

SUNSET LODGE

LAKES BY YOO

— LECHLADE —



SUNSET LODGE, LECHLADE, GL7 3DT

Open plan Kitchen / Sitting room/ Dining room • Snug
Utility • 4 Bedrooms • 3 Bathrooms • Store • Parking

An impressive contemporary Cotswold home in a sensational waterside setting

Location

Sunset Lodge is a sensational contemporary waterside home, located in a beautiful gated woodland estate close to Lechlade, a small historic Cotswold market town on the River Thames. This pretty town has a selection of independent shops, a church, two award winning coffee shops, several pubs, a butcher/deli, a doctor's surgery, a primary school and a library. There is also a new town hall which is the hub for a variety of community activities.

The Lakes Bar & Kitchen offers delicious dining in a relaxing atmosphere with stunning lakeside views.

Fairford, 3 miles away, is a popular and historic market town. This thriving community benefits from a wide range

of facilities including a library, the Palmer Hall which hosts a variety of local events throughout the year, a beautiful medieval church, a range of shops including a post office, doctors, dentist and leisure centre, and a choice of good restaurants and gastro pubs. The town has a wonderful community spirit, evident from the wide range of clubs and societies on offer.

Known as the "Capital of the Cotswolds", Cirencester 11 miles west, is a hub of vibrant cultural life known for its beautiful limestone town houses, exciting boutiques, restaurants and cafés. The recently refurbished Market Place hosts a twice weekly market and a farmer's market every other Saturday.

Delightful Burford is a short drive away and is home to the renowned Burford Garden Centre, excellent shopping and restaurants.

Daylesford Organic Farm Shop, a short drive north, is set in enchanting grounds and has a delicious restaurant and deli to suit all tastes, together with irresistible homewares, fashion and a spa.

A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire countryside.

The area offers a superb choice of schooling with an outstanding selection of state and grammar schools, as well as a wide range of impressive private

schools, such as Hatherop Castle, Beaudesert Park, Westonbirt, Powells, Cheltenham Colleges, Pate's, St Hugh's, Marlborough College, Pinewood and Farmor's School, to name but a few.

Sporting opportunities are abundant in the area with nearby golf courses in Cirencester, Burford and South Cerney; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.

Description

Sunset Lodge, set in a luxury rural estate and part of the Lakes By Yoo, is the perfect example of a striking and stunning waterside home in a beautiful Cotswold setting. The estate is spread across 850 acres of fresh water lakes, meadows and woodland. Contemporary and practical in design, Sunset Lodge blends in seamlessly with its surroundings offering a fabulous home which exudes charm and character in the heart of nature.

The accommodation is laid out over three floors with stunning views over the lake.

The generously proportioned open plan living space is superb for entertaining family and friends and equally ideal for everyday living. The wood burner offers extra warmth and cosiness in the winter months. The adjacent snug is perfect for family movie nights and lazy Sunday afternoons. The Bulthaup kitchen and separate utility room are superbly equipped with Gaggenau appliances.

The first floor comprises the master suite, two further double bedrooms and a family bathroom. On the second floor there is a most impressive bedroom which encompasses the whole of the second floor with full-height glass windows and a wraparound balcony. The views of the lake are exceptional!

The house provides parking for four cars as well as mains electricity supply in place for EV charging. There's a large storage shed to the side of the property offering ample space for bikes. Steps lead down to a beach area where watercraft can be launched or for entry into the lake for open water swimming.

As part of The Lakes by YOO Development the house has access to the spa which has a fabulous 20m indoor swimming pool, steam room and sauna as well as a new state of the art Technogym Cardio and Escape Fitness Strength equipment together with a new dance studio, treatment rooms and an outdoor relaxation area.



*Lechlade 2 miles
Fairford 3 miles
Burford 10 miles
Cirencester 11 miles
Swindon 17 miles
(London Paddington 60 mins)
M4 (Junction 15) 17 miles
Cheltenham 26 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

Services: Mains water and electricity. Gas central heating with underfloor heating throughout. Drainage is part of the Estate owned and managed septic system. All costs are included in the quarterly services charge of circa £1k/ month. The Service Fee covers other aspects of life at the Lakes including the gym, indoor pool, tennis courts, landscaping, 24h security.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale. All others are specifically excluded but may be made available by separate negotiation.

