



## **24 WATERS EDGE**

CERNEY WICK LANE, CIRENCESTER, GLOUCESTERSHIRE, GL7 5FY

A 4 BEDROOM DETACHED FREEHOLD LAKESIDE HOLIDAY HOME WITH DECKING OVER THE WATER. PRIVATE PARKING TO THE SIDE OF THE PROPERTY. GATED, SPACIOUS, LAKESIDE LIVING IN THE HEART OF THE COTSWOLD WATER PARK.

**£1,150,000 (UN-FURNISHED - FREEHOLD)**

- **4 DOUBLE BEDROOMS, LARGER THAN THE STANDARD ROXEN STYLE**
- **VERY HIGH END BULTHAUP KITCHEN PLUS MANY UPGRADES**
- **EXTENSIVE DECK AND ROOF TERRACE WITH GLASS BALUSTRADES**
- **SPACIOUS OPEN PLAN LIVING / KITCHEN / DINING AREA**

**Kitchen/Living/Dining Room 28' 3" x 23' 9" (8.60m x 7.23m)**

A very spacious triple aspect open plan ground floor with contemporary fully fitted kitchen, breakfast bar island and upgraded engineered rustic oak floors throughout. Another set of glazed sliding doors opens out onto a spacious lakeside deck area (20.37m x 6.94m). Electric blinds to windows.

**Kitchen 11' 5" x 8' 1" (3.48m x 2.46m)**

Very high end Bulthaup kitchen with Miele twin ovens, Miele dishwasher, Liebherr wine cooler, Fisher & Paykel fridge/freezer, Bora X Pure extraction hob. Water softener, Quooker tap.

**Ground Floor - Utility room 12' 0" x 7' 8" (3.65m x 2.34m)**

Schueller utility room with upgraded slate flooring, includes worktops, sink, stacking Miele washer/dryer and plenty of built in storage units.

**Bedroom 4/study 12' 0" x 11' 5" (3.65m x 3.48m)**

Double bedroom on the ground floor with access to the deck through sliding glass doors.

**Downstairs shower room 8' 1" x 7' 0" (2.46m x 2.13m)**

Downstairs shower, WC & wash hand basin.

**Coat/boot Cupboard and outside store 7' 0" x 6' 6" (2.13m x 1.98m)****STAIRS TO MASTER SUITE**

The open tread oak staircase leads up to the bright first floor landing which feeds the master bedroom, two large double bedrooms and the family shower room.

**Master Bedroom 19' 11" x 13' 5" (6.07m x 4.09m)**

Ensuite = 10'6" x 10'0" with upgraded bath tub, shower, double sinks and WC. The very spacious master bedroom has full height windows and glazed doors opening on to the first floor sun terrace area ( 23'7" x 8'6") with views over the lake.

**Bedroom 2 with balcony 17' 7" x 11' 7" (5.36m x 3.53m)**

balcony - 17'7" x 4'8" Another large double bedroom with full height sloping ceiling and sliding glass door to a balcony over looking the lake.

**Bedroom 3 17' 7" x 11' 8" (5.36m x 3.55m)**

Another large double bedroom with full height sloping ceiling and windows to the front and side of the house.

**Family shower room 10' 6" x 10' 0" (3.20m x 3.05m)**

Upgraded family shower room, WC, wash hand basin for bedrooms 2 & 3.

**OUTSIDE**

A well protected deck with lake views. Parking spaces to the side of the property and communal garden areas throughout the rest of the resort. A secure gated environment.

**SERVICES**

Mains water, mains gas and mains electricity. Underfloor heating throughout.



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**Water's Edge - per Annum**

**Service Charges - £3446.54**

**Ground Rent = Not Applicable as Freehold has been purchased**

This includes:

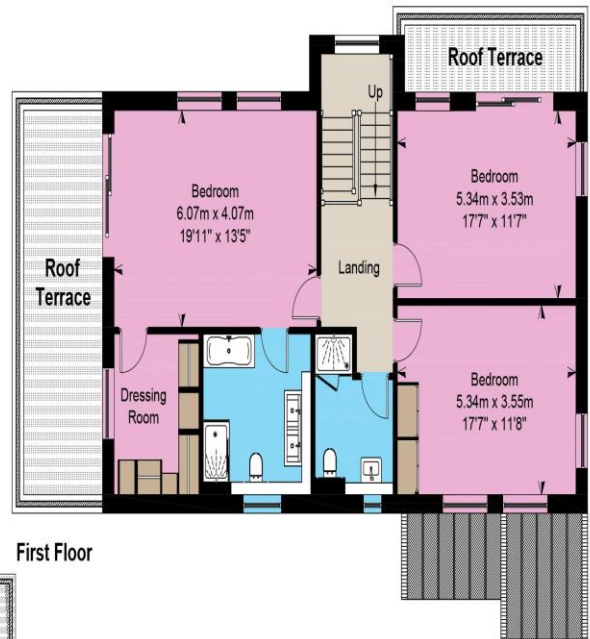
- Refuse collection
- Pest control
- Sewage system
- TV system
- Accounting costs
- Professional fees
- Grounds maintenance
- Misc repairs & equipment replacement
- Lake maintenance
- Managing agents' fees
- Electricity (on site - not individual lodge bills)
- Site manager costs
- Groundsmen's wages
- Site lighting

**24 Waters Edge Lake, Cerney Wick Lane, South Cerney, Gloucestershire**

Approximate IPMS2 Floor Area

House 230 sq metres / 2476 sq feet  
 Store 3 sq metres / 32 sq feet

Total 233 sq metres / 2508 sq feet



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 Job No SP3844

This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.

IPMS = International Property Measurement Standard

## Energy performance certificate (EPC)

24 Waters Edge Lake 10 Cerney Wick Lane Cerney Wick SOUTH CERNEY GL7 5FY	Energy rating	Valid until:	10 July 2033
	<b>B</b>	Certificate number:	2437-8433-5200-0379-8292

Property type	Detached house
Total floor area	225 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 B. 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

