



The Lakehouse on The Landings

Your guide

For Sample guests

14 May 2027 to 17 May 2027

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Made on your own phone on 20 October 2026. Opening times, prices and seasons change, so check before you go. The website has the latest.

At a glance

Sleeps 10: Four bedrooms and three bathrooms.

Wifi: In the house. We will send you your network details in your welcome message before you arrive.

Free parking: Two cars in our bay at the front, and free overflow parking 150 m down the road.

Heating: Underfloor heating on the ground floor and a gas fire in the living room.

Kitchen: Well equipped for self-catering, with a Nespresso machine.

Washer and dryer: In the house.

TV: A large TV with Netflix.

Barbecue: A gas barbecue and an outdoor dining table on the deck.

Check-in with a key safe: The code comes in your welcome message. Times are in your welcome message.

On the water: Two kayaks (one single, one double) and life jackets. The slipway is 75 m away.

Tennis: Two courts in The Landings. Racquets and balls are in the house.

High chair: In the house for families with little ones.

Pets: Welcome on request.

Getting here

Drive times are to South Cerney, without traffic, so allow longer on Friday evenings and bank holidays. The full address and a map pin are in your welcome message.

London: 1h 45 · 92 miles

Bristol: 55 min · 39 miles

Oxford: 55 min · 37 miles

Birmingham: 1h 20 · 69 miles

Cardiff: 1h 35 · 66 miles

Heathrow T5: 1h 20 · 77 miles

By train

- Kemble station is on the direct line from London Paddington, about 70 minutes. Check the timetable on the day.
- Kemble is just under five miles from the centre of Cirencester, so you will need a taxi for the last stretch. Taxi numbers are in your welcome message.

Parking

Two cars fit in our bay by the big tree at the front. Free overflow parking is 150 m down the road on the left. Please do not park in our neighbours' spaces.

Drive times and distances are estimates from Rome2rio and the Paddington to Kemble time is from Rome2rio too, checked October 2026. Kemble to Cirencester distance is from Cotswolds.org.

Arrival

1. Drive to The Landings, Bradleys Lake, near South Cerney. Your welcome message has the full address and a map pin.
2. At the wooden gates, use the intercom on the small traffic island and tell them which house you are staying in, or use the gate code from your welcome message.
3. Park in our left-hand bay as you face the house, the one by the big tree. It takes two cars. Please don't use our neighbours' parking.
4. More cars: free overflow parking 150 m further down the road, on the left, hedge side.
5. The key safe is behind the right-hand verandah post. The code is in your welcome message.
6. Our housekeeper or one of the team will be in touch on the afternoon you arrive.

House manual A to Z

Barbecue

Gas barbecue on the deck. Full instructions are in your welcome message.

Bi-fold doors

Floor-to-ceiling doors from the living room to the deck. Full instructions are in your welcome message.

Bins and recycling

Full instructions are in your welcome message.

Board games and books

Board games, puzzles and books in the living room.

Coffee

Nespresso machine in the kitchen.

Fire

Gas fire in the living room. Full instructions are in your welcome message.

Heating

Underfloor heating throughout the ground floor. Full instructions are in your welcome message.

Herbs

Sage and rosemary outside. Please help yourself.

High chair

One high chair for little ones.

Kayaks

One single and one double kayak, with life jackets. Life jackets on at all times.

Parking

Our bay by the big tree takes two cars. Overflow 150 m down the road on the left.

Tennis

Two courts in The Landings. Racquets and balls in the house. Full instructions are in your welcome message.

TV

Large TV with Netflix. Full instructions are in your welcome message.

Wifi

We will send you your network details in your welcome message before you arrive.

Safety

- Life jackets are worn at all times on the lakes.
- Kayaks are used at your own risk. Launch from the slipway, 75 m from the house.
- Emergencies: call 999. Urgent medical advice: call 111.
- Nearest A&E and minor injuries unit: in your welcome message.

Nearby essentials

South Cerney Fish and Chips

Takeaway · Clarks Hay, South Cerney

Wed 5–8. Thu and Sat 5–8.30. Fri 5–9. Closed Sun–Tue.

A good chippy. Hours from listings, not the shop.

[Check before you go](#)

South Cerney Tandoori

Takeaway · Clarks Hay, South Cerney

4.30–10.30 pm. Closed Tue.

Surprisingly decent curry; open later than the chippy.

Pizzeria 720

Takeaway · Gateway, Spine Road East

Daily 12–8 pm.

Fresh Italian pizza.

Co-op

Supermarkets · High Street, South Cerney

Mon–Sat 7 am–8.30 pm. Sun 8–8.

Good bakery section.

Tesco Extra

Supermarkets · Kings Meadow, Cirencester

Mon–Sat 6 am–midnight. Sun 10–4.

The big shop. Not open 24 hours.

Gateway Café and visitor centre

Outdoors · Spine Road East

Café daily 9–4. Info centre Mar–Nov, weekends and school holidays, 10–3.

Free Cotswold Lakes Leisure Map, walk and bike-ride ideas, EV charging.

House rules

- Up to 10 guests.
- Pets are welcome on request.
- Two cars in our bay; further cars in the overflow car park. Please don't park in our neighbours' spaces.
- Our neighbours live next door. Please respect their privacy.
- Life jackets on the lakes at all times.
- Quiet hours, smoking and parties: the full rules are in your welcome message.