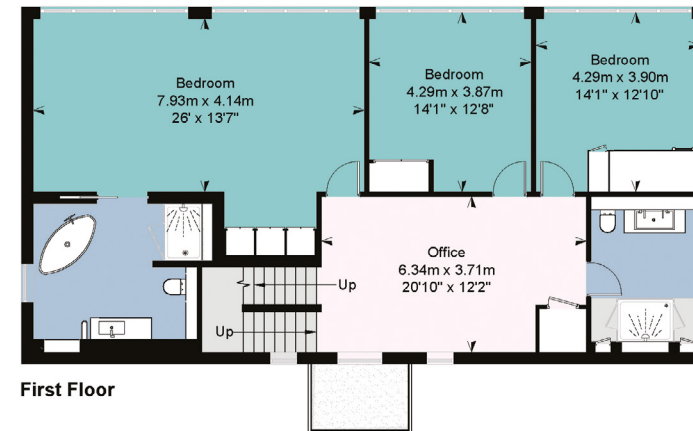
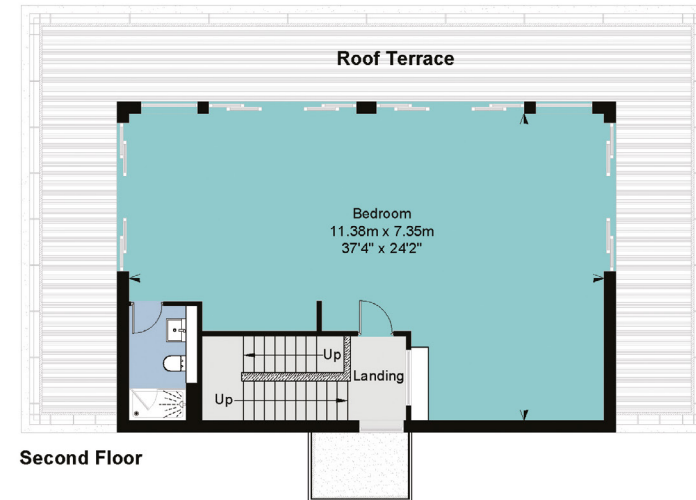
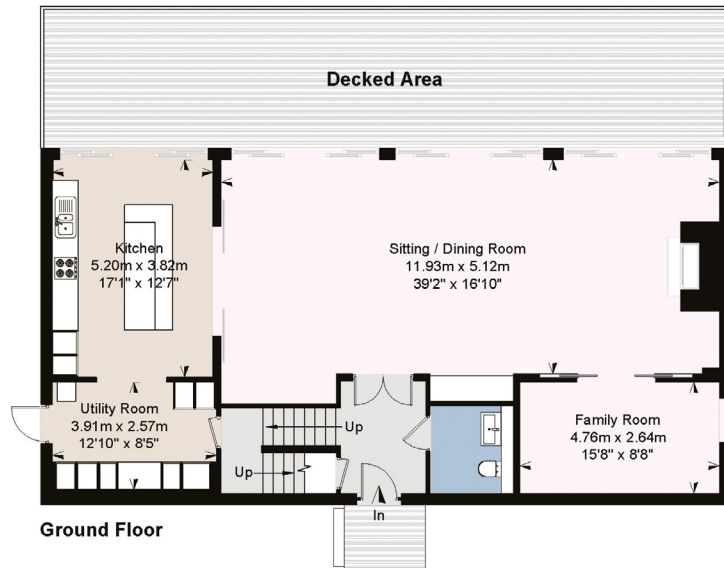
Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band G. EPC rating B.



19 Longcross Causeway, Lechlade, Gloucestershire

Approximate IPMS2 Floor Area
House 342 sq metres / 3681 sq feet

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07890 327 241
Job No SP3165
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



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