



- 3 bedroom, semi-detached holiday home
- Stunning lake views
- Hot tub & all furniture included
- Being sold as a turn key holiday let property with forward bookings

03 Waters Edge, Cerney Wick Lane, Cerney Wick, Cirencester, GL7 5QH

£525,000

Luxury, contemporary holiday home, within the Cotswold Water Park. Waters Edge nestles on the edge of a twenty-eight acre lake. The properties are cedar clad with slate roofs which blend in with the natural surroundings. Open plan living downstairs. Each bedroom has its own En-suite facility. Ground and upper sun decks. Currently run as a successful holiday let, and being sold with forward bookings. Achieved in excess of £50,000 gross rental income in 2020. Asking price to include hot tub, and all fixtures, fittings and furniture as seen.



Property Description

Waters Edge is a stunning collection of contemporary styled, luxury holiday homes in the Cotswold Water Park. These architecturally inspired, lakeside homes have stunning views over the 28 acre lake and each property benefits from a large decking area which gives you the illusion of being suspended over the water's edge. Waters Edge is ideally situated in the heart of the Cotswold Water Park, England's largest wetlands nature reserve, only 5 miles from Cirencester and just 90 minutes from London.

ACCOMODATION: Ground floor: Kitchen, open plan living/dining area, large deck with hot tub, bedroom with en suite, utility room and WC. Oak flooring through much of the ground floor. First floor: Landing, bedroom 3, master bedroom with impressive en suite. The property benefits from underfloor heating.

GROUND FLOOR:

MAIN LIVING AREA: The open plan living area has two large sets of sliding doors that give uninterrupted views across the lake and access to the large deck, complete with hot tub. Oak flooring throughout.



KITCHEN: The good sized kitchen features stone work surfaces and a good range of contemporary style, gloss finish kitchen units. Appliances include an integrated single oven, microwave, plate warming drawer, integrated fridge and dish washer all by Siemens. A 1 ½ bowl sink with mixer tap complete the kitchen. Window to the front of the house. Oak flooring.

BEDROOM 2: Large double bedroom with a stunning en suite with large rain shower, wash hand basin and WC. Heated towel rail.



UTILITY ROOM: Space for a washing machine and tumble drier. Sink and storage cupboards. Boiler cupboard.

WC: Downstairs WC with wash hand basin.

FIRST FLOOR

MASTER BEDROOM: Large double bedroom with stunning views over the lake and its own balcony. A large en suite includes a double size glazed shower cubicle, wash hand basin and WC. Heated towel rail.



BEDROOM 3: A good-sized double bedroom an en-suite complete with bath, WC, wash and basin & heated towels rail. Window to front.

OUTSIDE: A large deck which over hangs the water with ample space for an outdoor dining table & chairs seating 8, as well as loungers. Lake access to side.
HOT TUB.

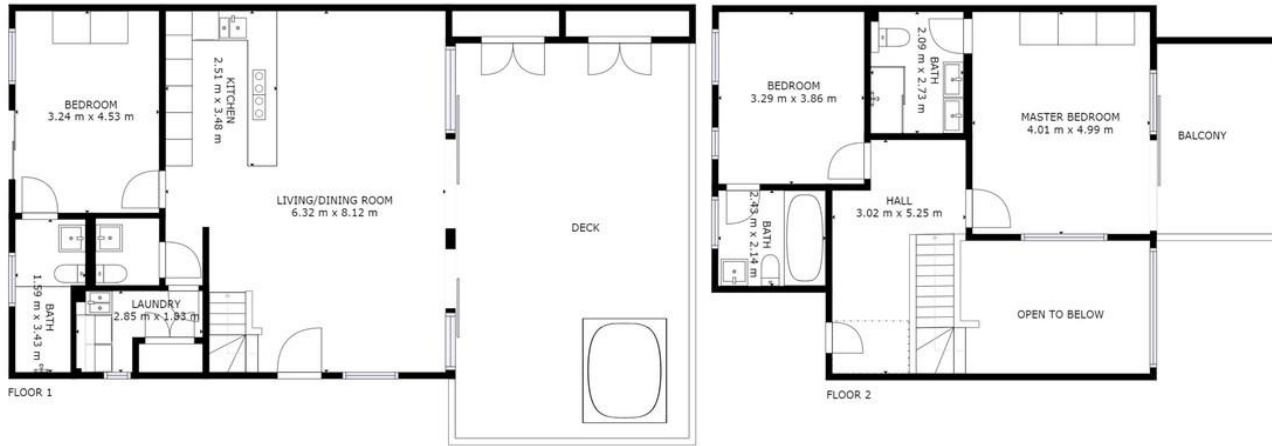
LEISURE FACILITIES

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

HOLIDAY USE

The lodges are classed as holiday homes and cannot be lived in permanently. The potential exists for purchasers to generate additional rental income through holiday lets and Orion can assist you. The properties can be used throughout the 12 months as a holiday home.





GROSS INTERNAL AREA
 FLOOR 1: 82 m², FLOOR 2: 57 m²
 EXCLUDED AREAS: DECK: 47 m²
 BALCONY: 19 m²
 TOTAL: 139 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



ANNUAL RUNNING COSTS

Remainder of 999-year lease (approx. 985 years)

Ground rent, linked to RPI, approx £2,000 per annum

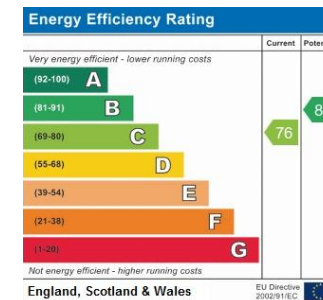
Service charge, not for profit, reviewed annually, approx £2,500 per annum.

Council tax applicable, unless run as holiday let – please ask for more details.

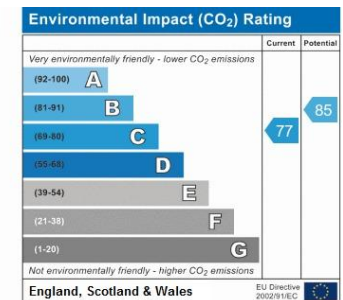
E&OE (errors & omissions excepted)

TRANSPORT CONNECTIONS

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



Reference:
WE03



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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