



Sommen

Waters Edge, Cotswold Water Park

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautifully designed lakeside residence with expansive open-plan living, private terraces and exceptional holiday let potential.

A striking contemporary lakeside home combining Scandinavian-inspired architecture with generous living space and extensive waterside decking, set within a private gated development.



1 RECEPTION ROOM



4 BEDROOMS



3 BATHROOMS



LAKESIDE DECK



**GUIDE PRICE
£1,000,000**



FREEHOLD



**RURAL/
VILLAGE**



2163 SQ FT



The property

Plot 36 presents an exciting opportunity to construct The Sommen, a stylish contemporary home designed around a reverse-living concept that maximises the property's position overlooking the lake. Combining modern Scandinavian-inspired architecture with carefully considered internal planning, the design prioritises light, views and connection to the surrounding landscape.

The external appearance reflects a contemporary aesthetic, incorporating natural timber and rendered finishes alongside large expanses of glazing. The design is intentionally focused on capturing the views and enhancing the indoor-outdoor lifestyle associated with waterside living.

A defining feature of the property is the elevated living accommodation positioned on the first floor, allowing the principal rooms to benefit from the best outlook across the water and surrounding countryside. From this level, sliding doors open onto a generous terrace extending toward the lake, creating an exceptional setting for outdoor dining, relaxation and entertaining. Glass balustrades maintain clear sightlines and reinforce the modern architectural style.

The first floor accommodation centres around a spacious open-plan kitchen, dining and living area designed to function as the social heart of the home. The layout has been

carefully considered to provide a sense of separation between functional areas while retaining an open and connected feel. This arrangement is particularly well suited to entertaining guests or accommodating holiday visitors, offering both flexibility and comfort.

The principal bedroom suite is also located on this level and benefits from direct access to its own private terrace, providing a peaceful and private outdoor retreat. The suite includes an en suite bathroom and generous storage, creating a comfortable and self-contained living space.

The ground floor accommodation provides three further bedrooms, including one with en suite facilities, together with a family bathroom. This arrangement offers practical separation between sleeping and living areas, making the property well suited to families or visiting guests. A separate utility room provides additional storage and laundry space.

From the ground floor, doors lead directly onto a striking cantilevered deck that projects over the water, offering a unique outdoor experience and further enhancing the property's strong connection to its lakeside setting.

Overall, the design of The Sommen successfully combines architectural interest with functional living space, resulting in a property that is both visually distinctive and highly adaptable.





Development overview

Waters Edge is an exclusive lakeside development comprising approximately fifty individual homes set around a picturesque freshwater lake within the wider Cotswold Water Park. The setting offers a peaceful and secure environment with a strong emphasis on lifestyle and leisure.

Residents benefit from access to a range of recreational opportunities, including non-motorised water sports, fishing and wildlife observation, all within a carefully managed and private environment. Entry to the development is controlled via secure electric gates, while the remaining plots are positioned toward the far end of the site, providing an additional sense of privacy and seclusion.

The location is particularly well suited to those seeking a second home, holiday investment or full-time residence within a tranquil waterside setting.



Distances

- Cirencester 4.5 miles
- South Cerney 1 mile
- Cricklade 4 miles
- Swindon 15 miles
- Cheltenham 18 miles
- Oxford 36 miles

Nearby Stations

- Kemble 7 miles (direct services to London Paddington from approximately 70 minutes)
- Swindon 15 miles

Local Attractions

- Cotswold Water Park – sailing, paddleboarding, fishing, cycling and extensive walking routes
- Cotswold Country Park and Beach – inland beach, watersports and family leisure facilities (4 miles)

- Cirencester Park – historic parkland and open countryside walks (5 miles)
- Cheltenham Racecourse – home of the internationally renowned Cheltenham Festival (20 miles)

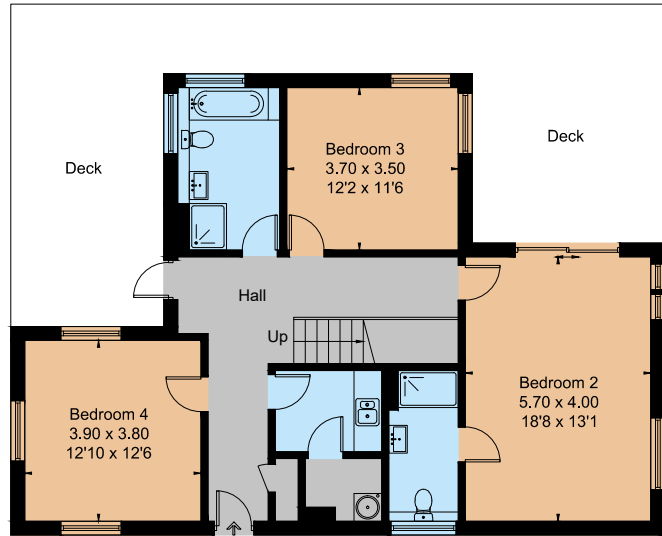
Nearby Schools

- Ann Edwards Church of England Primary School 1 mile
- Cirencester Deer Park School 5 miles
- Kinghill School 5 miles
- Westonbirt School 14 miles
- Cheltenham College 18 miles

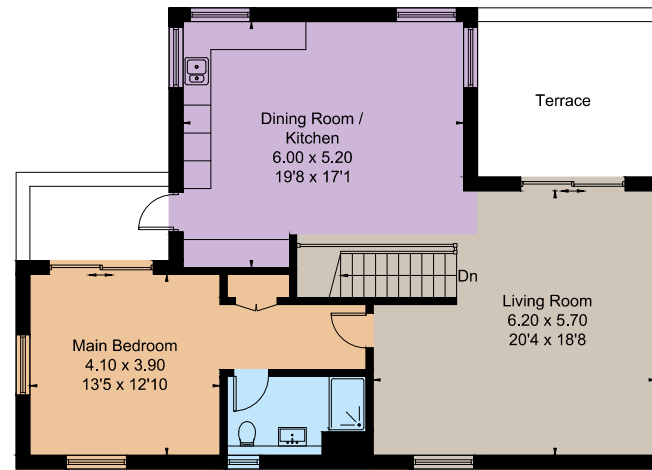


Approximate Floor Area = 187.1 sq m / 2014 sq ft

Sommen



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #105906

Floorplans

Main House internal area 2,014 sq ft (187.1 sq m)
For identification purposes only.

General

Service Charge: Approximately £3,400 per annum (not-for-profit management structure)

Construction: Land and build opportunity

Use: Suitable for private occupation and holiday letting (subject to relevant regulations)

Viewings: Strictly by appointment through the selling agents

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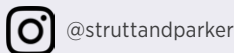
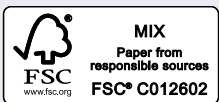
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Cirencester

15 Dyer Street, Cirencester, GL7 2PP

01285 653101

cirencester@struttandparker.com
struttandparker.com



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