.

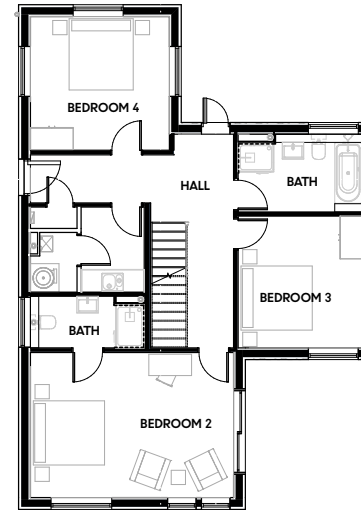
The ground floor offers three double bedrooms around an impressive open hallway. The luxurious master suite has a comfortable en-suite bathroom with a separate tiled shower cubicle. It also benefits from its own access to the lakeside.

Bedroom 3 has access to its own private balcony with glass balustrade.

The family bathroom is equipped with a separate shower cubicle, bath and heated shower rail.

All upstairs rooms enjoy natural light through double-height windows. A sloping roof to double-height ceiling enhances the light and airy feel. The well-equipped kitchen/dining area is open-plan to the stunning double-height living room. Both enjoy easy access to a large balcony - perfect for open-air meals.

Bedroom 4 is tucked away to the side of the house to create a haven of peace and tranquility. It has its own en-suite shower room and a private balcony.



Ground floor

ENTRANCE HALL/ FAMILY SPACE

Generous and imposing L-shaped entrance hall to wooden double stairway.

BEDROOM 2

Large double bedroom with views on 2 sides through large windows. Access to lakeside.

EN-SUITE

Fully tiled shower cubicle, WC and sink.

BEDROOM 3

Light, bright double bedroom with windows to the rear and side.

BEDROOM 4

Generously proportioned double bedroom with windows to the rear and side.

FAMILY BATHROOM

WC, sink, bath and shower cubicle with heated towel rail and ceramic tiling.



First floor

DINING / KITCHEN

Well lit and airy kitchen/dining space with windows on 3 sides and access to large balcony through sliding glass door. Laminate worktops and breakfast bar. High-quality appliances included.

Open-plan to:

LIVING ROOM

Windows on 3 sides of this large, flexible living space give light and wonderful views. Double glass doors give access to a large balcony to bring the outside in.

BALCONY

Wooden deck with glass balustrade.

MASTER BED ROOM

Double bedroom with en-suite, tucked away at the side of the house. This quiet haven has access to its own private balcony through double glass doors.

EN-SUITE

WC and fully tiled shower cubicle.

TERRACE

Wooden deck with glass balustrade.

Floor plans are not to scale. Elevational treatments, landscaping details and positions and levels of buildings may vary. For individual plot specifications please see drawings which are available for inspection on-site.

TOTAL FLOOR AREA

201m²



Roxen

HOUSE TYPE 3

- 4 DOUBLE BEDROOMS
- LARGE LAKESIDE DECK
- TRIPLE ASPECT LIVING ROOM

Roxen enjoys a particularly spacious ground floor with direct access onto the extensive deck.

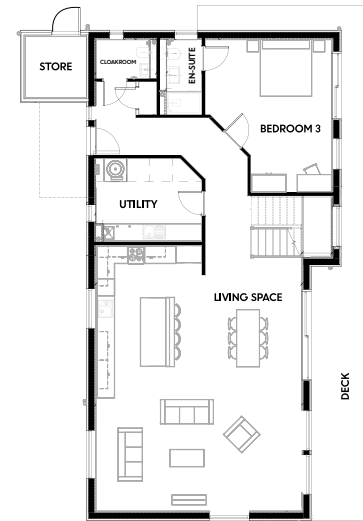
The flexible living/dining area is flooded with light and has stunning views through large doors. It is open-plan to the kitchen, which has a practical array of fitted units and appliances. A utility room keeps noise and clutter in its place with a fitted washer/dryer and dishwasher.

The ground floor bedroom overlooks the water and has its own access to the deck through sliding glass doors. It also benefits from an en-suite shower room.

Open-tread oak stairs lead up to the brightly lit first-floor landing, which leads off to three double bedrooms and a generous family bathroom with separate shower cubicle.

The master bedroom benefits from its own en-suite and a large private balcony with its own access from the ground floor.

The second double bedroom has glass doors to its own small balcony over the water. Bedroom 3 has windows on two sides and adjoins the main bathroom.



Ground floor

KITCHEN / DINING

Open-plan space with fully fitted units, stainless steel appliances. Breakfast bar open-plan to living area.

LIVING ROOM

Large, triple-aspect open-plan space with direct access to the deck through sliding glass doors.

BEDROOM 3

Double bedroom with access to deck through glass doors.

STORE

External store room.

EN-SUITE

Fully tiled bath, WC and sink. Chrome finishing.

UTILITY

Includes laminate worktops, sink and integrated washing machine.

CLOAKROOM

WC and basin.



First floor

MASTER BEDROOM

A spacious suite with a full-height sloping ceiling. A feature 'window wall' to rear for maximum light and views.

MASTER EN-SUITE

Shower cubicle, sink and WC.

TERRACE

Wooden deck with glass balustrade. Stairs to ground floor.

BEDROOM 2

Large double bedroom with full-height sloping ceiling and windows to front and side of the house.

BEDROOM 4

Spacious double bedroom with full-height sloping ceiling. A feature 'window wall' to rear maximises light and views. Access through sliding glass doors to private balcony.

FAMILY BATHROOM

WC, sink, bath and separate, fully tiled shower cubicle.

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TOTAL FLOOR AREA

218m²



Life
AT YOUR OWN PACE

LUXURY GUARANTEED



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WELL CONNECTED

WATERS EDGE is centrally placed and easily accessible from many of England's major cities. It is less than 90 minutes from London and Birmingham and within easy reach of the M4 and M5 motorways.

