



- 4 bedroom south facing holiday home
- Beautiful lake views
- Great rental potential
- Access to onsite amenities'

70 Windrush Lakes, South Cerney, Cirencester, GL7 5TL

£475,000

A stunning 4 bedroom holiday home with south facing views of Windrush Lake. This property benefits from a large open plan living, kitchen and dining area which leads out to a large south facing deck with stunning lake views. Upstairs there are 4 bedrooms, two of which have incredible lake views, with the master benefitting from an en-suite. This property is in fantastic condition. Great rental potential. EPC rating C.





## Property Description

**ACCOMODATION:** A stunning 4 bedroom holiday home with lovely lake views from the south facing, enclosed deck at the rear of the property. The property is situated towards the end of the road around Windrush Lake giving a quiet and secluded feel.

The ground floor comprises a good sized kitchen, a large living/dining area and a WC with wash hand basin. On the first floor there is a large master bedroom with en suite, a further double bedroom, two twin/single bedrooms and Family bathroom. There is laminate flooring throughout the ground floor.

### GROUND FLOOR

**KITCHEN:** A high spec fitted kitchen with grey gloss finish units and composite worktops. The kitchen also benefits from an integrated dish washer, fridge, freezer, washing machine, double oven and ceramic hob. Window to the front and laminate flooring. Opposite to the kitchen is a downstairs cloakroom with WC, wash hand basin and electric heated towel rail.

**LIVING ROOM:** The living/dining area has direct access to the deck through French doors and provides ample space for both relaxing and entertaining. Laminate flooring throughout and access to under stairs storage.



### FIRST FLOOR

**MASTER BEDROOM:** A good sized bedroom with views over the lake from the Juliette balcony. En suite shower room with corner shower cubide, wash hand basin, WC and electric heated towel rail. Laminate flooring.

**BEDROOM 2:** A double bedroom with window to the front. Laminate flooring.

**BEDROOM 3:** A twin/single bedroom with window to the front. Laminate flooring.



**BEDROOM 4:** A twin/single bedroom with window to the rear with views over the lake. Laminate flooring.

**FAMILY BATHROOM:** Bath with shower over and screen, WC and wash hand basin. Ceramic tiling and white vanity unit gives a contemporary look.

**OUTSIDE:** A fully enclosed, deck extends to the full width of the property and beyond gives views over the lake. The deck is constructed using composite materials giving a long lasting and low maintenance outside space.

### **WINDRUSH LAKE**

Windrush Lake is just 15 minutes away from the Capital of the Cotswolds, Cirencester and has easy access to the beautiful towns and villages that comprise the Area of Outstanding Natural Beauty that is the Cotswolds.

### **RESORT FACILITIES**

- Three tennis courts (1 floodlit)
- Children's play area.
- Two fishing lakes (coarse & fly)
- Croquet lawn
- Boules piste
- Table tennis
- Games room with pool table and games machines and soft play area

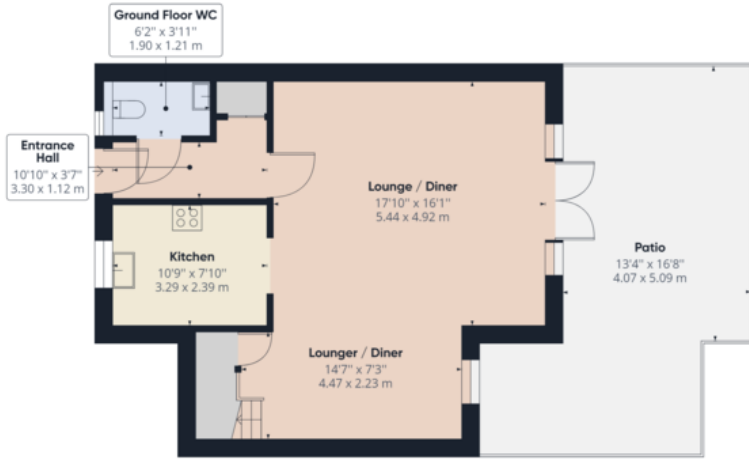


### **LEISURE FACILITIES**

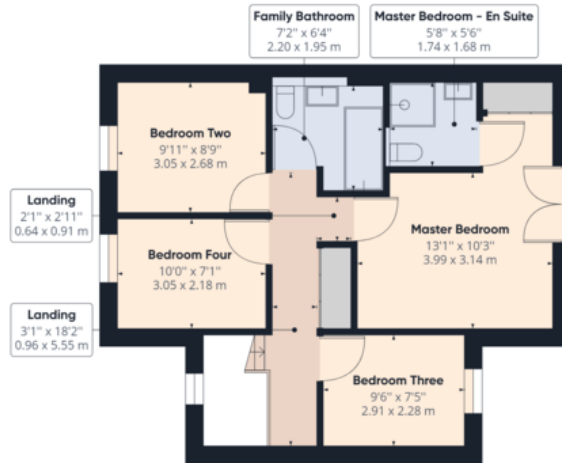
A whole host of additional leisure pursuits are available in Cotswold Water Park area including: - Water-Skiing, Windsurfing, Sailing, Canoeing, Fishing (Fly and Coarse), Horse-riding, Picturesque walks and off-road cycling (suitable for children), Clay Pigeon Shooting, Swimming and Golf (Charges apply).







Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1150.72 ft<sup>2</sup>  
106.91 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## HOLIDAY USE

The lodges are classed as second homes and cannot be lived in permanently. The potential exists for purchasers to generate additional rental income through holiday lets and please ask us for more information.

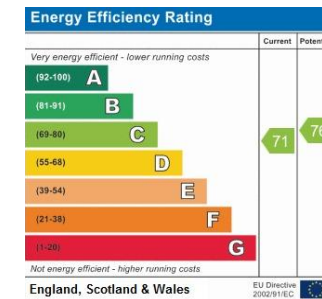
## ANNUAL RUNNING COSTS

Ground Rent, reviewed annually, linked to RPI approx. £2,600  
Service Charge, reviewed annually, approx. £3,500  
Remainder of the 999 year lease, approx. 978 years  
Council tax applicable, unless the property is classified as a small business – ask for further details.  
Errors & Omissions excepted (E&OE)

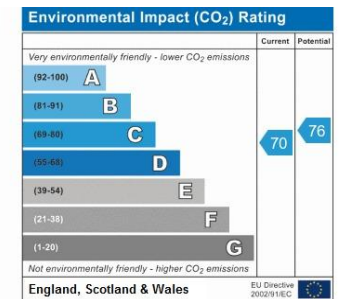
Service charge contributions includes:- 24 hour on site security, water rates, road maintenance, resort lighting, refuse collection, grounds maintenance, satellite television, on resort leisure facilities. MEMBERSHIP to off resort leisure facilities including the De Vere Hotel and nearby golf clubs.

## TRANSPORT CONNECTIONS

Nearest train stations: Kemble (1hr10 to London), & Swindon (1hr to London). Nearest motorway: 20 mins from Junction 15 of M4



Reference:  
Windrush 70



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GL7 5TL

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements