



8 WINDRUSH LAKE SPINE ROAD

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5TJ

A MID TERRACE FOUR BEDROOM HOLIDAY HOME IN EXCELLENT CONDITION WITH STUNNING VIEWS OVER WINDRUSH FISHING LAKE.

£450,000 (UN-FURNISHED - LEASEHOLD)

- **FOUR BEDROOMS - GOOD RENTAL POTENTIAL**
- **BEAUTIFUL LAKE VIEWS IDEAL FOR PADDLEBOARDING**
- **OPEN PLAN LIVING / DINING**
 - **COMPOSITE DECK TO FRONT AND REAR**

Lounge/Diner 24' 4" x 18' 2" (7.41m x 5.53m)

Open plan living/dining area (gas central heating throughout) with french doors to deck overlooking Windrush Lake.

Kitchen 11' 1" x 7' 10" (3.4m x 2.4m)

Range of fitted units: fridge, freezer, gas hob, electric oven, washer dryer & dishwasher.

Bedroom 1 13' 4" x 11' 4" (4.06m x 3.45m)

Beautiful views over Windrush Lake, walk-in wardrobe & en-suite shower room.

Bedroom 2 10' 2" x 9' 0" (3.10m x 2.74m)

Double bedroom

Bedroom 3 10' 2" x 7' 2" (3.1m x 2.2m)

A double bedroom

Bedroom 4 9' 8" x 7' 6" (2.94m x 2.28m)

A small double bedroom.

Family shower room

Family shower room - refurbished large shower instead of standard bath.

Outside

Composite decking to the front and rear of the property. Beautiful lake views, parking to the front of the property and communal gardens throughout the rest of the resort.

Services

Mains water, electricity, gas, broadband & phone (subject to connection).

Management

The site is fully managed and is subject to an annual service charge which includes 24 hour security, gardens and landscaping, various sporting and leisure pursuits including gym, Spa, golf, fishing, tennis, boules, football practice nets, and children's play area.

Service Charge

£3,672.92 Including VAT.

Ground Rent

£2,906.38 Including VAT. Remainder of 999 year lease.



Cotswolds Lakes & Escapes, Summer Lake, South Cerney,
Cirencester, Gloucestershire. GL7 5LW
Tel: 01285 869031

E-mail: mark@cotswoldlakesandescapes.co.uk

www.cotswoldlakesandescapes.co.uk

Your Lakeside Membership... relax & enjoy...

golf, swimming, spa sessions, fitness classes & gym workouts
plus discounts on water sports, spa treatments & restaurants



Cricklade House Hotel spa, pool, gym & restaurant

- Bookings can be made up to 7 days in advance and cannot be made for the same day
- Timeslots available 10:00-11:00, 15:00-16:00 & 19:00-20:00
- The one-hour timeslot includes use of the pool, sauna, steam room & gym. If you arrive late, you may only use the remaining time in that session. Changing time is not included
- Please remember to present your membership card on arrival
- Each cardholder may sign in a maximum of two guests, subject to capacity. A fee of £10.00 per guest is payable at Cricklade House Hotel reception
- Over 18s only

Discounts for Lakeside Members

20% off spa treatments (Monday-Thursday)

10% off spa products (excluding gift packs)

10% off food & drink in main bar & restaurant (max 4 people)

Additional Chargeable Activities

- Football golf £10.00 per person (9-hole course)
- Disc golf £10.00 per person (18-hole course)
Maps, scorecards, discs & footballs are available from reception with a refundable £10.00 deposit

For further information on spa treatments, contact Cricklade House Hotel & Spa directly on **01793 750751 (Ext 5 Spa)**

Please note that the staff at Cricklade will not be able to answer any questions on Lakeside membership benefits

www.crickladehotel.co.uk

Lakeside Restaurant fabulous alfresco dining overlooking Spring Lake*

- 10% discount on food on pre-booked tables for you and your party
- Please show your membership card to your server on ordering to receive your discount

www.lakeside-bar.co.uk or call **01285 860606**, option 2

Email to book a table: reservations@lakeside-bar.co.uk

De Vere Hotel relax, revitalise, dine

- 10% discount on spa day passes, treatments
 - 10% discount on food & drink in the restaurants
 - Bookings can be pre-paid over the phone
 - Please present your membership card on arrival
- www.devere.co.uk/cotswold-water-park-hotel

Wrag Barn Golf Club

a challenging 18-hole, par 72 course

- Wrag Barn does not accept beginners
- Correct golfing attire essential
- Tee times: weekdays from 07:04, weekends from 12:08
- There is no club hire
- Buggies available (charges apply), book direct on **01793 766027**
- We can book a two ball as part of your membership. Additional players pay a green fee, payable at Wrag Barn, costs: midweek £35.00, weekends £40.00