BY RAIL

Kemble station has a car park, ticket office, small cafe and cycle storage facilities. The station can be reached in 15 minutes by car or 25 minutes (5.9miles/9.5km) by National Cycle Route 45 (mostly flat).

Kemble is well served by regular Great Western Railway services via Swindon to London Paddington and via Gloucester to Cheltenham Spa and on to Birmingham.

BY ROAD

Cirencester	8 miles	10 mins
Swindon	15 miles	25 mins
Cheltenham Spa	16 miles	30 mins
Gloucester	19 miles	30 mins
Oxford	35 miles	50 mins
Bath	38 miles	55 mins
Bristol	40 miles	60 mins
Birmingham	67 miles	90 mins
London	95 miles	90 mins





BESPOKE SPECIFICATION

Carefully designed features maximise style and minimise energy use

CONSTRUCTION

- Superior timber frame constructed by Trivselhus.
- Open-tread oak staircases
- High insulation levels and airtightness.
- Triple-glazed engineered timber windows faced with aluminium.
- External, front and rear double-glazed doors with multi-point locking.
- External windows, fascias, soffits and rainwater goods coordinated in Anthracite Grey colour.
- Timber-style cladding and acrylic rendered elevations (external wall coverings).
- Metal seamed roof covering to pitched roofs.
- Balconies with glass balustrade.

KITCHEN/UTILITY

- Contemporary layout with a choice of quality door fronts.
- Worktops as per kitchen design with upstands.
- Range of high-quality stainless steel appliances.
- Integrated fridge and freezer.
- Integrated dishwasher.
- Chrome tap to kitchen.

INTERIOR FINISHING

- White emulsion finish to all walls and ceilings.
- Contemporary skirtings and architraves with white satin paint finish.
- Brushed steel ironmongery.
- Contemporary style internal doors.
- Oak staircase is modern open-tread type with handrail, newels and solid treads.

ELECTRICAL FITTINGS

- LED downlighters to kitchens, hallway, bathrooms, en-suites and WC.
- Mains-connected smoke, heat and CO² alarms.
- High quality white fittings throughout.

HEATING AND VENTILATION

- Mains gas central heating.
- Pressurised hot water system.
- Towel warmers to bathrooms, en-suites and WC.
- Under floor heating to ground floor.

BATHROOMS AND EN-SUITES

- Contemporary sanitaryware.
- Modern chrome fittings.
- Ceramic tiling to walls with sanitaryware.
- Purchaser's choice of tiles available.

EXTERNALS

- Front gardens turfed/planted in accordance with landscape design.
- Paving will be provided outside front and rear doors, as appropriate.

OPTIONAL EXTRAS

Details on request.

For individual plot specifications please see drawings which are available for inspection on-site.



Unwind

SWEDISH STYLE

MODERN ELEGANCE ON
A TRANQUIL LAKESIDE



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TECHNICAL FEATURES

Trivselhus Climate Shield™ is built to exceed the demands of UK building regulations now and in the future.



SUSTAINABLE

Trivselhus ensures sustainably produced building materials.



COST EFFECTIVE

Quality fabric and lower construction costs give outstanding value for money at a competitive overall price.



AIRTIGHT

Sophisticated detailing gives airtight joints to maintain the building's internal temperature effectively.



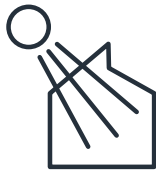
INSULATION

Closed panels are fitted with extreme insulation at the construction stage.



FABRIC FIRST MANUFACTURE

Energy saving potential is built into the building fabric during a precision factory assembly with exacting quality control systems.



GLAZING FOR SOLAR GAIN

Triple-glazed windows trap natural heat gain.



LOW ENERGY NEEDS

Exceptionally low heating costs allow flexibility of internal design to meet buyers' needs and aspirations.



MINIMAL WASTAGE

Computer-aided manufacturing processes and precise builds cut waste to the absolute minimum.



Photographs used are indicative. Please check specification with the sales team.



INVESTING IN THE FUTURE

Well-designed houses built to last for generations

TRIVSELHUS has an outstanding reputation for creating beautiful homes of unrivalled quality. Our designs are inspired by Swedish architecture and feature build specifications capable of providing comfort and cosiness in the harshest Swedish winters, whilst reducing energy usage and carbon emissions.

The Collection at **WATERS EDGE** is a fine example of the highest quality buildings made by craftsmen using top pedigree materials.

ENERGY SAVING is where our expertise lies. Trivselhus uses exacting production methods to achieve an airtight building envelope with excellent energy performance.

Energy saving features such as extra thick insulation and triple glazing are embedded into the fabric of the building during its manufacture. Attention to detail by highly trained craftsmen means that nothing is left to chance.

ETHICAL VALUES AND SUSTAINABILITY are rooted at the heart of our company.

We make a practical commitment to the wellbeing of future generations by embedding energy saving and renewable, recyclable raw materials into our **Climate Shield™** building system.

We use the best quality, sustainably harvested wood from ethically managed forests. Nothing goes to waste in a Trivselhus build.



THE COLLECTION

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SWEDISH STYLE . LAKESIDE LIVING

Cerney Wick Lane
Cerney Wick
GL7 5QH



TRIVSELHUS

*For more information about
The Collection at WATERS EDGE
please get in touch*

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The information contained in this brochure is for general guidance only. The computer-generated images are intended to give an indication of what the properties will look like in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc. may vary from plot to plot and the company reserves the right to alter these details at any time and without prior notice. Some of the interior photographs shown are from typical Trivselhus homes and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty. External materials are subject to local authority approval.

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