



The Watermark, Station Road, South Cerney  
Gloucestershire, £330,000

Waymark



# Station Road, Cirencester GL7 5TH

## Gloucestershire

### Leasehold

**Holiday lettings potential | South facing decked balcony area over looking the lake | Popular & sought after location | Master bedroom with ensuite & Lake views | Open plan living space | Wood burning stove | Beautifully presented interior and exterior | Leasehold | No Onward Chain**

#### Description

A beautifully presented New England Style 3 bedroom Lodge with gated south facing balcony situated on the shores of Spring lake, situated within the desirable South Cerney Water Parks.

The property is beautifully presented both inside and out.

The ground floor has been re-modelled and re-fitted and is open plan in its layout. The kitchen boasts an electric oven and hob, a slim line dishwasher, wine fridge and an under-counter fridge. The dining area is immediately beyond the kitchen, with the seating area beyond again, with double doors out to the decked balcony area. There is a wood burning stove in the seating area to enjoy during the winter months. The ground floor also has a cloakroom and two useful storage cupboards.

The first floor, which is lovely and light, has a master bedroom suite to the rear of the property with full height windows allowing you to make the most of the views across the lake, together with an en-suite shower room and fitted wardrobes. To the front of the property are two further bedrooms and a modern family bathroom.

The decking area accessed from both the ground floor living space as well as a separate set of stairs has wonderful views across the lake and being south facing, enjoys the sunshine throughout the day and into the evening. An electric awning has been fitted to the decked area to provide shade if required.

There is a private parking space conveniently located to the front of the property, with ample additional shared parking nearby and a useful storage unit attached to the side of the property.

The property is available to purchase by way of a 999 year Long leasehold granted in April 1992. There is a ground rent and management charge of circa £4,675 per annum, these figures were the figures charged in 2022.

The property is connected to mains electricity, water and drainage. There are electric radiators throughout for heating.

The property has been used by the current owners as both a second home for themselves and as a holiday rental. Further information on rental incomes and associated costs are available from the selling agents.

#### Location

Spring Lake is located in the popular Cotswold Water Park which is located on the edge of the Cotswolds. The Water Park comprises a number of lakes providing a range of water sports, wild swimming, fishing and nature reserves. There are various facilities including restaurants, cafes and retail facilities within the Water Park and it has become a popular location for both permanent resident, second home owners and holiday makers alike. The popular market town of Cirencester is just 5 miles to the north and offers an abundance of retail, leisure, educational and entertainment facilities.

The Water Park has easy access to the A419 which leads directly to the M4 motorway to the south and M5 motorway to the north.

#### Viewing Information

By appointment only please.



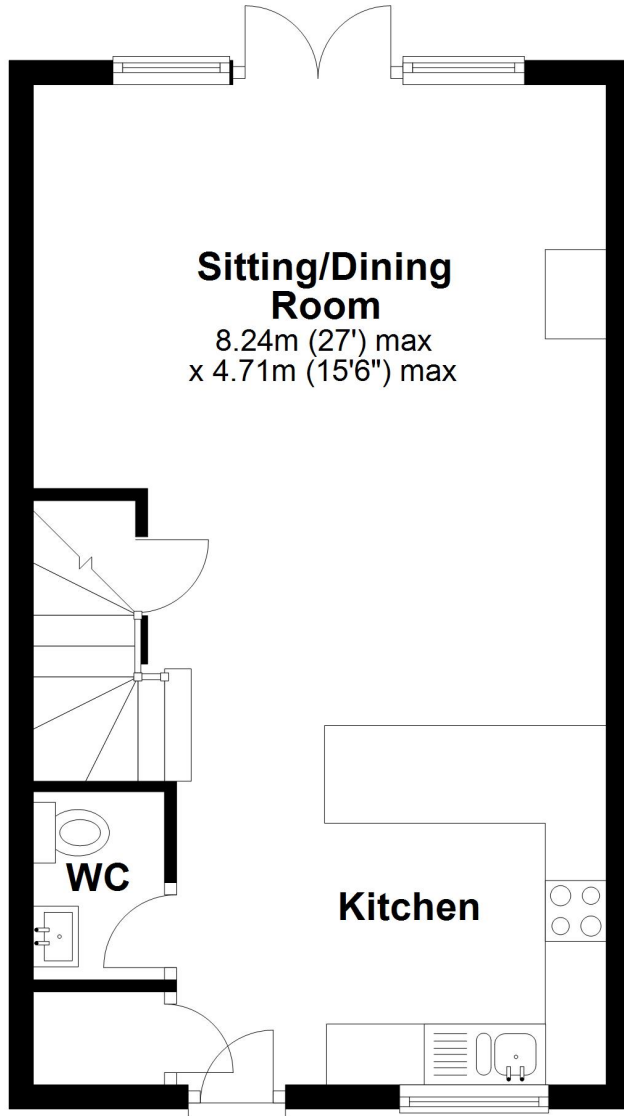
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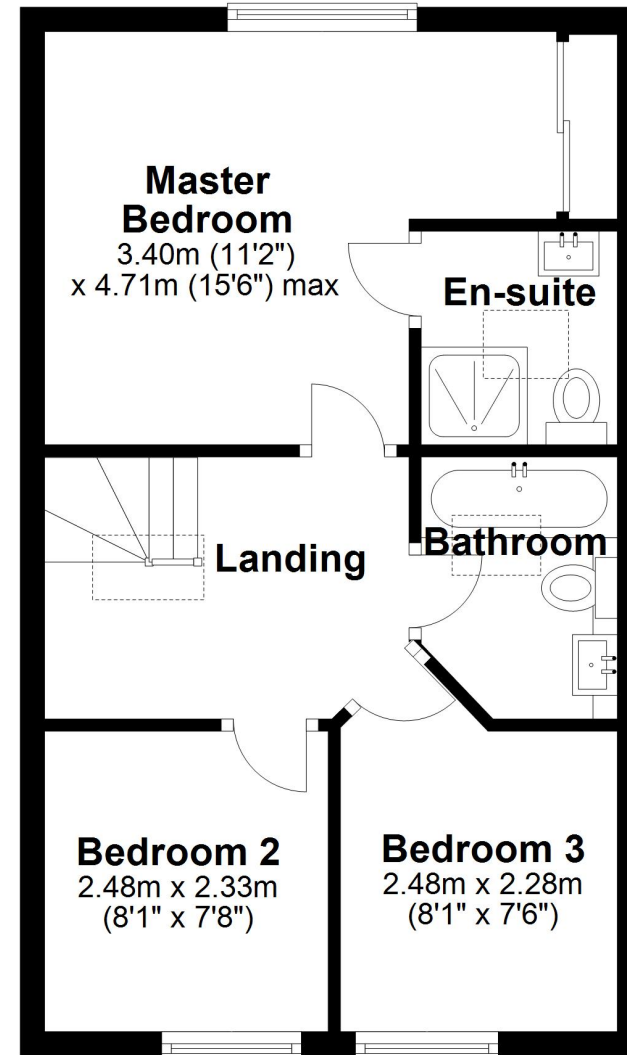
## Ground Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



## First Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



**Total area: approx. 77.6 sq. metres (835.7 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



