



## **PLOT 55 NEW BUILD THE DECK HOUSE SUMMER LAKE**

**SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5LW**

**A THREE DOUBLE BEDROOMED (ALL ENSUITE) DETACHED LODGE WITH IT'S OWN ROOF TOP TERRACE OVERLOOKING SUMMER LAKE.**

**£640,000 (UN-FURNISHED - LEASEHOLD)**

- **SUPER DECKHOUSE STYLE WITH ROOF TOP TERRACE**
- **3 BEDS WITH 3 EN-SUITES**
- **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 = £1580.26 per annum. Service Charge = £2865.16 per annum.



Watermark, Summer Lake, South Cerney,  
Cirencester, Gloucestershire. GL7 5LW  
Tel: 01285 869031 Fax: 01285 862977  
E-mail: [markbrown@watermarkcotswolds.com](mailto:markbrown@watermarkcotswolds.com) [www.watermarkcotswolds.com](http://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:

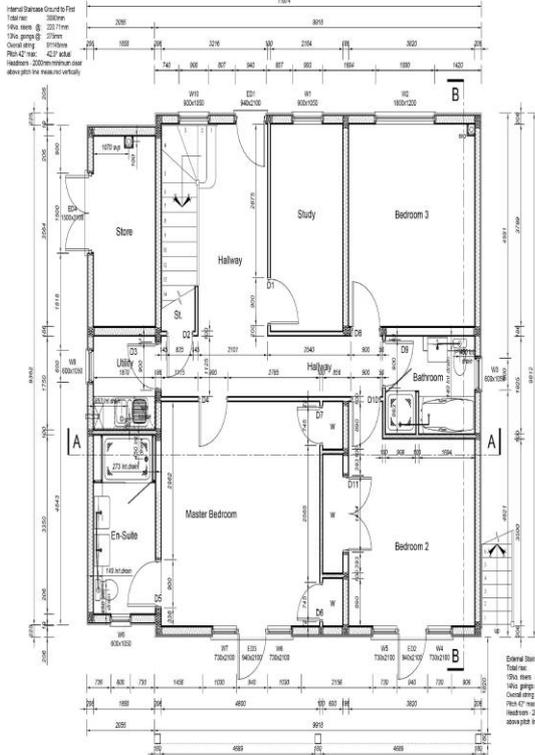
Four Pillars Gym & Spa – Lodge owners have access to The Four Pillars Hotel and Spa facilities. All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability.

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.

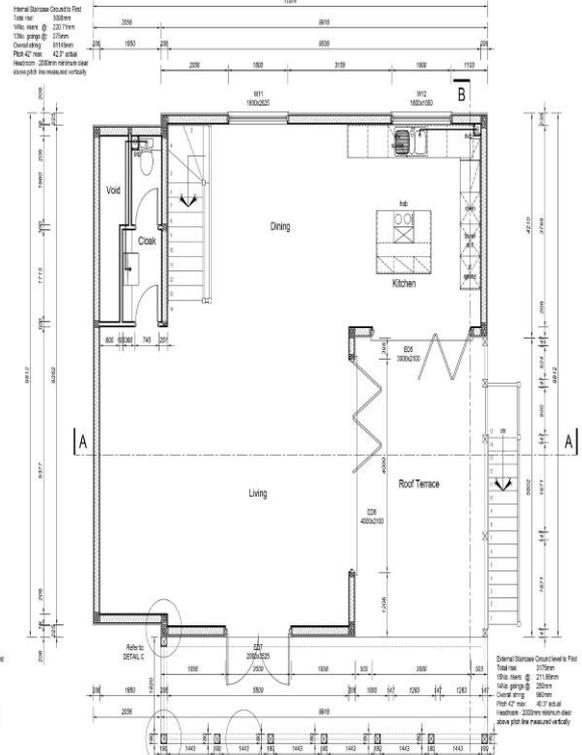
Golf - As an owner, you are entitled to golf for the nominated members at either of the following golf courses up to 25 times per year. All golf can be booked up to seven days in advance for the nominated members and additional green fees can be booked at subsidised rates. All bookings should be made 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	opening size	frame type	finish	notes
W1	800 x 1050	Standard	1200	
W2	900 x 1200	Standard	2100	
W3	800 x 1050	Standard	900	
W4	SC 750 x 2100	Standard	1200	
W5	SC 750 x 2100	Standard	1200	
W6	SC 750 x 2100	Standard	1200	
W7	SC 750 x 2100	Standard	1200	
W8	800 x 1050	Standard	900	
W9	800 x 1050	Standard	900	
W10	800 x 1050	Standard	1200	
W11	E 1000 x 2000	Standard	180	
W12	E 1000 x 1800	Standard	2100	
W13	SC 840 x 2100	Standard	1200	
W14	SC 840 x 2100	Standard	2100	
W15	SC 840 x 2100	Standard	2100	
W16	SC 840 x 2100	Standard	1800	
W17	SC 2000 x 2100	Eaves	3300	
W18	SC 4000 x 2100	Eaves	4300	
W19	SC 2000 x 3000	Eaves	2400	

