

Cotswold LAKES & ESCAPES

by Watermark



23-24 THE LANDINGS

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5LU

THIS EIGHT BEDROOM DETACHED HOLIDAY HOME HAS UNINTERRUPTED LAKE VIEWS, RIGHT ON THE WATERS EDGE, REFURBISHED BATHROOMS, EXTENDED DECKING, REAL WOOD INTERNAL FLOORING ON THE GROUND FLOOR & CARPETS THROUGHOUT UPSTAIRS.

£1,700,000 (UN-FURNISHED - LEASEHOLD)

- **SPACIOUS 8 BEDROOM/ 5 BATHROOM DETACHED LAKESIDE HOLIDAY HOME**
- **JACUZZI ON THE LARGE, PRIVATE, SOUTH FACING, LAKESIDE DECK**
- **ONE OF THE LARGEST FISHING AND SAILING LAKES IN THE HEART OF THE COTSWOLDS**
- **SUPERB HOLIDAY LET POTENTIAL - 24 HR GATED SECURITY**

Entrance Hall 0' 0" x 0' 0" (0m x 0m)

Oak flooring leading to open plan kitchen, living and dining area. Understairs cupboards with WC.

Open plan living/dining area 26' 6" x 42' 9" (8.08m x 13.04m)

Twin contemporary fireplaces and double French doors to the deck with far reaching views of the lake. Oak floors with gas fired underfloor heating throughout the ground floor. Study room off the living area.

Kitchen 10' 11" x 9' 3" (3.34m x 2.83m)

Recently installed Hobson's Choice kitchen with Gaggenau combi microwave & oven, Miele dishwasher, Bora extractor, 4 ring induction hob and Siemens fridge & freezer, water filter on tap over sink.

Ground Floor - Bedroom Eight 14' 1" x 10' 10" (4.29m x 3.30m)

Ground floor double bedroom with ensuite shower, WC & wash hand basin. Utility closet with space for washing machine and dryer (not included).

Master Bedroom 13' 3" x 11' 5" (4.04m x 3.48m)

With underfloor heating in ensuite shower room, gas central heating, fitted wardrobes and large windows with views of the lake.

Bedroom Two 11' 5" x 13' 1" (3.48m x 3.98m)

With underfloor heating in ensuite shower room, gas central heating, fitted wardrobes and south facing views over the lake.

Bedroom Three 10' 8" x 9' 3" (3.24m x 2.83m)

A double bedroom with fitted wardrobe.

Bedroom Four 10' 7" x 9' 4" (3.22m x 2.84m)

A double bedroom with built in wardrobe.

Bedroom Five 8' 5" x 9' 3" (2.56m x 2.83m)

with a built in wardrobe and staircase to bedroom 7 in eaves.

Bedroom Six 8' 5" x 9' 4" (2.56m x 2.84m)

With built in wardrobe and ships ladder to mezzanine level storage.

Mezzanine floor - Bedroom Seven 11' 1" x 9' 6" (3.38m x 2.89m)**Family bathroom for bedrooms Three, Five & Seven. 0' 0" x 0' 0" (0.00m x 0.00m)**

Includes bath tub, WC and wash hand basin - underfloor heating.

Family shower room for bedrooms Four & Six.

Large double shower room with WC and wash hand basin - underfloor heating.

OUTSIDE & SERVICES

A very large well protected deck, Jacuzzi J300 Hot Tub with stunning lake views. Parking to the front of the property, electric charging point and communal garden area throughout the rest of the resort - 2 x tennis courts. Mains water, gas central heating, electricity. 977 year lease - ground rent = £5,324.20 (Incl. Vat), service charge = £9,649.12 (Incl. Vat).

Welcome to the ultimate in lakeside living! Nestled in the picturesque Cotswold countryside, this superb double fronted lakeside property is the perfect place to create lasting memories with your family and friends. With its breath-taking views, serene surroundings, and ample living space, this home offers a unique opportunity to own a slice of paradise.

Featuring expansive living areas, this property is perfect for large families or intergenerational gatherings. Whether you're hosting a family reunion or entertaining friends, there is plenty of space to enjoy time together or relax in peace and quiet. From the open-plan living area with twin fireplace to the spacious dining area, this home is designed to accommodate your every need.

The stunning lake views are truly the highlight of this property, and the large windows throughout the home allow you to enjoy them from every angle. Take in the picturesque scenery while enjoying breakfast or sipping a glass of wine on the expansive outdoor terrace. Imagine setting off on a canoe or sailing boat from your private dock a sunset. You'll never tire of the peaceful and tranquil ambiance that surrounds you.

Conveniently located less than two hours from London and just one hour from Heathrow, this home offers the perfect balance of seclusion and accessibility. Enjoy the beauty of the Cotswold countryside with direct access to cycle and running paths while still being within easy reach of all the amenities and attractions that the area has to offer.

This property offers a unique opportunity to live the lakeside dream on the largest lake in the area. So why wait? Come experience the beauty and serenity of this stunning Cotswold lakefront home today!



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SERVICE CHARGES

The Peninsula, The Landings, (four nominated members per lodge).

Isis lakes & Windrush Lakes (two nominated members per lodge).

