

35 Isis Lake, The Watermark Spine Road, South Cerney, GL7 5LT



Welcome to number 35 - Nestled in the picturesque setting of Isis Lake within The Watermark, South Cerney, this charming three-bedroom terraced lodge offers a delightful blend of comfort and natural beauty. Built in 1996, this property spans an impressive 915 square feet and has been presented beautifully, making it an inviting home for families or those seeking a tranquil retreat.

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Key Features



3
Bedrooms



2
Bathrooms



1
Receptions

Description
Located within a secure gated community, this beautiful lodge at Isis Lake offers both peace of mind and an exceptional lakeside lifestyle.

Upon entering, you are welcomed into a spacious and airy open-plan living space, perfect for entertaining guests or enjoying quiet evenings with family. The ground floor also benefits from a convenient cloakroom and a utility room for added practicality.

The principal bedroom boasts an en-suite bathroom, creating a private sanctuary for relaxation. The additional two bedrooms are well-proportioned, offering ample space for family or guests. A covered space to the side of the lodge has been thoughtfully converted into a handy storage solution, maximizing functionality.

One of the standout features of this property is the uninterrupted views of the stunning lake, which can be enjoyed from various vantage points within the home. This serene backdrop enhances the overall appeal, making it an ideal retreat for nature lovers.

For your convenience, parking is available close by, ensuring easy access to the lodge. The location itself offers a peaceful environment while remaining within reach of local amenities and attractions.

Meticulously maintained by the current owners, the lodge is in excellent condition, with a recently renewed roof providing added peace of mind.

Whether as a holiday getaway or an investment opportunity, this lodge is sure to impress.

Exterior
From the outside, 35 Isis Lake is a beautifully presented timber-clad lodge, blending seamlessly with its picturesque lakeside surroundings. The property boasts a spacious private deck, perfectly positioned to enjoy uninterrupted views over the water—an ideal spot for outdoor dining, entertaining, or simply unwinding while watching the wildlife.

The lodge benefits from large windows and French doors, enhancing the natural light and creating a seamless connection between the indoor and outdoor spaces. The surrounding area is beautifully landscaped, with well-maintained communal grounds adding to the tranquil setting.

With direct lakeside access and a peaceful waterside ambiance, this property offers the perfect blend of nature, relaxation, and modern comfort.

Essentials
The current owners have meticulously maintained the lodge, ensuring it remains in excellent condition. Recently, they also had the roof renewed, providing added peace of mind for future owners. Electric heating and hot water. EPC Rating: D

Charges
Lease remaining 969 years
Ground Rent: £3190
Service Charge: £2680

Council Tax
Cotswold District Council - Trinity Road - Cirencester O1285 623 000 : Tax Band: C Amount payable 2024/25 £1,892.75

Sellers Comments
" We have loved our time at Number 35 – its the perfect home or holiday location: close to Cirencester with all that the Cotswolds has to offer and on site the feeling of exclusivity that the peace and tranquillity of looking directly out over your own lake brings - whilst for the active there is, resident only, tennis and table tennis, a paddle boarding, kayaking and sailing lake, as well as course and fly fishing. No crowding, no noise just peace, nature and fun all within a few yards of the house"

Facilities
Onsite - Enjoy a range of on-site facilities, including three tennis courts, two fishing lakes, croquet, boules, table tennis, a games room with a pool table and arcade machines, a soft play area, an outdoor children's playground, a football goal, and a volleyball net.

A variety of leisure activities are available in the Cotswold Water Park area, including water-skiing, windsurfing, sailing, canoeing, fishing (fly and coarse), horse riding, scenic walks, off-road cycling, clay pigeon shooting, swimming, and golf (fees apply).

Area
The private Isis & Windrush holiday home development is just 15 minutes from Cirencester, the historic capital of the Cotswolds, offering excellent access to the wider Cotswold region.

Viewings
Please provide as much notice as possible when arranging your viewing. Weekend and evening viewings are also available giving reasonable notice through the sellers Agent. ADKINS PROPERTY in Cirencester - We look forward to hearing from you soon.

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Notice to Potential Buyers
These sales details are provided as a general guide. We have not conducted surveys or tested any services, appliances, or fittings. Room sizes are approximate and should not be used for precise measurements (e.g., carpets, curtains).

The floor plan is for layout guidance only and is not to scale. All dimensions, shapes, and compass bearings are approximate and should be verified independently.

Please discuss any important aspects with our team before arranging a viewing.

AML Compliance
By law, we must carry out anti-money laundering checks on all buyers and sellers. A trusted partner manages this process securely on our behalf. Once an offer is accepted (subject to contract), you'll receive a secure link to complete electronic biometric checks. A nominal, non-refundable fee per person applies. These checks must be completed before we can issue the memorandum of sale. Please contact us if you have any questions.

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With our extensive local knowledge, dynamic marketing strategies, and personalised approach, we ensure your property stands out.







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Floor Area: 914.94 sq ft

GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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