FOR ALL UNITS TO HAVE A MINIMUM OF 100MM BEARING

Openings wider than 1800mm  
 1) Spigot type to be used  
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Internal Opening Schedule				
opening reference	door size	operational opening	frame length	FR
D1	800 x 1900	800 x 2000	NR	
D2	700 x 1900	800 x 2000	NR	
D3	800 x 1900	800 x 2000	1200	
D4	800 x 1900	800 x 2000	NR	
D5	800 x 1900	800 x 2000	1200	
D6	800 x 1900	800 x 2000	NR	
D7	800 x 1900	800 x 2000	NR	
D8	800 x 1900	800 x 2000	NR	
D9	800 x 1900	800 x 2000	NR	
D10	800 x 1900	800 x 2000	NR	
D11	2 x 800 x 1900	1600 x 2000	1000	
D12	A	A	-	
D13	A	A	-	

FOR UNITS, REFER TO MANUFACTURERS SCHEDULE

**PARTITION WALL LEGEND**

**INTERNAL LOADBEARING WALLS**

- 115mm overall with 80/100/100 GCL Spigot timber frame, finished with 15mm plasterboard, facade side with 16 x 80mm screws at 300mm centres and back to adjoining panels and floor with 16 x 100mm screws at 600mm.

**STANDARD PARTITION OPENING PARTITIONS**

- 115mm overall timber framing at 1000mm centres or metal studs at 600mm centres, 120mm for kitchen & bathroom finished with 12.5mm veroboard ceiling and baseboard, bottom rail to be secured 1000mm timber stud.

**INSULATED PARTITIONS**

- All partitions including bathroom, bathroom & WC to be fixed with 20mm mineral wool quilt. Comprising of 120mm steel stud at 600mm centres (1000mm for kitchen & bathroom, finished with 12.5mm veroboard ceiling to provide sound reduction to 40dB). On side partitions to adjacent bathroom not to be located. No insulation to partitions forming part of a wall/ceiling.

**BRACED PARTITIONS**

- 115mm overall finished comprising of 120mm steel stud at 600mm centres (600mm for kitchen & bathroom), with 5.0mm plywood facade to each side of stud to brace external wall, baseboard with 12.5mm veroboard ceiling with 100mm joints.

**PARTY WALLS**

- Refer to Technical specification for Party wall construction

PROJECT: Summer Lake  
 Cabernet Water Park  
 The Cabernet Deck House (OPP)  
 Ground & First Floor Plans  
 Structural Setting Out

PRELIMINARY

DATE: 03/09/19  
 DRAWN: JCS  
 CHECKED: JCS  
 DESIGNED: JCS  
 DATE: 03/09/19

ANDREW JONES ASSOCIATES  
 Structural Engineers  
 10/100 Summer Lake Road  
 Summer Lake, NSW 2263  
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SCALE: 1:500  
 SHEET: 03 OF 03  
 PROJECT: 03EJH 201 B

