



PLOT 57 SUMMER LAKE SPINE ROAD EAST

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5LW

A THREE/FOUR BEDROOM DETACHED HOLIDAY LODGE WITH IT'S OWN ROOF TOP TERRACE AND BALCONY OVERLOOKING SUMMER LAKE.

£650,000 (UN-FURNISHED - LEASEHOLD)

- **SUPER DECKHOUSE STYLE WITH ROOF TOP TERRACE**
 - **3 OR 4 BEDS**
- **2000 SQ FT WITH LARGE TERRACE**
 - **OFF PLAN - NEW BUILD**

Bedroom 1

Ground floor with en-suite bathroom and views directly over Summer Lake

Bedroom 2

Ground Floor with en-suite and views directly over Summer Lake

Bedroom 3

Ground Floor with en-suite

Kitchen/Diner

Fully fitted designer kitchen from Porcelenosa

Living Room

With vaulted ceilings and bi-fold doors to roof terrace

Roof top terrace

382 sq ft roof terrace with glass balustrades with views over Summer Lake

Management

Mainstay Property Management are the managing agents for Summer Lake. Ground rent = £1690.88 per annum. Service Charge = £2932.93 per annum. This property can be used 12 months per annum as a HOLIDAY HOME.



Watermark, Summer Lake, South Cerney,
Cirencester, Gloucestershire. GL7 5LW
Tel: 01285 869031 Fax: 01285 862977
E-mail: markbrown@watermarkcotswolds.com www.watermarkcotswolds.com

Service Charges on The Peninsula, The Landings, Summer Lake (four nominated members per lodge), Isis lakes & Windrush Lakes (two nominated members per lodge), Spring Lake owners have the option to join The Watermark Club.

This includes:

- 24 hour security
- Refuse collection
- Pest control
- Sewage system
- TV system
- Accounting costs
- Professional fees
- Grounds maintenance
- Misc repairs & equipment replacement
- Lake maintenance
- Managing agents' fees
- Electricity (on site - not individual lodge bills)
- Site manager costs
- Groundsmen's wages
- Site lighting

Owners on all the Watermark Lakes (except Spring Lakes, who can opt to join) enjoy membership to the Watermark Club via the service charge. These memberships are not transferable and apply to the nominees only. You get to enjoy the following activities:

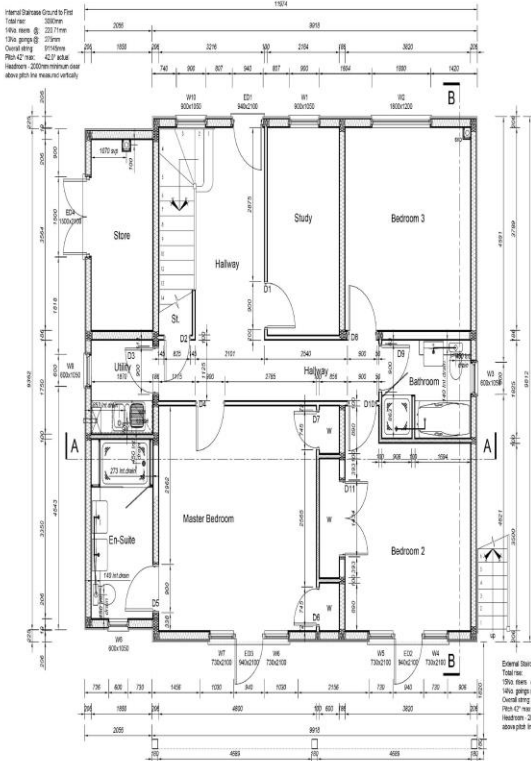
Four Pillars Gym & Spa – Lodge owners have access to The Four Pillars Hotel and Spa facilities. All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability.

The Gym – Lodge owners benefit from use of the gym. The fully air-conditioned gym, overlooking the ski lake, is equipped with the latest cardiovascular equipment and has a range of free weights. There are well equipped changing room facilities with lockers, showers and hairdryers.

