



8 WINDRUSH LAKE

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5TJ

**A MID TERRACE FOUR BEDROOM HOLIDAY LODGE IN EXCELLENT CONDITION WITH
STUNNING VIEWS OVER WINDRUSH FISHING LAKE.**

£265,000 (UN-FURNISHED - LEASEHOLD)

- **FOUR BEDROOMS**
- **BEAUTIFUL LAKE VIEWS**
- **MASTER EN SUITE SHOWER ROOM**
- **GREAT AREA FOR FISHING**

Lounge/Diner 24' 3" x 18' 0" (7.4m x 5.5m)

Open plan living/dining area with french doors to deck overlooking Windrush Lake

Kitchen 11' 1" x 7' 10" (3.4m x 2.4m)

Range of fitted units: fridge, freezer, gas hob, electric oven, washer dryer & dishwasher.

Bedroom 1 13' 5" x 10' 5" (4.1m x 3.2m)

Views over Windrush Lake, walkin wardrobe & ensuite shower room.

Bedroom 2 10' 2" x 8' 10" (3.1m x 2.7m)

Double bedroom

Bedroom 3 10' 2" x 7' 2" (3.1m x 2.2m)

A double bedroom

Bedroom 4 9' 10" x 7' 6" (3m x 2.3m)

A small double bedroom.

Bathroom

Family bathroom with shower above the bath.

Services

Mains water, electricity, gas, satellite & phone (subject to connection).

Tenure

remainder of 999 year lease

Management

The site is managed by Savills and is subject to an annual service charge which includes 24 hour security, gardens and landscaping, various sporting and leisure pursuits including gym, Spa, golf, fishing, tennis, boules, cricket and football practice nets, and children's play area.

Restrictions

The lodge may be used 11 months of the year as a holiday home - it must be vacated January 6th - February 5th each year.

Service Charge

£2388.83 (Ex VAT)

Ground Rent

£1458.21 (Ex VAT)



Watermark, Summer Lake, South Cerney,
Cirencester, Gloucestershire. GL7 5LW
Tel: 01285 869031 Fax: 01285 862977
E-mail: markbrown@watermarkcotswolds.com www.watermarkcotswolds.com

Service Charges on The Peninsula, The Landings, Summer Lake (four nominated members per lodge), Isis lakes & Windrush Lakes (two nominated members per lodge), Spring Lake owners have the option to join The Watermark Club.

This includes:

- 24 hour security
- 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

Owners on all the Watermark Lakes (except Spring Lakes, who can opt to join) enjoy membership to the Watermark Club via the service charge. These memberships are not transferable and apply to the nominees only. You get to enjoy the following activities:

Four Pillars Gym & Spa – Lodge owners have access to The Four Pillars Hotel and Spa facilities. All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability.

The Gym – Lodge owners benefit from use of the gym. The fully air-conditioned gym, overlooking the ski lake, is equipped with the latest cardiovascular equipment and has a range of free weights. There are well equipped changing room facilities with lockers, showers and hairdryers.

Golf - As an owner, you are entitled to golf for the nominated members at either of the following golf courses up to 25 times per year. All golf can be booked up to seven days in advance for the nominated members and additional green fees can be booked at subsidised rates. All bookings should be made at the Watermark Brasserie reception on Spring Lake and are subject to availability. Tel: 01285 860606

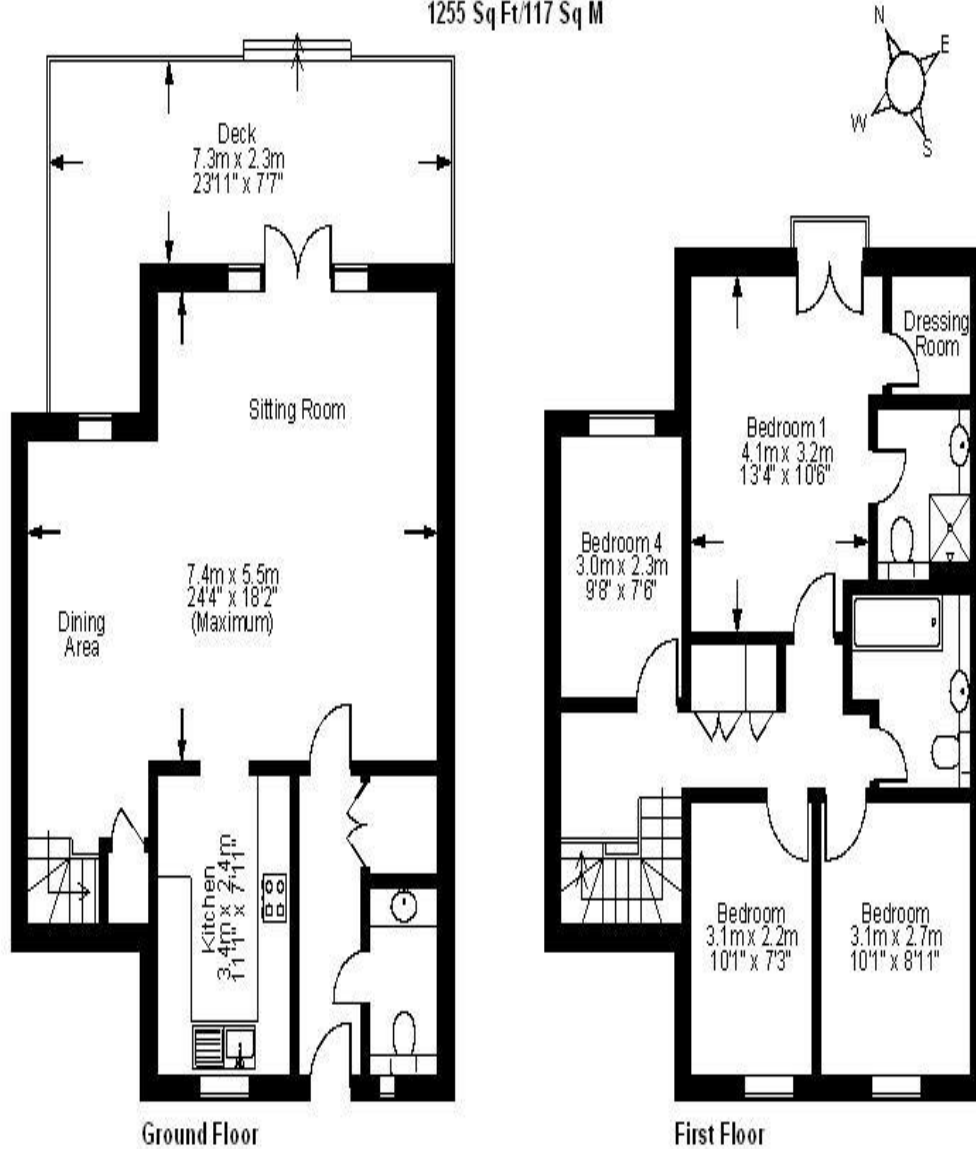
Wrag Barn Golf Club - This is an 18-hole challenging golf course just outside the historic town of Highworth. A maximum 18 handicap is recommended to play here. Golf is not available before 12pm on Saturdays or Sundays and a strict dress code is operated for all golfers (golf shoes must be worn at all times on the course and jeans, trainers, tracksuit bottoms & collarless shirts are not allowed on course or in the clubhouse). All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability.

South Cerney Golf Course - This 18 hole course is only a 5 minute drive from the resorts, on the outskirts of the village of South Cerney. All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability.

The Watermark, Isis & Windrush Lake, Spine Road, Gloucestershire

Approximate Gross Internal Area

1255 Sq Ft/117 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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