



# Roxen

Waters Edge, Cotswold Water Park



BNP PARIBAS GROUP

## A distinctive reverse-living lakeside residence with elevated entertaining space, private terraces and excellent holiday let potential.

A contemporary reverse-living lakeside home designed to maximise elevated views, natural light and outdoor living within a private waterside setting.



**1 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**LAKESIDE DECK**



**GUIDE PRICE  
£1.250.000**



**FREEHOLD**



**RURAL**



**2346 SQ FT**



### The property

Plot 35 offers the opportunity to create an impressive contemporary lakeside home known as The Roxen, a thoughtfully designed property that blends modern architecture with Scandinavian styling to deliver a distinctive and highly desirable waterside residence. Positioned on one of the final south-facing plots within the exclusive Waters Edge development, the property is designed to maximise both natural light and views across the surrounding lake and landscape.

Externally, the house presents an attractive and contemporary appearance, characterised by clean architectural lines, extensive glazing and a harmonious combination of rendered elevations and natural timber detailing. A particularly notable feature is the substantial wrap-around deck that extends over the water, enclosed by sleek glass balustrades to preserve uninterrupted views. This generous outdoor space provides an ideal setting for entertaining, outdoor dining or simply enjoying the peaceful lakeside setting throughout the seasons.

The internal accommodation has been carefully arranged to provide a comfortable and sociable environment, equally suited to private occupation or holiday use. At the centre of the ground floor lies a spacious open-plan kitchen, dining and living area forming the heart of the home. This impressive space is designed to create a seamless connection between

interior and exterior living, with floor-to-ceiling windows and sliding doors allowing natural light to flood the room while providing direct access to the surrounding decked terrace.

The kitchen area offers ample preparation and storage space, with room for informal dining, while the adjoining living area provides a relaxed setting for everyday living and entertaining. The overall layout encourages social interaction and flexibility, making the property particularly appealing to families or those seeking a lifestyle-focused retreat.

Also located on the ground floor is a generously proportioned double bedroom with en suite facilities, offering convenient guest accommodation or flexible living arrangements. A separate utility room provides additional practicality and storage, ensuring the main living areas remain uncluttered.

The first floor continues to provide well-balanced accommodation, comprising three further bedrooms, including an impressive principal suite. This room benefits from a walk-in wardrobe, en suite bathroom and direct access to a private terrace overlooking the water. The remaining bedrooms are served by a family bathroom, ensuring comfortable accommodation for both residents and visitors.

The overall design successfully combines contemporary style with functionality, creating a property that is both visually striking and highly practical for modern living.





## Development overview

Waters Edge forms part of the wider Cotswold Water Park and is recognised as a well-established and desirable lakeside community. The development comprises approximately fifty individual homes arranged around a central lake, providing a peaceful environment that encourages outdoor living and recreational activity.

Residents are able to enjoy a range of leisure pursuits including paddleboarding, kayaking, fishing and nature watching, all within a secure and carefully maintained setting. The development is accessed via private electric gates, and the final remaining plots are located in a quieter section of the site, offering enhanced privacy and tranquillity.

The combination of location, lifestyle and design makes Waters Edge particularly attractive to purchasers seeking a second home, investment property or full-time residence within a unique waterside environment.



## 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
- Kingshill School 5 miles
- Westonbirt School 14 miles
- Cheltenham College 18 miles



Approximate Floor Area = 213.3 sq m / 2296 sq ft  
Store = 4.8 sq m / 52 sq ft  
Total = 218.1 sq m / 2348 sq ft

## Floorplans

**Main House internal area 2,348 sq ft (218.1 sq m)**  
For identification purposes only.

## General

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

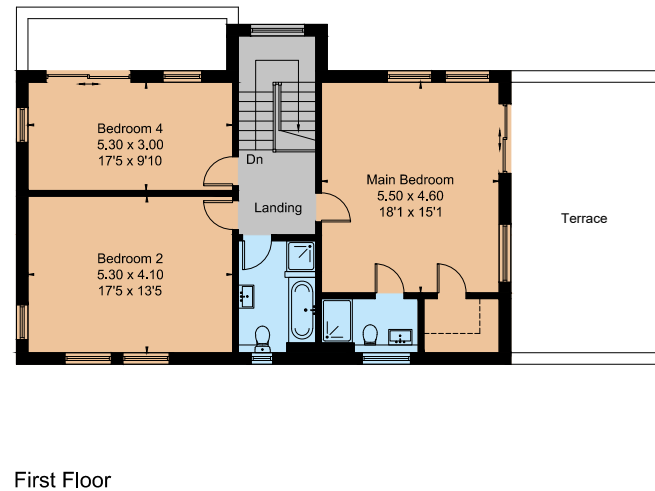
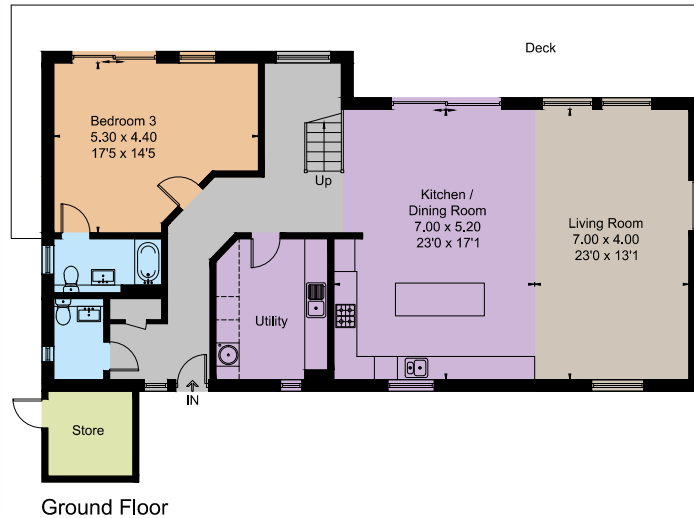
**Construction:** Land and build opportunity

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

**Viewings:** Strictly by appointment through the selling agents

**Disclaimer:** Images used within marketing materials may include computer-generated imagery (CGI) and are intended to represent the anticipated quality and design of the completed property. Final specification and layout may vary.

Roxen



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

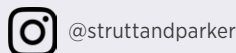
**IMPORTANT NOTICE** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements and specifications are approximate, are not necessarily to scale and may be subject to change. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Some images may be Computer Generated Images, are indicative only and may differ from the final build product. 4. Images may be of the show home rather than the individual unit. 5. Lifestyle images are indicative only. 6. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the vendor. 7. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 8. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. 9. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited, a private limited company registered in England & Wales with company number 04176965 whose registered office is at 10 Harewood Avenue, London NW1 6AA.

## Cirencester

15 Dyer Street, Cirencester, GL7 2PP

**01285 653101**

cirencester@struttandparker.com  
struttandparker.com



Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.