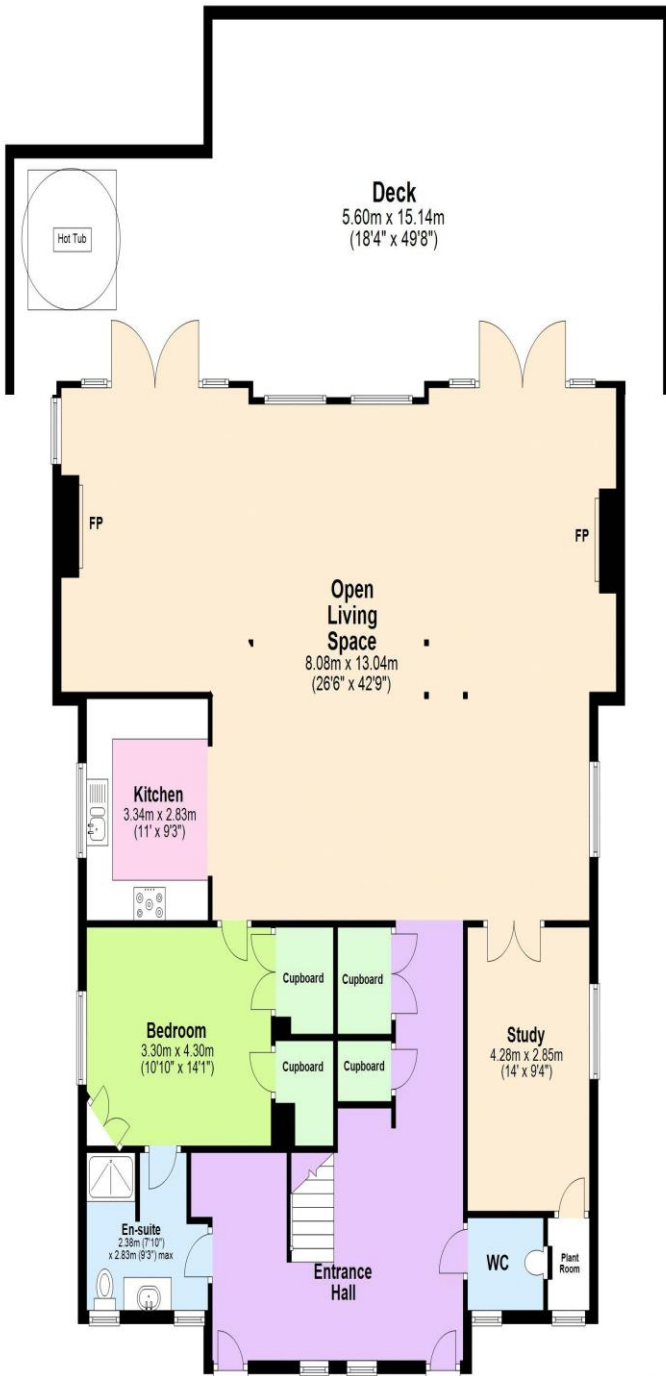
Spring Lake owners have the option to join The Watermark Club.

This includes:

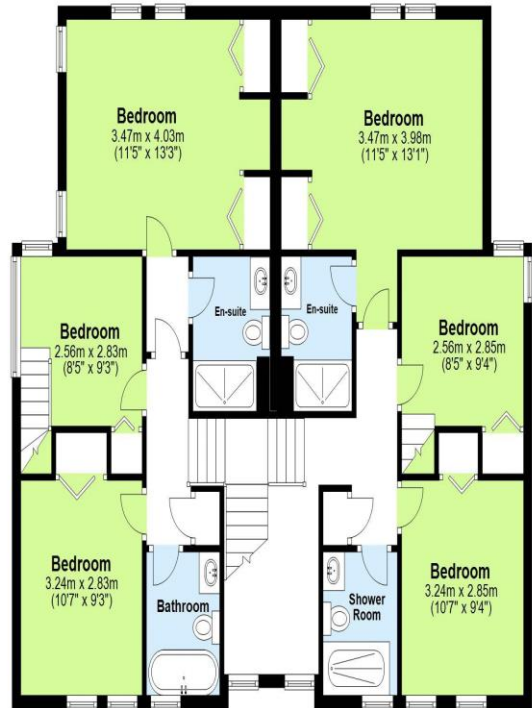
- 24 hour security
- Refuse collection
- Pest control
- Sewage system
- Accounting costs
- Professional fees
- Grounds maintenance
- Misc repairs & equipment replacement
- Lake maintenance
- Managing agents' fees
- Site manager costs
- Groundsmen's wages
- Site lighting

Owners on all the Watermark Lakes (except Spring Lakes, who can opt to join) enjoy membership to the Lakeside Club via the service charge. These memberships are not transferable and apply to the nominees only. Ask Sales representative for details.

Ground Floor



First Floor



Second Floor



Total area: approx. 304.0 sq. metres (3272.4 sq. feet)

Energy performance certificate (EPC)

23-24 The Landings The Watermark CIRENCESTER GL7 5LU	Energy rating C	Valid until: 19 April 2033 <hr/> Certificate number: 2135-1513-4116-4109-3073
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Property type

Detached house

Total floor area

314 square metres

Rules on letting this property

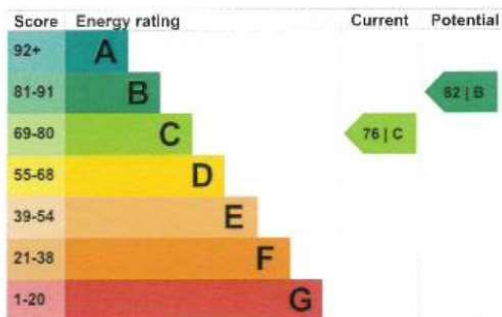
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



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