

# The Edge

Region: Cotswolds Country Estate **Sleeps: 8**

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## Overview

This 4-bedroom lodge to the south of Cirencester adds a luxury spin to a break in the Cotswolds. Sitting beside one of the lakes of the a luxury gated development, The Edge is thoroughly modern and incorporates a picture-perfect outdoor terrace with seating and a hot tub.

The Edge is equally impressive inside, offering a lounge with Smart TV, gas fire, lots of seating and a dining area for up to eight guests. Doors open out onto the balcony with its charcoal barbecue. This room gets plenty of natural light with the huge, floor-to-ceiling windows which also provide a stunning lake view.

A spacious kitchen offers a built-in double oven, dishwasher, tall fridge freezer and much more besides, and leads through to the lounge and dining area. On the first floor, you have a family bathroom with bath and overhead shower, and another shower room is found on the ground floor, along with a double bedroom with direct access to the south-facing balcony and hot tub.

Upstairs, you have two twin bedrooms, one of them lakeside, as well as the master bedroom which has a built-in wardrobe, seating area with sofa and armchairs, a balcony and en suite bathroom. All of these together provide accommodation for eight, and if you are bringing a small child too, there's a cot and high chair available if needed.

The exclusive development is a fine setting for The Edge, rich in nature and offering plenty in the way of facilities and activities. You will be able to enjoy a spa, clubhouse and restaurant, tennis and volleyball courts, or explore the lakes in a kayak or canoe if you choose to. There's fun for the children, and a general store too, where you can get your essentials or grab a coffee to go. Cirencester is only around 10km away and, as the unofficial capital of the Cotswolds, isn't short of history, culture or great dining options.



## Facilities

Modern • Great Value • Shared Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • BBQ • Tennis Court • Ground Floor Bed & Bath • Satellite TV • Cable TV • Spa/Massage • Sauna/Steam • Outdoor Games • Working Fireplace • Heating • Cot(s) • High Chair(s) • Waterfront • Watersports • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

*The Edge is set within the UK's first residential nature reserve. The luxury resort boasts 100s of acres of expertly managed nature reserve and two sites of special scientific interest, being nationally revered for the diverse range of wildlife it attracts. Guests fortunate enough to stay in one of the resort's luxury homes will have access both to the wonderful wildlife and the brilliant on-site facilities.*



## Ground Floor

- Bedroom with double bed and access to terrace
- Bathroom with shower

## First Floor

- Master bedroom with double bed, access to south facing balcony and en-suite shower room
- Bedroom with twin beds with lake view balcony
- Bedroom with twin beds
- Bathroom with bath and overhead shower, WC and washbasin

## Second Floor

- Open-plan living and dining area with doors to the south facing balcony
- Kitchen with oven, hob, microwave and fridge/freezer

## Exterior Grounds

- Balconies
- Dining facilities
- Barbecue (please bring your own charcoal)
- Hot tub (available for an additional charge - please see T&Cs tab)

## Additional Facilities

- Wi-Fi
- Washer & dryer
- Baby cot & highchair available on request for a small additional charge
- Parking space

## Resort Facilities

- Eco-friendly resort set within 100's of acres of carefully managed nature reserve with various carefully designed walking and cycling trails to enjoy and an enchanting trail with treasure hunt for children
- Two sites of special scientific interest on-site
- Access to on-site spa and swimming pool facilities
- Access to on-site gym
- Access to tennis facilities (book on the day with sign-up sheet)
- Access to excellent on-site restaurant
- Two children's playgrounds
- Year-round events and activities for all ages (please enquire for date specific)



details)

- Various sports equipment for hire for a small additional charge (*incl. canoes, kayaks, paddle boards, rowing boats, tennis rackets and balls and adult and children's bikes as well as tag along trailers*)

## Location & Local Information

On the region's southern fringes, Cirencester is one of the major centres of the Cotswolds, and offers much more than just sightseeing. It's certainly a town with a history – at one time the second-largest in Britain – but it hasn't become a tourist hub in the manner of many of England's heritage cities, meaning it's even more of a joy for those who do come exploring.

You can get an insight into the history of Cirencester at its Corinium Museum, this being the Roman name for the town. Mosaics and artefacts bring the story vividly to life, and children can get involved too with special activities. Those who love art, nature or both will find something to please them at Cirencester's Elemental Sculpture Park, where more than 150 pieces are dotted around the woodlands.

You wouldn't expect to find many beaches in Gloucestershire, but there is one at the Cotswold Country Park at Shorncliffe to the south of Cirencester, a place made for family fun with a water park and children's playground. For a bit of culture, the town's Sundial Theatre offers a varied programme of events, and those with an eye for a bargain can explore the antiques and collectibles on offer at the Corn Hall indoor market on Fridays.

The town's excellent dining scene certainly shouldn't be overlooked – you will have no trouble tracking down anything from an artisan coffee to a Michelin Star three-course meal. Among the highest-rated places in town are Tierra & Mar, a great spot for tapas, and The Falcon at Poulton, where the food is restaurant quality and the setting is a delightful country pub.

## Local Amenities

Nearest Town/City	<b>Cirencester (10km)</b>
Nearest Village	<b>South Cerney (6.7km)</b>
Nearest Restaurant	<b>The Bakers Arms (1.4km)</b>
Nearest Shop	<b>South Cerney (6.4km)</b>
Nearest Tennis	<b>On-site (0.8km)</b>



Nearest Golf

**South Cerney Golf Club**  
**(9km)**

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## What Oliver loves...

- This lodge offers a truly restful environment, with its peaceful lakeside setting, luxurious bathrooms and bedrooms with black-out blinds for a great night's sleep.
- With use of the hot tub and a full spa with swimming pools, gym, sauna and steam room on site, you can balance activity and blissful relaxation as it suits you.
- Children can enjoy the play areas of the estate's Millstone Park or follow an adventure trail, while adults will love the luxury of breakfast, lunch or dinner at the onsite restaurant.
- The Edge is in a great location for exploring some of the south's most stunning cities – as well as Cirencester, Stroud and Gloucester locally, you can reach Oxford, Bristol and Bath within an hour.

## What you should know...

- Sorry no pets are allowed at The Edge
- Wi-Fi is available, however guests should remember that it is a rural connection and so may not be as fast as their Wi-Fi at home!

# Terms & Conditions

- Security deposit: £500 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in rental price
- Linen & towels included?: Yes, included in rental price
- Minimum stay: Please note that there is a 3-night minimum stay
- Internet access?: Yes (please remember that it is a rural connection and so it may not be as strong as it is at home!)
- Smoking Allowed?: No
- Other Ts and Cs: Use of spa facilities included in rental price, treatments are priced separately. Guests must take the spa pass (usually on a lanyard) with them when they wish to use the facility as this gains them access. The spa, has an indoor and outdoor pool which are both heated to 30 degrees. There is also a sauna and steam located on the indoor poolside and an eco-pool located at the end of the building. They are welcome to either bring their own towels or hire them at the spa for £2 per towel. The gym is also located at the spa, which requires the spa pass to gain access too aswell. Sports equipment hire is charged locally and is subject to availability, so please request early to guarantee use!
- Other 2: A hot tub is available at the property for no additional charge, please request use at time of booking
- Other 3: Unfortunately, this property will not accept bookings from single sex groups which are larger than 6, even if it is not for a stag/hen party