

# SWAN LAKE HOUSE

COLN WATERS • LECHLADE • GLOUCESTERSHIRE





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*Lechlade 2 miles, Cirencester 11 miles, Swindon Station 12 miles (Paddington 55 mins)  
(All distances and time are approximate).*

*Stunning contemporary waterfront home  
within Coln Waters (The Lakes by Yoo), set in  
c.850 acres of lakes, woodland and meadows  
between Lechlade and Fairford.*





## SWAN LAKE HOUSE

Stunning contemporary waterfront home set within The Lakes by Yoo

Secluded position with beautiful views across the surrounding lakes and woodland

Six double bedrooms (sleeping up to 14) with beautifully appointed bath/shower rooms

Exceptional natural light throughout, with expansive glazing framing the outlook

Generous open-plan living/kitchen/dining space designed for relaxed family living and entertaining

Cinema room, lift, and practical back-of-house spaces including pantry/utility/plant room

## OUTSIDE

Landscaped gardens designed for privacy and lake views

Private balconies on both floors for quiet relaxation/entertaining

Large rear deck with private pool and barbecue area for alfresco living

## THE ESTATE (THE LAKES BY YOO AMENITIES)

Access to on-site leisure and lifestyle facilities including The Orchard Spa (17m heated pool, sauna, steam room and gym)