Green fees and buggy prices are set by Wrag Barn and may change
www.wragbarn.com

Freedom Leisure Cirencester gym, fitness classes, health suite, pool

- Open 06:30-21:00 daily
- To book swimming, gym classes & health suite use the portal.
- To book fitness classes please call 01285 654057. Extra fees apply for certain activities
- Functional training: kettle bells, steps & hand weights
- Les Mills classes: Body Combat, Body Pump, Body Balance
- Aqua Aerobics, Pilates, yoga, group exercise programmes
- Cycle studio, badminton, squash, roller skating
- Please present your Lakeside photo ID membership card at reception. This will be exchanged for a temporary Freedom card during your visit
- Members' guests can swim for £9.00, children £3.50 pay on arrival, no pre-booking required, subject to availability.
- Please return your temporary Freedom card to reception after your session

www.freedom-leisure.co.uk/centres/cirencester

Lakeside Ski & Wake*

waterski, wakeboard, inflatable rides, paddleboard

- 10% discount on water sports for you and your party
- 5 Free Paddleboarding sessions available April to September per cardholder
- Call **01285 860606**, option 1 to pre-book activities or use **WATERMARK10** on our online booking system

www.lakeside-ski.co.uk



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LAKESIDE SKI & WAKE >



*Please check websites for seasonal opening hours

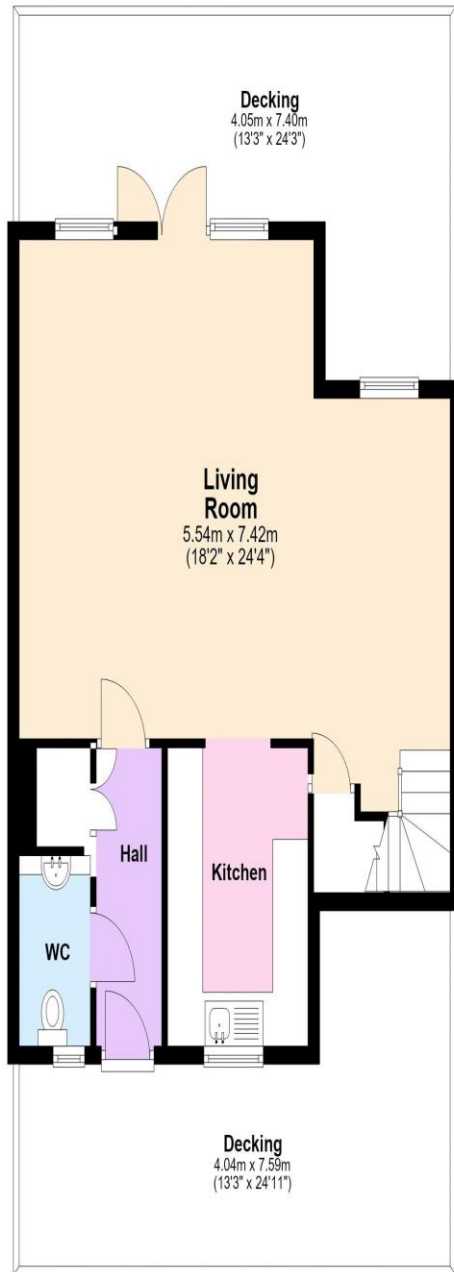
Lakeside Membership benefits are for the nominated persons of the lodge and are strictly non-transferable. There are no restrictions on usage, however, the membership is designed for holiday use only. Lakeside bookings are administered remotely. For help and enquiries, please email us in the first instance at watermarkclub@lakeside-bar.co.uk. We will do our best to reply within 24 hours. However, if you have an urgent request, Sam Quartly is the onsite representative at Lakeside during office hours only.

Please note that all other Lakeside staff are not acquainted with Lakeside Memberships and the booking system.

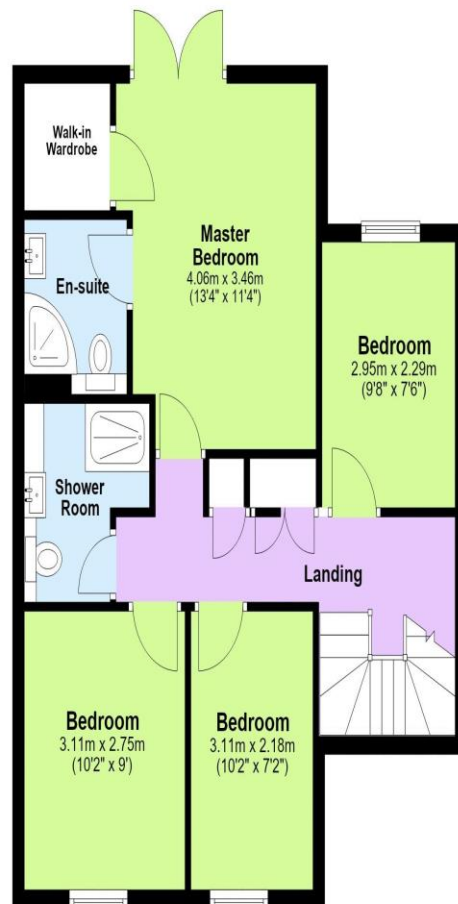
Lakeside Brasserie Ltd, its subsidiaries, associates and agents have supplied the information within this document as correct at the time of going to print. Lakeside reserves the right to vary, withdraw or add any additional facilities to the membership. All bookings are based on a first come, first served basis and are subject to availability. Whilst using its best endeavours to maintain the content of the membership's activities, it cannot guarantee the supply of external activities which are subject to re-negotiation from time to time with third parties. 1 Jan 2026.



Ground Floor



First Floor



Main area: Approx. 115.6 sq. metres (1244.0 sq. feet)
Plus decking, approx. 42.3 sq. metres (455.0 sq. feet)

Energy performance certificate (EPC)

8 Windrush Lake Spine Road East SOUTH CERNEY GL7 5TJ	Energy rating B	Valid until: 20 September 2036
		Certificate number: 2141-2111-1991-0631-7549

Property type	Mid-terrace house
Total floor area	137 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

