



48 Spring Lake, South Cerney, Gloucestershire, GL7 5TH
Asking Price £288,500

Cain & Fuller

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Cain & Fuller

A superb opportunity to purchase a distinctive and stylish second home located on Spring Lake within the stunning area of the Cotswold Water Park. Spring Lake is highly attractive offering residents fantastic lake views, a lake restaurant open through most of the year, lake activities including wakeboarding, water skiing, canoeing, paddle boarding and access to all of the other sports available in the Cotswold Water The lodge has undergone refurbishment in the recent past by the current owner and is presented in excellent condition throughout. Externally the south west facing deck gives uninterrupted views of Spring Lake and onto the horizon beyond ! Seeing is believing if you are looking for that fantastic view call the vendors agent to book an appointment, Cain & Fuller in Cirencester.

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South Cerney

The village of South Cerney has a range of local amenities including a Post Office and newsagents, Co Op general store, hairdressers, a fish and chip shop, an Indian restaurant/takeaway, pharmacy and a dental surgery. There are three public houses in South Cerney, The Old George, The Royal Oak and The Eliot Arms Hotel. There is a Village Hall and Fenton's Community Centre. It is located in the heart of the Cotswold Water Park with a large range of water based activities on offer including education lake and Golf course.

Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Description

Number 48 Spring Lake benefits from open plan living room with full width opening double doors from the main living space giving access to the large south westerly facing deck with breath taking views over Spring Lake and the horizon beyond. The modern living space boasts a contemporary kitchen with selection of storage and built-in appliances, large open plan living area offering lounging and dining space all with terrific lake views, reception hallway with access to downstairs cloak/shower room ideal for the family. To the first floor there are three family sized bedrooms, the master of which benefits from an open aspect onto the lake with far reaching views and has a selection of built-in storage. A modern white bathroom has been fitted with bath and fitted shower above and services this family living space on the first floor. The property is warmed throughout by a series of thermostatic heaters which is complemented by a selection of double glazed windows

Outside

There is gravel parking for two vehicles to the front of the lodge with pathway leading to entrance door. The current vendors have also established a seating area to the front of the lodge. The rear deck is an outstanding feature of the property, benefiting from a sunny south westerly facing orientation and giving far-reaching views over spring lake to the horizon beyond. The full on lake view is what makes properties on Spring Lake so attractive compared to other lakes in the area.

Parking

There is gravelled parking for two vehicles to the front of the lodge.

Watermark Facilities

The lodge is part of the prestigious Watermark Development and therefore benefits from 24 hour on site security, resort management and expert landscape gardeners. The Watermark also offers a managed solution for lodge owners to take advantage of the holiday rental market.

Unlike other developments in the Cotswold Water Park Spring Lake has no occupancy restrictions so can be used 12 months of the year.

Tenure

Leasehold - ask the vendors agent for details.

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

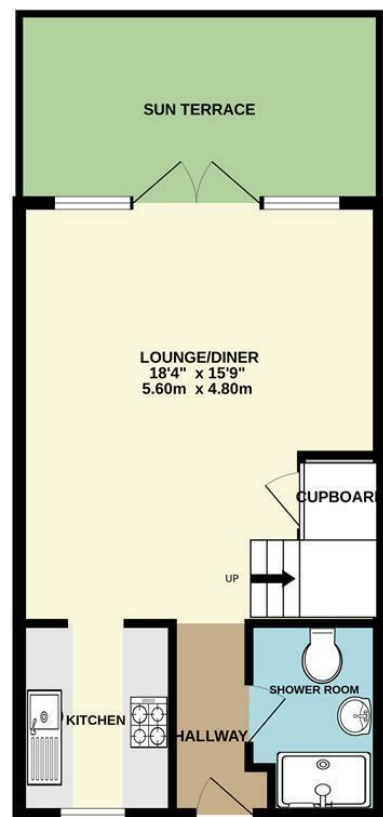
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller

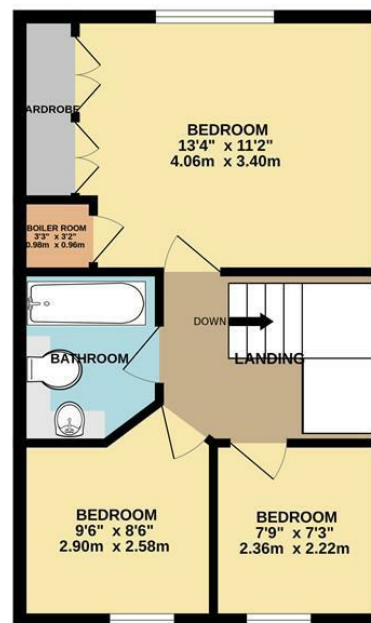




GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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