



Spring Lake, Cotswold Lakes, Gloucestershire.

£315,000 Leasehold



## 13 Spring Lake, Station Road, Cirencester, Gloucestershire.

### Directions

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

### Summary

Lake views, leisure on tap and a front-row seat to one of the Cotswold Lakes' most energetic settings. This three bedroom holiday home at Spring Lake has a brilliant open-plan living space, doors straight out to a recently renewed deck, and a master bedroom with the sort of lake views that make morning coffee feel like an event. With parking, watersports, Lakeside Brasserie and gym access all close at hand, this is holiday home ownership with plenty of personality.



### Step inside

The entrance hall sets things up well, with a shower room positioned conveniently on the ground floor, ideal after a day on the lake or when guests are staying.

From here, the property opens into a generous reception room, with plenty of space for both sitting and dining areas. It is a sociable, easy-going room, made all the better by two sets of doors leading out to the decking and framing the lake beyond. Whether it is a quiet weekend escape, family holidays or entertaining friends, this is the space that makes the home work.

The kitchen sits just off the main living area and is fitted with a good range of storage and appliance space, keeping everything practical without taking away from the open, relaxed feel of the accommodation.

Upstairs, the master bedroom is the showstopper, with superb lake views that give the room a real sense of occasion. There are two further bedrooms, currently arranged as a double and a twin, making the layout well suited to families, guests or holiday use. A family bathroom completes the first floor.



### Step outside

To the front, there is parking, making arrival nice and straightforward.

To the rear, a recently renewed area of decking provides the perfect place to sit out, eat, relax and watch Spring Lake life unfold in front of you. It is a brilliant extension of the living space, with the lake providing the backdrop and the activity giving it real personality. Steps lead down from the deck if you want to get even closer to the action!

### Area insight

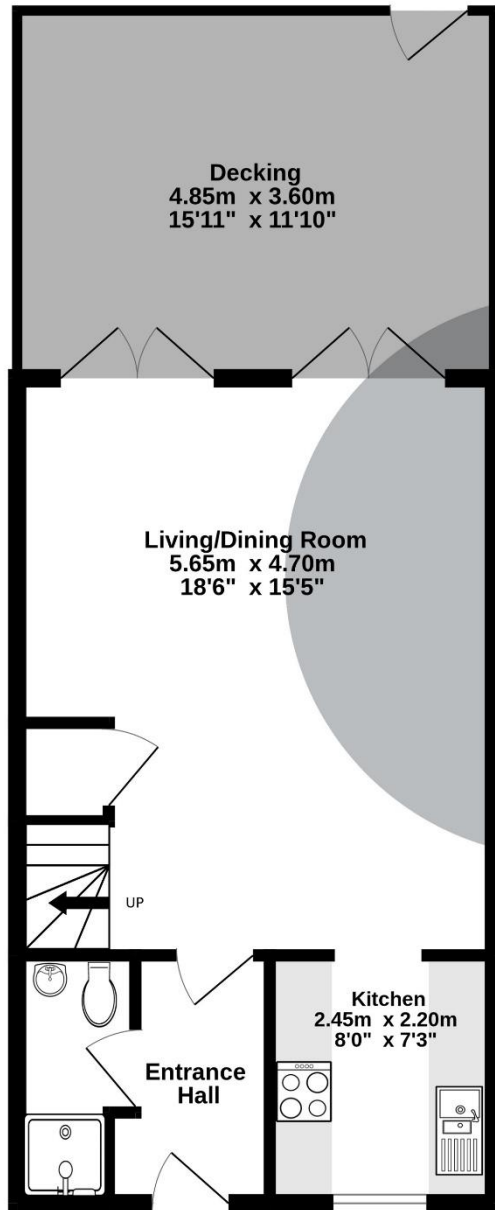
Spring Lake is one of the most established and energetic locations within the Cotswold Lakes, with waterskiing, wake surfing, ringos and plenty of lakeside activity right on the doorstep. Lakeside Brasserie is a real hub, offering a highly regarded bar and restaurant in an elevated lakeside position, with an al fresco terrace, occasional live music, sports on the television and a gym upstairs, which is included as part of holiday home ownership.

The wider setting is just as strong. South Cerney village is close by with everyday amenities, pubs, cafés, a primary school and a strong local community, while Cirencester is within easy reach for a wider range of shops, restaurants, schooling and services. Kemble Station provides direct rail links to London Paddington, making weekend visits straightforward, and Cheltenham, Bath, Oxford and the rest of the Cotswolds are all comfortably accessible for days out, dining, shopping and exploring.

### 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.  
Made with Metropix ©2025

1ST FLOOR

