

The Boathouse

The Peninsula, South Cerney, Gloucestershire, GL7 5DW



BY DESIGN



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VIDEO TOUR

Welcome to THE BOATHOUSE

One of just six properties ever built on The Peninsula, The Boathouse occupies an unrivalled position on the banks of the 114-acre Landings Lake, widely regarded as the finest address in the entire Cotswold Water Park. This is not simply a holiday home. This is a statement.

Designed in the classic New England style and finished to an exceptional standard, the property offers four double bedrooms, each with its own en-suite bathroom, arranged across a beautifully considered layout that places the lake at the heart of every room. The bespoke kitchen and all storage joinery throughout the home has been individually crafted by acclaimed designer Andrew Ryan, and appointed with the very best appliances — Wolf ovens, Wolf induction hob, Sub-Zero fridge freezer, Miele dishwasher and a Quooker boiling water tap. Every detail has been chosen with care.

Step outside and the private lakeside deck becomes your living room — a space for morning coffee as the mist lifts off the water, long summer lunches, and evening drinks as the sun sets over the lake. Your own private jetty sits just steps away, offering direct access to one of the Cotswold Water Park's most celebrated waters. Fish for carp exceeding 40lb, tench into double figures, pike, perch and roach — or simply launch a kayak, paddleboard or sailing dinghy and let the lake do the rest. Peninsula owners benefit from membership

of the internationally recognised South Cerney Sailing Club, an RYA-accredited training centre with year-round racing and tuition.

Within the secure, gated Watermark estate, residents enjoy access to a lakeside brasserie, gym, tennis courts, games room and extensive cycling and walking trails. The Cotswold Water Park itself spans 40 square miles and encompasses 177 lakes — a nationally protected Site of Special Scientific Interest, just 90 minutes from London and five minutes from the historic Roman town of Cirencester.

Available for use twelve months of the year, The Boathouse is offered on a leasehold basis with full estate management and 24-hour security included in the annual service charge — making it as effortless to own as it is extraordinary to experience.

A retreat. A legacy. A rare opportunity.



2019



4



4.5



3,148sqft



6



























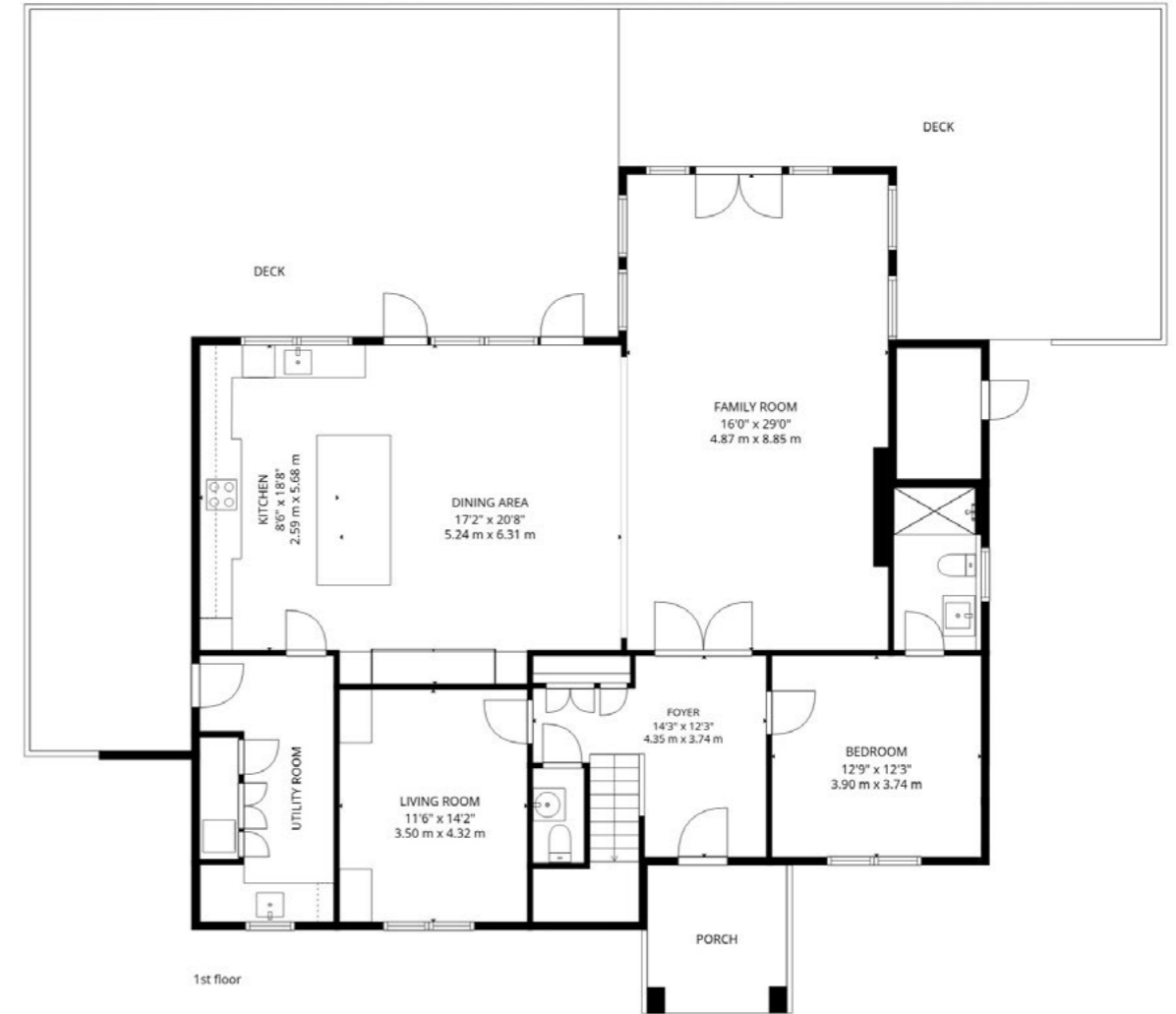




Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



2nd floor



1st floor

TOTAL: 3148 sq. ft, 292 m2
 1st floor: 1755 sq. ft, 163 m2, 2nd floor: 1393 sq. ft, 129 m2
 EXCLUDED AREAS: DECK: 1457 sq. ft, 135 m2, PORCH: 77 sq. ft, 7 m2, " ": 91 sq. ft, 8 m2,
 WALLS: 198 sq. ft, 20 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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