



## 45 Windrush Lake, South Cerney, Gloucestershire.

### Directions

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

### Summary

A beautifully remodelled lakeside holiday home enjoying uninterrupted views across Windrush Lake. Thoughtfully designed to create a bright, open-plan living space, the property flows seamlessly onto private decking which is perfect for soaking up the setting. With gas central heating, allocated parking and access to the wider Watermark estate, this is a rare opportunity to secure a lifestyle-led retreat in one of the Cotswolds' most sought-after lake developments.

### Step inside

A welcoming entrance hall sets the tone, offering a practical space to arrive and unwind, with a conveniently placed downstairs cloakroom.

From here, the home opens out into a beautifully remodelled open-plan living space, thoughtfully designed to maximise both light and flow. The kitchen, dining and sitting areas work seamlessly together, creating a sociable and versatile environment, all orientated towards the lake beyond. Large doors draw your eye out and open directly onto the deck, effortlessly connecting inside with out.

Upstairs, the principal bedroom enjoys a peaceful outlook across the water and benefits from built-in wardrobes and a well-appointed ensuite shower room. Two further bedrooms are both well-proportioned, each with built-in storage, and are served by a modern family bathroom.

### Step outside

Positioned in a particularly desirable spot, the property enjoys a private deck overlooking the lake—an ideal setting for morning coffee, long summer evenings or simply taking in the ever-changing views.

To the front, there is allocated parking. As part of the wider Watermark estate, owners also benefit from access to beautifully maintained communal grounds and a wide range of leisure facilities including lakes, tennis courts, boules pitch, volleyball court and children's play areas.

### Area insights

Isis and Windrush Lakes form part of the exclusive Watermark development—a private, security-controlled environment designed around lakeside living. Residents enjoy access to a superb range of leisure activities including water-skiing, boating, fishing and scenic walking routes, as well as the nearby Cotswold Country Park and Beach.

There are excellent pubs and restaurants within easy reach, while Cirencester, Cheltenham, Oxford, Bristol and Swindon are all within an hour's drive. The nearby A417/419 provides convenient access to the M4 and M5, and Kemble station offers a direct service to London Paddington.

### Viewing

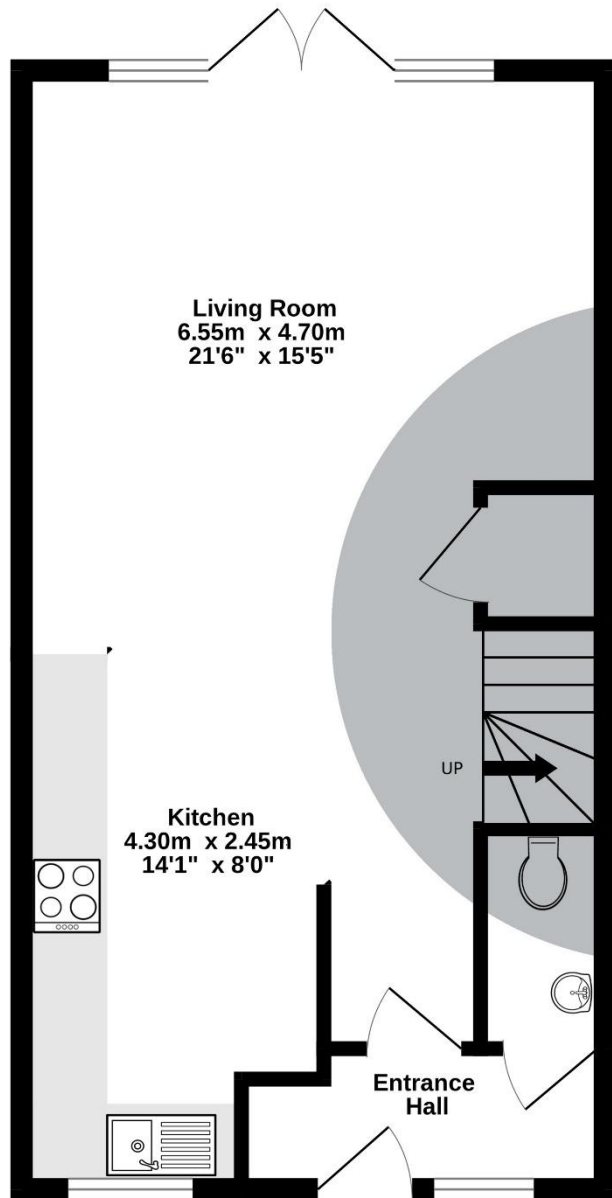
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### Agents Note

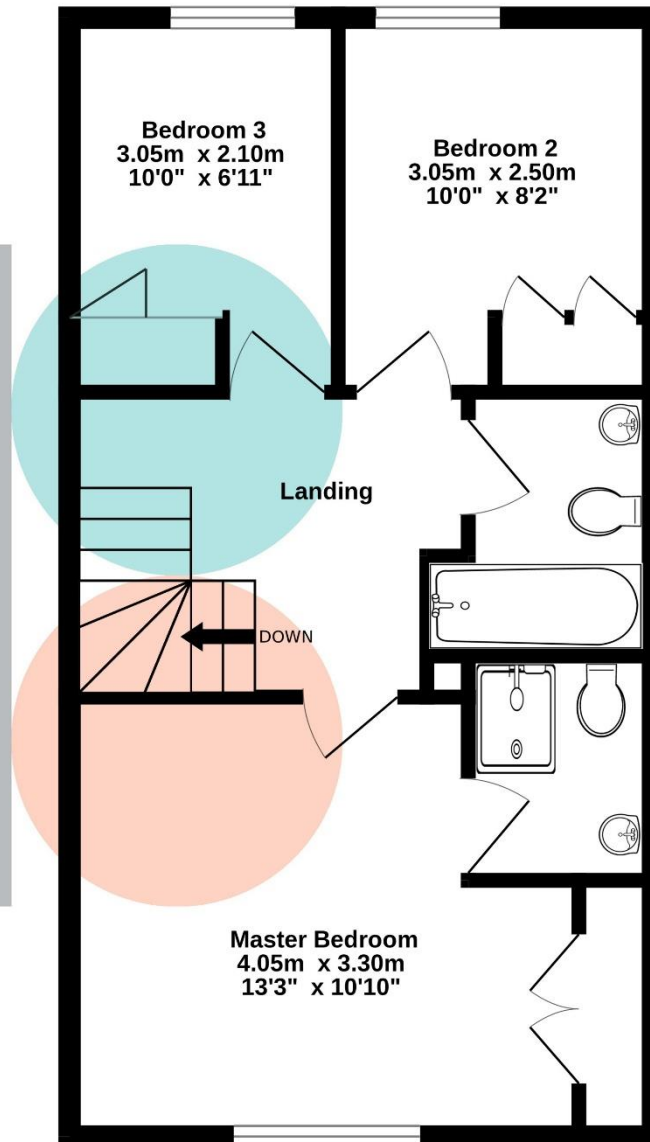
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



GROUND FLOOR



1ST 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.  
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