

Cotswold LAKES & ESCAPES

by Watermark



54 SUMMER LAKE SPINE ROAD EAST

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5LW

THE 5 BEDROOM SUPER GRAND HAMPTON HOLIDAY HOME- 24 HOUR GATED SECURITY - STUNNING VIEWS OVER SUMMER LAKE.

£1,350,000 (UN-FURNISHED - LEASEHOLD)

- **5 BEDROOM DETACHED WITH PRIVATE PONTOON**
- **STUNNING VIEWS OVER SUMMER LAKE & ELECTRIC AWNING**
- **2 X STORAGE UNITS/GARAGES**
- **LARGE OPEN PLAN LIVING SPACE**

Entrance Hall 0' 0" x 0' 0" (0.00m x 0.00m)

Ceramic wood effect tiled floor.

Cloakroom 0' 0" x 0' 0" (0.00m x 0.00m)

Wc & wash hand basin.

Office 10' 3" x 6' 11" (3.12m x 2.11m)

Office/store off entrance hall.

Living Room 29' 3" x 16' 0" (8.91m x 4.87m)

Open Plan living area, ceramic wood tiled floor with vaulted ceiling and bi-fold doors to the extensive deck. Underfloor heating throughout the whole house.

Kitchen/dining area 18' 6" x 25' 5" (5.63m x 7.74m)

Fully fitted Porcelanosa kitchen with integrated Neff appliances (induction hob, dishwasher, built in microwave, 2 x eye level ovens and Silestone work tops and Samsung fridge.

Utility 9' 2" x 7' 8" (2.79m x 2.34m)

With sink and a range of units, Neff washing machine, Neff dryer & under counter built in Neff freezer.

Study - downstairs bedroom 16' 6" x 11' 9" (5.03m x 3.58m)

Currently used as a study but could be utilised as a ground floor bedroom with the store room converted to an ensuite.

Bedroom 2 – 1st Floor 10' 11" x 11' 9" (3.32m x 3.58m)

With 2 x built in wardrobes and views down Summer Lake. En-suite bathroom with shower above.

Family Shower room

Family shower room with Wc & wash hand basin.

Bedroom 3 14' 8" x 9' 3" (4.47m x 2.82m)

With a built-in cupboard and large extendable bunk bed.

Bedroom 4 10' 3" x 9' 4" (3.12m x 2.84m)

With built-in wardrobe and views over Summer Lake

Bedroom One - 2nd Floor 12' 0" x 19' 1" (3.65m x 5.81m)

With french doors to balcony and commanding views down the length of Summer Lake. Walk in wardrobe (1.9m x 3.07m). Airing cupboard. En-suite bathroom.

OUTSIDE

A very large private wraparound composite deck with glass balustrades, Marlkilux electric awning and views over the lake. Parking to the front of the property (3 spaces) and communal gardens throughout the rest of the resort.

SERVICES

Mains water, electricity - air source heat pump.

MANAGEMENT

Professionally managed by Barnsdales which includes gated security, gardens & landscaping, fishing, tennis and paddle boarding. Ground rent = £2431.44 Incl. VAT. Service charge = £3978.57 Incl. VAT.



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SERVICE CHARGES

The Peninsula, The Landings, (four nominated members per lodge).

Isis lakes & Windrush Lakes (two nominated members per lodge).

Spring Lake owners have the option to join The Watermark Club.

This includes:

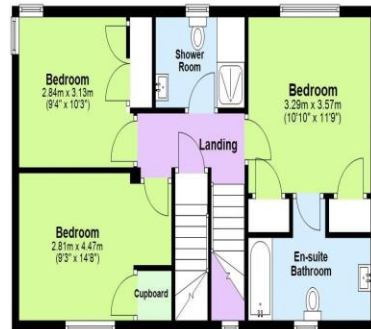
- 24 hour security
- Refuse collection
- Pest control
- Sewage system
- Accounting costs
- Professional fees
- Grounds maintenance
- Misc repairs & equipment replacement
- Lake maintenance
- Managing agents' fees
- Site manager costs
- Groundsmen's wages
- Site lighting

Owners on all the Watermark Lakes (except Spring Lakes, who can opt to join) enjoy membership to the Lakeside Club via the service charge. These memberships are not transferable and apply to the nominees only. Ask Sales representative for details.

Ground Floor



First Floor



Second Floor



Total area: approx. 245.4 sq. metres (2641.0 sq. feet)

Energy performance certificate (EPC)			
54 Summer Lake Spine Road East South Cerney CIRENCESTER GL7 5LW	Energy rating C	Valid until:	4 April 2028
		Certificate number:	8805-2055-5739-4407-3483

Property type	Detached house
Total floor area	250 square metres

Rules on letting this property

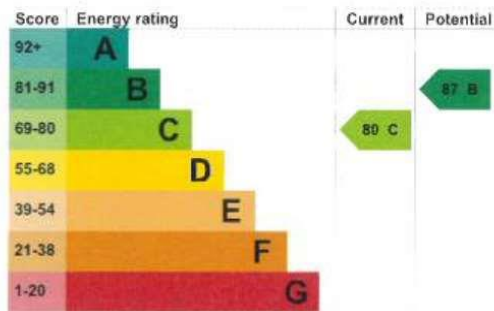
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60