



13 Lake Pochard, Cirencester, Gloucestershire.

Offers in excess of £200,000 Leasehold

Brambles, 13 Lake Pochard, Cirencester, Gloucestershire.

Directions

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

The Important bits

Detached holiday lodge in exceptionally desirable development
Two double bedrooms

Summary

A peaceful two bedroom lodge set within the sought-after Lake Pochard development, with open green surroundings, lake views and a covered veranda made for slow mornings and summer evenings. With warm timber interiors, a practical layout, useful built-in entrance storage and excellent access to fishing, lakeside walks and the wider Cotswold Lakes, this is an easy and inviting holiday retreat.

Step inside

The lodge has a welcoming, practical layout, with the entrance opening into the main living space and the owners having added useful built-in storage by the door, ideal for coats, shoes and everyday bits that are always better tucked away. The living room is a warm and comfortable space, with timber walls, a vaulted ceiling and doors opening directly onto the veranda, creating an easy connection between inside and out. The kitchen/breakfast area sits neatly to one side, offering a good range of storage, worktop space, integrated appliances and room for a dining table. Both bedrooms are comfortable doubles, giving guests proper space to stay in comfort. They sit to the rear of the lodge, keeping the sleeping accommodation tucked away from the main living space, while the bathroom completes the layout with a large shower, WC and wash hand basin. There is also fibre to the premises broadband, a useful addition for anyone wanting to stay connected while enjoying the slower pace of lakeside life.

Step outside

Outside is where Lake Pochard really comes into its own. Bramble Lodge sits within an attractive lakeside setting, surrounded by well-kept communal grounds and positioned to enjoy views towards the water. The covered veranda gives you a proper outdoor living space, sheltered enough to use in different seasons and perfectly placed to take in the surroundings. The lodge is set just moments from the lake, with open grass, mature planting and a wonderfully peaceful feel. For those who fish, the setting is a major part of the appeal, while anyone simply looking for a low-maintenance escape will appreciate the space, quiet and ease of the location. There is an allocated parking space, as well as further parking available within the development, with the wider grounds offering a relaxed and well-managed holiday environment.

Area insight

Lake Pochard sits in the heart of the Cotswold Lakes, a landscape known for its water, wildlife, fishing and outdoor lifestyle. It is a particularly appealing setting for those wanting a holiday home that feels genuinely removed from day-to-day life, without being difficult to reach. The development also benefits from the Waterside Kitchen & Bar, the well-regarded on-site restaurant, adding a lovely extra convenience for owners and guests without taking away from the peaceful lakeside feel. The wider area offers an excellent choice of walks, cycle routes, water-based activities, country pubs and nearby villages, with South Cerney, Ashton Keynes and Cricklade all within easy reach. Cirencester is also close by, providing a broader range of shops, restaurants, schools and services, while the road network gives good access towards Swindon, Cheltenham, the M4 and M5. For buyers looking for a Cotswold Lakes retreat with fishing, peace and a proper sense of escape, Lake Pochard continues to be a very special option.

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.