Restaurant/bar plus children's clubs and activities



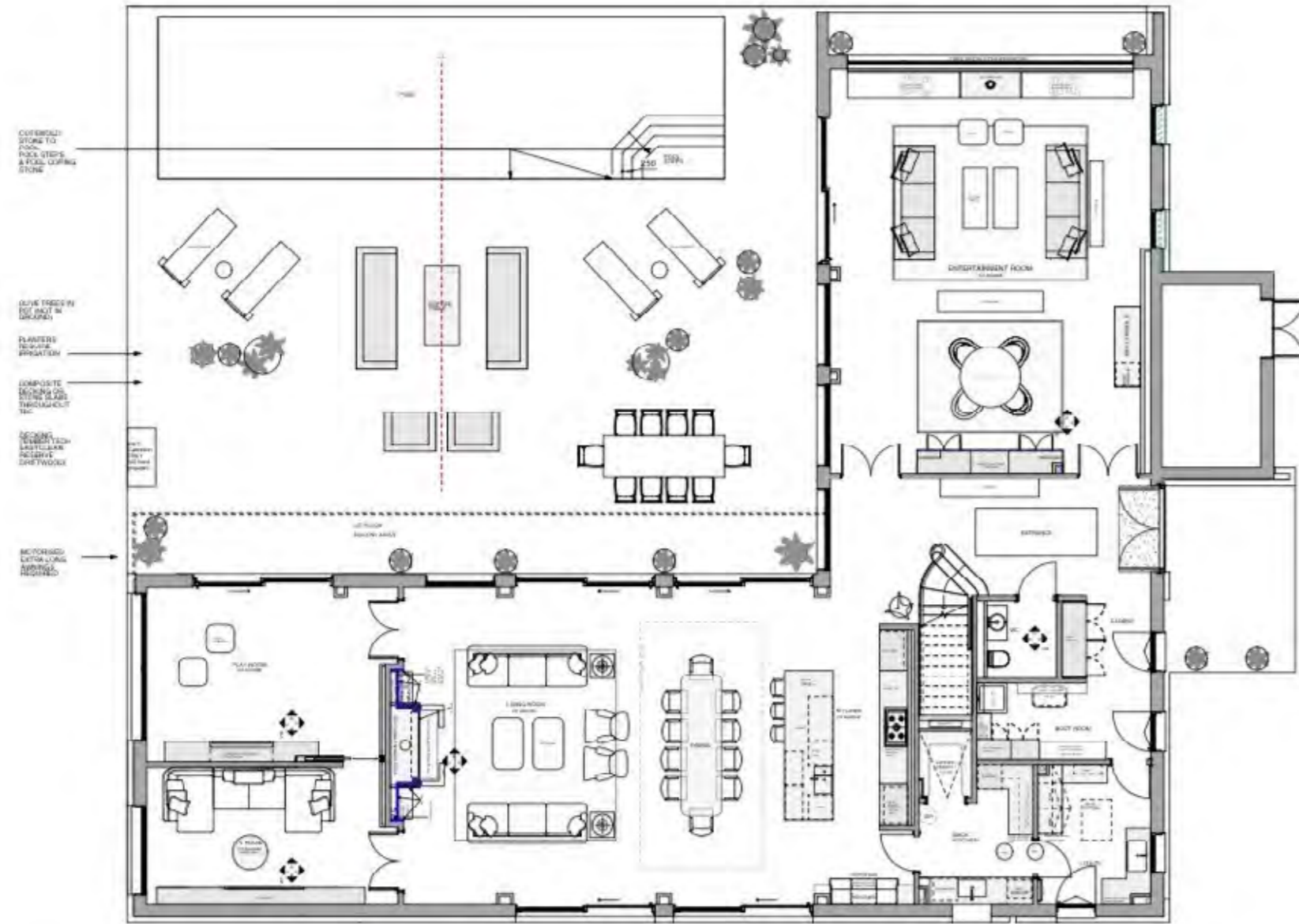




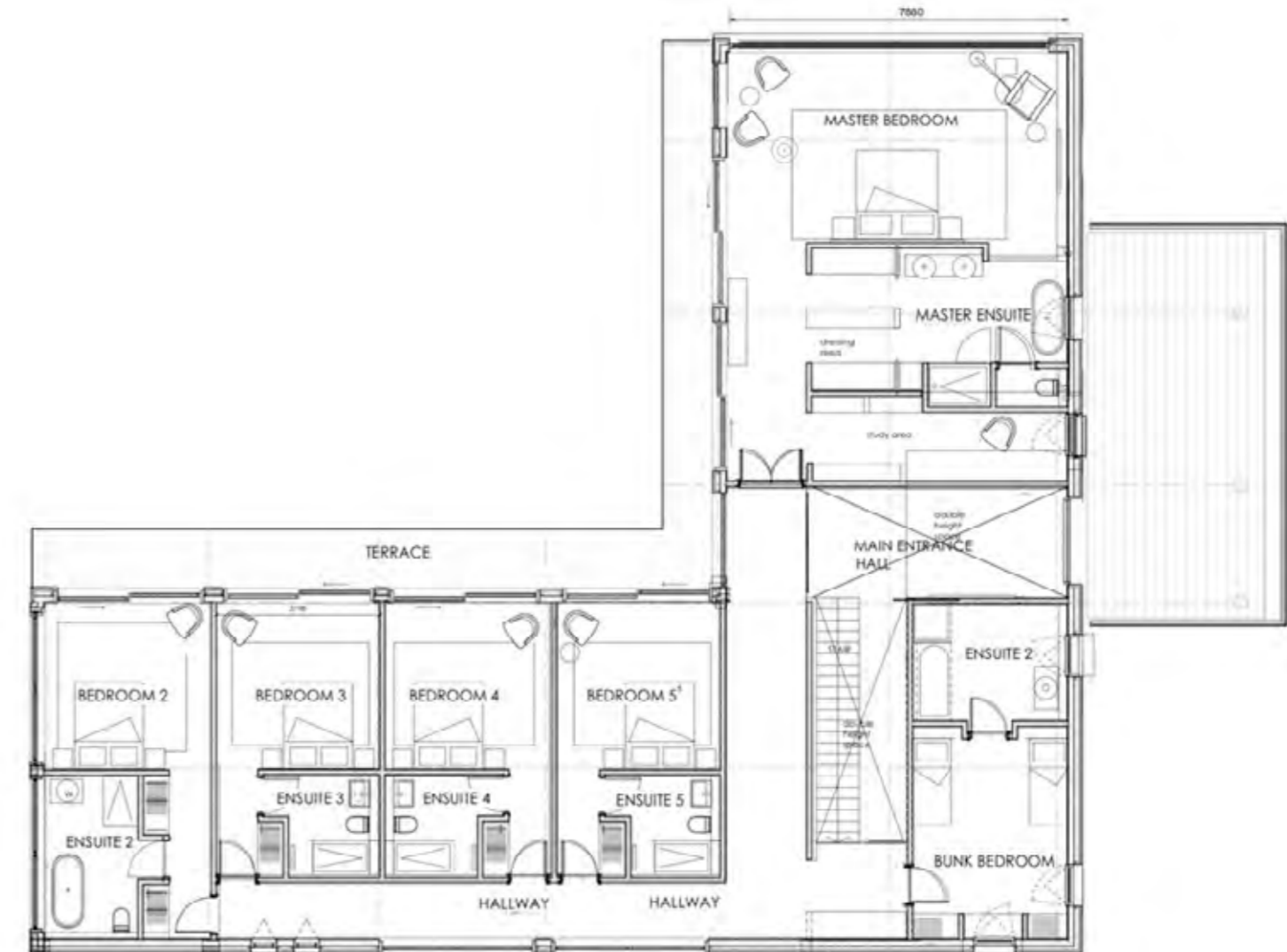






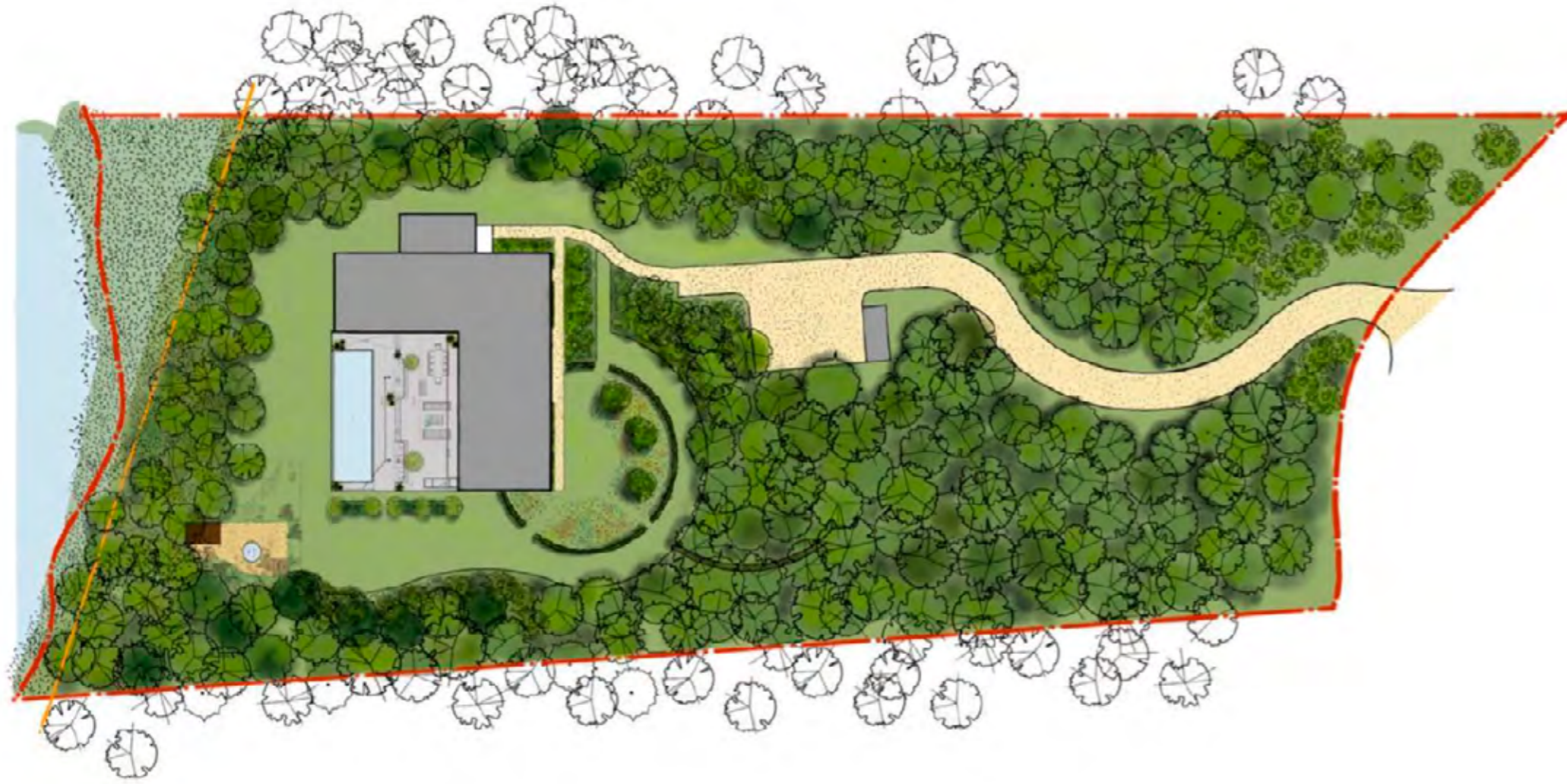


GROUND FLOOR



FIRST FLOOR





Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. 100021721."



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**Fixtures and Fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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