



- Beautiful New England, turret style holiday home
- South facing, wraparound deck
- One of the best locations on Isis Lake
- Mains gas supply

61 Isis Lake , Isis & Windrush Lakes , South Cerney , Cirencester ,  
GL7 5TL

£355,000

An absolutely stunning 3 bedroom turret property with large, south facing, wraparound sun deck on Isis lake. The large deck offers stunning lake views as well as sun all day round with it's South West aspect. Inside has been renovated to a great standard and this property is one of only two properties on Isis lake with mains GAS supply. A beautiful holiday home, currently being run as a successful holiday let.



## Property Description

**ACCOMODATION** The property is accessed directly from its parking spaces and is situated on the end of a row of lodges adjacent to Isis Lake. West Lodge is entered via double doors leading to a spacious entrance hall. The ground floor consists of the kitchen and a large, open plan living and dining area with access to the extensive decked area.

On the first floor there is a large master bedroom with en suite and the house bathroom. A further double bedroom and the third, single bedroom are located on the second floor. The property has been recently renovated to an exceptional standard.

### GROUND FLOOR

**KITCHEN:** Fitted kitchen with oak finished Shaker style cabinets with a built under double oven and ceramic hob. There is space for a fridge/freezer, washing machine and slim line dish washer. Stainless steel sink. Windows overlooking the lake. Oak floor.

**LIVING/DINING ROOM:** The spacious, octagonal shaped living/dining area has direct access to the deck through 3 sets of French doors and provides ample space for both relaxing and entertaining. Electric fireplace centre piece. Oak flooring throughout.

### FIRST FLOOR

**MASTER BEDROOM:** A large bedroom with stunning views over the lake. En suite with single shower cubicle, WC and wash hand basin. Boiler cupboard with room for storage.

**BATHROOM:** Fitted bathroom featuring a full-length bath with shower over. WC and wash hand basin with storage below.

### SECOND FLOOR

**BEDROOM 2:** A double bedroom with window to the front and view to Windrush Lake beyond.





**BEDROOM 3:** A single bedroom with window overlooking the lake. Access to a large walk in wardrobe/store.

**OUTSIDE:** A fully enclosed deck extends right around the property and gives wide ranging views over Isis Lake. The wraparound deck allows for sun all day long. The lodge is well placed for all facilities including the children's play, tennis courts and games pavilion.

#### **Isis Lake**

Isis 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
- Football goal, Volley ball net

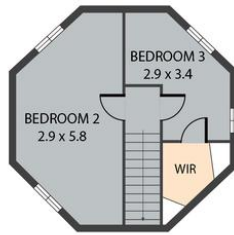
#### **Leisure Facilities**

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, Swimming and Golf (Charges apply).



#### **Holiday Use**

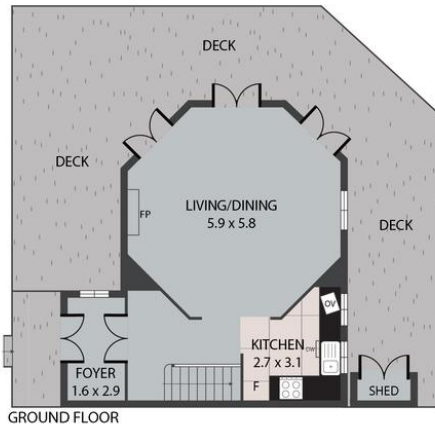
The lodges are classed as holiday homes and cannot be used as Primary Residences. The potential exists for purchasers to generate additional rental income through holiday lets, please ask us for more information.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

61 Isis Lake  
 TOTAL APPROX. FLOOR AREA 119 SQM  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The Gateway Centre Lake 6 ,  
 Spine Road, South Cerney,  
 Cirencester, Gloucestershire,  
 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

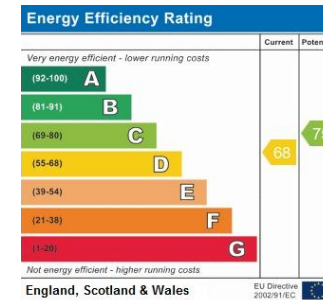
### Annual Running Costs

Ground Rent, reviewed annually, linked to RPI £2,200. APPROX.  
 Remainder of a 999 year lease. (Approx. 975 years)  
 Service Charge, reviewed annually, £3,200 APPROX.  
 Council tax applicable. Band C  
 Errors and Omissions excepted (E&OE)

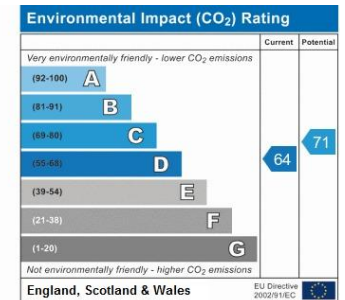
Service charge contributions includes:- 24 hour on site security, water rates, road maintenance, resort lighting, refuse collection, grounds maintenance, satellite television, on resort leisure facilities and membership to off resort leisure facilities including the Devere hotel and two nearby golf clubs.

### Transport connections

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



England, Scotland & Wales  
 Address:  
 Isis Lakes 61, Spine Road East, South Cerney, GL7 5TL  
 Reference:  
 16111200104



England, Scotland & Wales