

Iris Lodge, 12 Lake Pochard, Cirencester, Gloucestershire.

Directions

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

Summary

Set within the peaceful surroundings of Lake Pochard, this detached Scandinavian-style lodge offers a rare blend of space, warmth and uninterrupted lakeside living. Positioned to take full advantage of the views, the property combines open plan living with a wood burning stove, two generous double bedrooms and a private terrace that spills out onto the water's edge.

A place to slow down, switch off and enjoy the Cotswold Lakes at its best, whether for weekends away, investment or something in between.

Step inside

The tone is set from the moment you walk in, light, open and quietly welcoming. The main living space stretches out in front of you, with vaulted ceilings and a natural flow between sitting, dining and kitchen areas.

The sitting area centres around a wood burning stove, adding a warmth that makes this feel like a place to retreat to all year round, not just in the summer months. Double doors draw your eye straight through to the terrace and the lake beyond, a constant reminder of why you are here.

The kitchen sits neatly to one side, well arranged and sociable, with space to dine alongside. It is practical, but more importantly, it works with the space rather than against it.

At the far end of the lodge, two genuine double bedrooms provide comfortable and well proportioned accommodation, both with built in storage. The bathroom is clean, simple and well kept, completing a layout that is easy to live in and easy to enjoy.

Importantly, the property is connected to Gigaclear full fibre broadband, making it just as suited to working remotely as it is to switching off, a balance that is increasingly hard to find in this kind of setting.

Step outside

Step out onto the covered terrace and everything slows down.

This is where the property really comes into its own. Morning coffee looking out across the water, long lunches that turn into evenings, or simply sitting and watching the wildlife drift past. The positioning gives a real sense of space and openness, with uninterrupted views across the lake and communal grounds that feel far removed from the everyday.

There is allocated parking nearby, and the wider setting is beautifully maintained, giving you all the benefits of the lifestyle without the upkeep.

Area insight

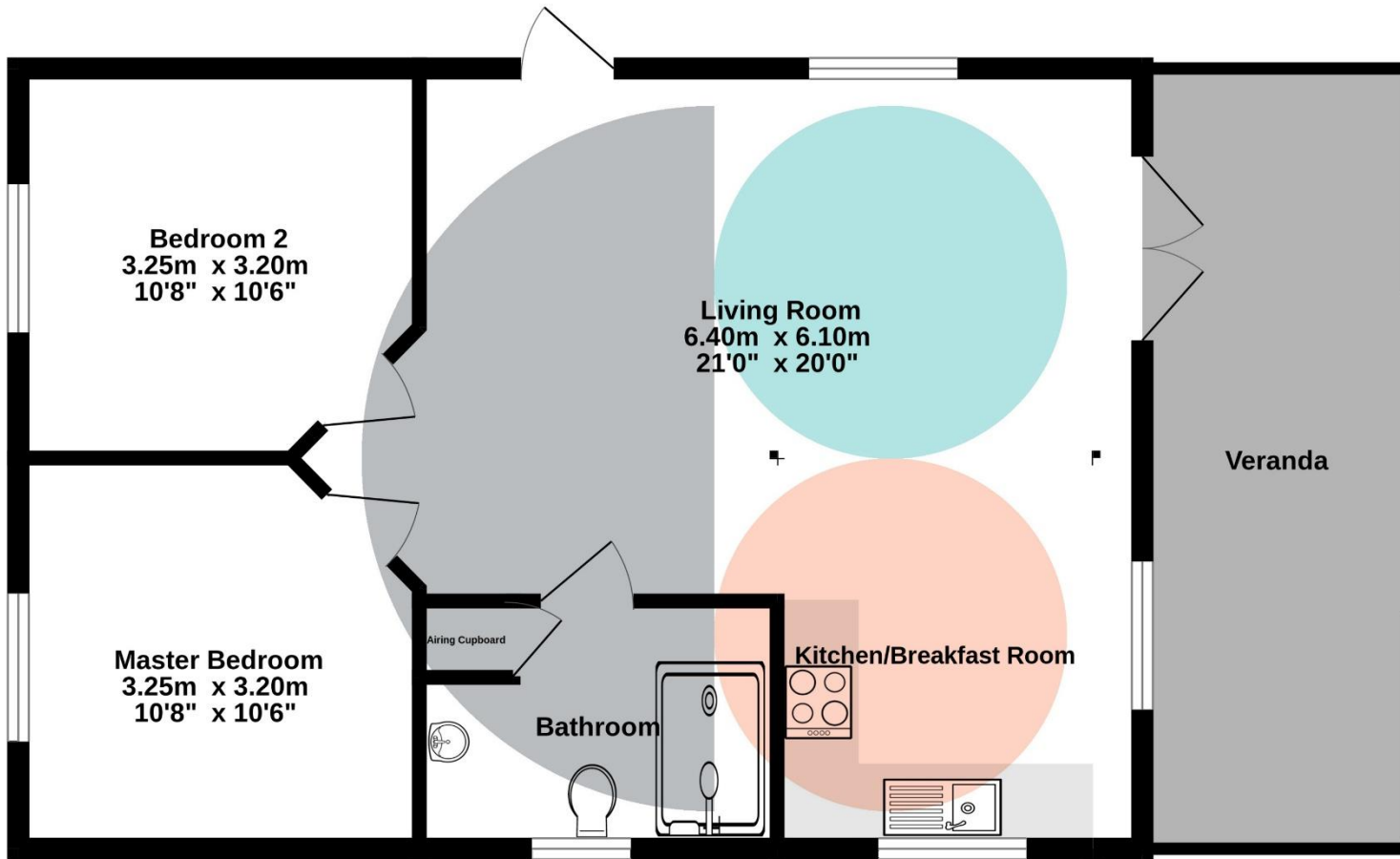
Lake Pochard is one of those places people discover and then quietly return to.

A gated, private collection of lodges set around a beautiful lake within the Cotswold Lakes, it offers a balance of peace and accessibility that is hard to replicate. On site, you have a well regarded restaurant and fishing, while just beyond, the wider Water Park opens up with walking routes, cycling, watersports and a selection of lakeside spots to eat and unwind.

For those travelling from further afield, Kemble station provides a direct line to London Paddington, making this an easy escape as well as a strong lifestyle investment.

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.



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.
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