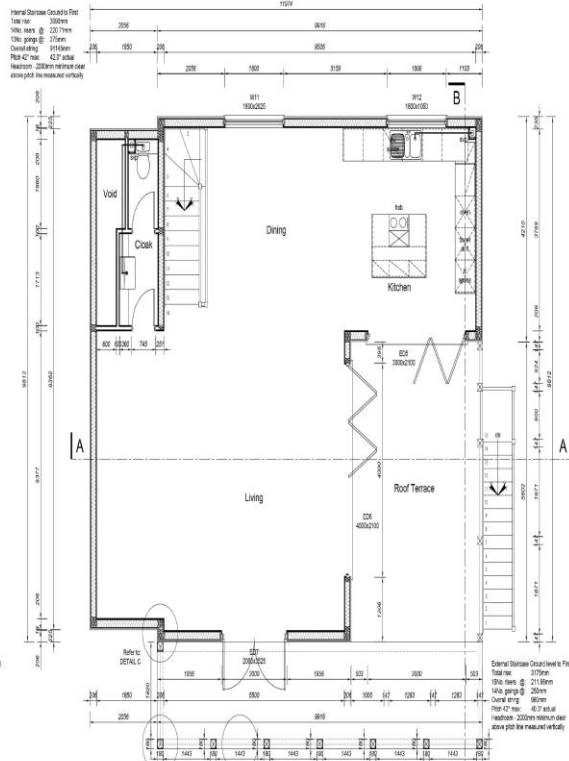
Golf - As an owner, you are entitled to golf for the nominated members at either of the following golf courses up to 25 times per year. All golf can be booked up to seven days in advance for the nominated members and additional green fees can be booked at subsidised rates. All bookings should be made at the Watermark Brasserie reception on Spring Lake and are subject to availability. Tel: 01285 860606

Wrag Barn Golf Club - This is an 18-hole challenging golf course just outside the historic town of Highworth. A maximum 18 handicap is recommended to play here. Golf is not available before 12pm on Saturdays or Sundays and a strict dress code is operated for all golfers (golf shoes must be worn at all times on the course and jeans, trainers, tracksuit bottoms & collarless shirts are not allowed on course or in the clubhouse). All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability.

South Cerney Golf Course - This 18 hole course is only a 5 minute drive from the resorts, on the outskirts of the village of South Cerney. All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability.



Ground Floor Plan



First Floor Plan

External Opening Schedule

opening reference	quantity	size	type	notes
W1	1	1050 x 1500	Standard	1200
W2	1	1050 x 1500	Standard	2100
W3	1	1050 x 1500	Standard	300
W4	1	1050 x 1500	Standard	1200
W5	1	1050 x 1500	Standard	1200
W6	1	1050 x 1500	Standard	1200
W7	1	1050 x 1500	Standard	1200
W8	1	1050 x 1500	Standard	300
W9	1	1050 x 1500	Standard	1200
W10	1	1050 x 1500	Standard	1200
W11	1	1050 x 1500	Standard	1200
W12	1	1050 x 1500	Standard	2100
W13	1	1050 x 1500	Standard	1200
W14	1	1050 x 1500	Standard	2100
W15	1	1050 x 1500	Standard	300
W16	1	1050 x 1500	Standard	1200
W17	1	1050 x 1500	Standard	1200
W18	1	1050 x 1500	Standard	1200
W19	1	1050 x 1500	Standard	1200
W20	1	1050 x 1500	Standard	1200
W21	1	1050 x 1500	Standard	1200
W22	1	1050 x 1500	Standard	1200
W23	1	1050 x 1500	Standard	1200
W24	1	1050 x 1500	Standard	1200
W25	1	1050 x 1500	Standard	1200
W26	1	1050 x 1500	Standard	1200
W27	1	1050 x 1500	Standard	1200
W28	1	1050 x 1500	Standard	1200
W29	1	1050 x 1500	Standard	1200
W30	1	1050 x 1500	Standard	1200
W31	1	1050 x 1500	Standard	1200
W32	1	1050 x 1500	Standard	1200
W33	1	1050 x 1500	Standard	1200
W34	1	1050 x 1500	Standard	1200
W35	1	1050 x 1500	Standard	1200
W36	1	1050 x 1500	Standard	1200
W37	1	1050 x 1500	Standard	1200
W38	1	1050 x 1500	Standard	1200
W39	1	1050 x 1500	Standard	1200
W40	1	1050 x 1500	Standard	1200
W41	1	1050 x 1500	Standard	1200
W42	1	1050 x 1500	Standard	1200
W43	1	1050 x 1500	Standard	1200
W44	1	1050 x 1500	Standard	1200
W45	1	1050 x 1500	Standard	1200
W46	1	1050 x 1500	Standard	1200
W47	1	1050 x 1500	Standard	1200
W48	1	1050 x 1500	Standard	1200
W49	1	1050 x 1500	Standard	1200
W50	1	1050 x 1500	Standard	1200
W51	1	1050 x 1500	Standard	1200
W52	1	1050 x 1500	Standard	1200
W53	1	1050 x 1500	Standard	1200
W54	1	1050 x 1500	Standard	1200
W55	1	1050 x 1500	Standard	1200
W56	1	1050 x 1500	Standard	1200
W57	1	1050 x 1500	Standard	1200
W58	1	1050 x 1500	Standard	1200
W59	1	1050 x 1500	Standard	1200
W60	1	1050 x 1500	Standard	1200
W61	1	1050 x 1500	Standard	1200
W62	1	1050 x 1500	Standard	1200
W63	1	1050 x 1500	Standard	1200
W64	1	1050 x 1500	Standard	1200
W65	1	1050 x 1500	Standard	1200
W66	1	1050 x 1500	Standard	1200
W67	1	1050 x 1500	Standard	1200
W68	1	1050 x 1500	Standard	1200
W69	1	1050 x 1500	Standard	1200
W70	1	1050 x 1500	Standard	1200
W71	1	1050 x 1500	Standard	1200
W72	1	1050 x 1500	Standard	1200
W73	1	1050 x 1500	Standard	1200
W74	1	1050 x 1500	Standard	1200
W75	1	1050 x 1500	Standard	1200
W76	1	1050 x 1500	Standard	1200
W77	1	1050 x 1500	Standard	1200
W78	1	1050 x 1500	Standard	1200
W79	1	1050 x 1500	Standard	1200
W80	1	1050 x 1500	Standard	1200
W81	1	1050 x 1500	Standard	1200
W82	1	1050 x 1500	Standard	1200
W83	1	1050 x 1500	Standard	1200
W84	1	1050 x 1500	Standard	1200
W85	1	1050 x 1500	Standard	1200
W86	1	1050 x 1500	Standard	1200
W87	1	1050 x 1500	Standard	1200
W88	1	1050 x 1500	Standard	1200
W89	1	1050 x 1500	Standard	1200
W90	1	1050 x 1500	Standard	1200
W91	1	1050 x 1500	Standard	1200
W92	1	1050 x 1500	Standard	1200
W93	1	1050 x 1500	Standard	1200
W94	1	1050 x 1500	Standard	1200
W95	1	1050 x 1500	Standard	1200
W96	1	1050 x 1500	Standard	1200
W97	1	1050 x 1500	Standard	1200
W98	1	1050 x 1500	Standard	1200
W99	1	1050 x 1500	Standard	1200
W100	1	1050 x 1500	Standard	1200

Internal Opening Schedule

opening reference	door size	structural opening	door length	FR
D1	1050 x 1500	1050 x 1500	1050	NR
D2	1050 x 1500	1050 x 1500	1050	NR
D3	1050 x 1500	1050 x 1500	1050	NR
D4	1050 x 1500	1050 x 1500	1050	NR
D5	1050 x 1500	1050 x 1500	1050	NR
D6	1050 x 1500	1050 x 1500	1050	NR
D7	1050 x 1500	1050 x 1500	1050	NR
D8	1050 x 1500	1050 x 1500	1050	NR
D9	1050 x 1500	1050 x 1500	1050	NR
D10	1050 x 1500	1050 x 1500	1050	NR
D11	1050 x 1500	1050 x 1500	1050	NR
D12	1050 x 1500	1050 x 1500	1050	NR
D13	1050 x 1500	1050 x 1500	1050	NR
D14	1050 x 1500	1050 x 1500	1050	NR
D15	1050 x 1500	1050 x 1500	1050	NR
D16	1050 x 1500	1050 x 1500	1050	NR
D17	1050 x 1500	1050 x 1500	1050	NR
D18	1050 x 1500	1050 x 1500	1050	NR
D19	1050 x 1500	1050 x 1500	1050	NR
D20	1050 x 1500	1050 x 1500	1050	NR
D21	1050 x 1500	1050 x 1500	1050	NR
D22	1050 x 1500	1050 x 1500	1050	NR
D23	1050 x 1500	1050 x 1500	1050	NR
D24	1050 x 1500	1050 x 1500	1050	NR
D25	1050 x 1500	1050 x 1500	1050	NR
D26	1050 x 1500	1050 x 1500	1050	NR
D27	1050 x 1500	1050 x 1500	1050	NR
D28	1050 x 1500	1050 x 1500	1050	NR
D29	1050 x 1500	1050 x 1500	1050	NR
D30	1050 x 1500	1050 x 1500	1050	NR
D31	1050 x 1500	1050 x 1500	1050	NR
D32	1050 x 1500	1050 x 1500	1050	NR
D33	1050 x 1500	1050 x 1500	1050	NR
D34	1050 x 1500	1050 x 1500	1050	NR
D35	1050 x 1500	1050 x 1500	1050	NR
D36	1050 x 1500	1050 x 1500	1050	NR
D37	1050 x 1500	1050 x 1500	1050	NR
D38	1050 x 1500	1050 x 1500	1050	NR
D39	1050 x 1500	1050 x 1500	1050	NR
D40	1050 x 1500	1050 x 1500	1050	NR
D41	1050 x 1500	1050 x 1500	1050	NR
D42	1050 x 1500	1050 x 1500	1050	NR
D43	1050 x 1500	1050 x 1500	1050	NR
D44	1050 x 1500	1050 x 1500	1050	NR
D45	1050 x 1500	1050 x 1500	1050	NR
D46	1050 x 1500	1050 x 1500	1050	NR
D47	1050 x 1500	1050 x 1500	1050	NR
D48	1050 x 1500	1050 x 1500	1050	NR
D49	1050 x 1500	1050 x 1500	1050	NR
D50	1050 x 1500	1050 x 1500	1050	NR
D51	1050 x 1500	1050 x 1500	1050	NR
D52	1050 x 1500	1050 x 1500	1050	NR
D53	1050 x 1500	1050 x 1500	1050	NR
D54	1050 x 1500	1050 x 1500	1050	NR
D55	1050 x 1500	1050 x 1500	1050	NR
D56	1050 x 1500	1050 x 1500	1050	NR
D57	1050 x 1500	1050 x 1500	1050	NR
D58	1050 x 1500	1050 x 1500	1050	NR
D59	1050 x 1500	1050 x 1500	1050	NR
D60	1050 x 1500	1050 x 1500	1050	NR
D61	1050 x 1500	1050 x 1500	1050	NR
D62	1050 x 1500	1050 x 1500	1050	NR
D63	1050 x 1500	1050 x 1500	1050	NR
D64	1050 x 1500	1050 x 1500	1050	NR
D65	1050 x 1500	1050 x 1500	1050	NR
D66	1050 x 1500	1050 x 1500	1050	NR
D67	1050 x 1500	1050 x 1500	1050	NR
D68	1050 x 1500	1050 x 1500	1050	NR
D69	1050 x 1500	1050 x 1500	1050	NR
D70	1050 x 1500	1050 x 1500	1050	NR
D71	1050 x 1500	1050 x 1500	1050	NR
D72	1050 x 1500	1050 x 1500	1050	NR
D73	1050 x 1500	1050 x 1500	1050	NR
D74	1050 x 1500	1050 x 1500	1050	NR
D75	1050 x 1500	1050 x 1500	1050	NR
D76	1050 x 1500	1050 x 1500	1050	NR
D77	1050 x 1500	1050 x 1500	1050	NR
D78	1050 x 1500	1050 x 1500	1050	NR
D79	1050 x 1500	1050 x 1500	1050	NR
D80	1050 x 1500	1050 x 1500	1050	NR
D81	1050 x 1500	1050 x 1500	1050	NR
D82	1050 x 1500	1050 x 1500	1050	NR
D83	1050 x 1500	1050 x 1500	1050	NR
D84	1050 x 1500	1050 x 1500	1050	NR
D85	1050 x 1500	1050 x 1500	1050	NR
D86	1050 x 1500	1050 x 1500	1050	NR
D87	1050 x 1500	1050 x 1500	1050	NR
D88	1050 x 1500	1050 x 1500	1050	NR
D89	1050 x 1500	1050 x 1500	1050	NR
D90	1050 x 1500	1050 x 1500	1050	NR
D91	1050 x 1500	1050 x 1500	1050	NR
D92	1050 x 1500	1050 x 1500	1050	NR
D93	1050 x 1500	1050 x 1500	1050	NR
D94	1050 x 1500	1050 x 1500	1050	NR
D95	1050 x 1500	1050 x 1500	1050	NR
D96	1050 x 1500	1050 x 1500	1050	NR
D97	1050 x 1500	1050 x 1500	1050	NR
D98	1050 x 1500	1050 x 1500	1050	NR
D99	1050 x 1500	1050 x 1500	1050	NR
D100	1050 x 1500	1050 x 1500	1050	NR

PARTITION WALL LEGEND

INTERNAL LOAD-BEARING WALLS
110mm overall with 800C C10/C15 Spigot Upright Frame, finished with 10mm plasterboard, fixed to side plate with M6 x 80mm screws at 300mm centres and fixed to adjoining panels and floor with M6 x 100mm screws at 600mm centres.
STANDARD PARTITION/SHEATHED PARTITIONS
110mm overall finished comprising of 110mm overall with 800mm centres, 400mm for kitchen & bathroom, finished with 12.5mm wallboard, ceiling with 10mm plasterboard, bottom rail to be secured to 750mm timber sole.
INSULATED PARTITIONS
All partitions including bathroom, kitchen & WC to be fixed with 20mm mineral wool quilt. Comprising of 110mm overall with 800mm centres, 400mm for kitchen & bathroom, finished with 12.5mm wallboard, ceiling with 10mm plasterboard, bottom rail to be secured to 750mm timber sole.
BRACED PARTITIONS
110mm overall finished comprising of 110mm overall with 800mm centres, 400mm for kitchen & bathroom, with 6.5mm plasterboard fixed to each side of stud to brace external wall, finished with 12.5mm wallboard, ceiling with 10mm plasterboard.
PARTY WALLS
Refer to Technical specification for Party wall construction.