Departure

Checkout steps, including the time, are in your welcome message.

Stay your way

Families

Where everyone sleeps

Four bedrooms: three upstairs, including a bunk room with a mezzanine up a ship's ladder, and one on the ground floor with a full shower room across the hall. There is a family bathroom on the landing.

In the house

- A high chair
- Board games, puzzles and books in the living room
- Two kayaks and life jackets
- Tennis racquets and balls, with two courts in The Landings

Good to know

- The deck sits at the edge of the lake.
- Life jackets are worn at all times on the lakes, and there is no swimming in Bradleys Lake.
- The mezzanine is reached by a ship's ladder.
- For a travel cot, stair gate or other baby kit, ask us before you book and we will tell you what is in the house.

Dogs

Pets are welcome on request. Tell us about your dog before you book, and the pet rules are in your welcome message. These places near the house are tagged as welcoming dogs in the guide.

Working

What is here

- Wifi in the house. We will send you your network details in your welcome message before you arrive.
- The snug is a quiet corner for a laptop.
- A dining table that seats ten.

- A Nespresso machine in the kitchen.

Video calls

We have not published a wifi speed. If you need steady video calls, ask us before you book.

Ready-made days

A day on the lakes

1. Morning paddle from our slipway
2. Hire boards or a canoe at Cotswold Water Park Hire or ROX
3. Lunch and a map at the Gateway Café
4. Wakeboarding at Lakeside Ski and Wake
5. Sunset on the deck, barbecue on

Cirencester for the food

1. Fish from New Wave on Dyer Street
2. Vegetables from The Market Garden next door
3. Sunday lunch at The Kings Head, or tapas at La Bobina
4. Back for a barbecue with the fish

South Cerney evening

1. Walk the Bow Wow lane from the bridge on Clarks Hay
2. Back to a pint at the Eliot Arms or the Old George
3. Fish and chips, or a curry from the Tandoori, to take home

A village pub run

1. Lunch at The Bell Inn, Langford
2. Fairford's market square and The Bull
3. Dinner booked at The Falcon, Poulton (closed Mon–Tue)

A Clarkson's Farm day

1. Diddly Squat Farm Shop near Chadlington, early to beat the queue
2. A walk round Chipping Norton
3. Lunch at The Farmer's Dog on the A40 near Burford
4. Pin the places on Plan your day to draw the route

Half-day trips

Bourton-on-the-Water and the Slaughters

About 30 minutes · Good for: Children, dogs

- Birdland Park and Gardens, with penguins
- A wander through Bourton
- Walk on to Lower and Upper Slaughter

Birdland open daily 10–5 all year except 24–25 December. Adult £13.95 online.

Eat: Birdland café, with a dog menu

Burford and the Cotswold Wildlife Park

About 30 minutes · Good for: Children, dogs on leads

- Penguin feeds at 11 and 3
- The walled garden
- Burford high street afterwards

Winter 10–4. Closed on weekdays 4 January–4 February 2027. Adult £17.50 online.

Eat: The park restaurant

Westonbirt and Tetbury

About 25–30 minutes · Good for: Children, dogs in Silk Wood

- Japanese maples in the Old Arboretum
- The treetop walkway
- Tetbury's antique shops

Autumn colour peaks now. Book ahead until 15 November. Christmas light trail from 27 November.

Eat: Calcot, or the Westonbirt restaurant

Painswick Rococo Garden

About 35 minutes · Good for: Dogs on short leads, walkers

- Two hours in the garden
- Painswick village and churchyard yews

Wed–Sun 10–5 from September. May close in high winds. Snowdrops from late January need booking.

Eat: The Coffee Wagon in the garden

Slad and the Laurie Lee Wildlife Way

About 35 minutes · Good for: Walkers, dogs

- Part of the 5-mile walk past ten poetry posts
- Lunch at the Woolpack, Lee's local

Outdoors and free all year. Steep early climb.

Eat: The Woolpack: lunch Tue–Sat, Sunday until 3.30, no food Mondays

Stow-on-the-Wold and Daylesford

About 40 minutes · Good for: Food lovers, rainy days

- Daylesford farm shop and café near Kington
- Stow's market square

Daylesford Farm 8–6.

Eat: Daylesford Farm

Cotswold Farm Park

About 40 minutes · Good for: Children, dogs

- Rare-breed farm animals
- Bouncy pillows and play barns
- Pumpkin picking in October

9.30–5 now. Pumpkin picking 16–18 and 21–31 October. Christmas weekends from 27 November.

Eat: The Ox Shed, dogs welcome

Avebury

About 40 minutes · Good for: Children, walkers, dogs outside

- Walk the stone circle, free from dawn to dusk
- Alexander Keiller Museum
- Avebury Manor and garden

Manor open to 31 December. Museum 10–4 from 25 October. Parking £8.

Eat: Circles Café

Uffington White Horse

About 40 minutes · Good for: Walkers, dogs on leads

- Walk up to the White Horse
- Uffington Castle hillfort
- Dragon Hill

Free, open in daylight.

Eat: Bring a picnic

Lacock

About 45 minutes · Good for: Rainy days, photographers

- The abbey cloisters
- Fox Talbot Museum of photography
- Lacock village

Martin Parr's Lacock exhibition runs to 27 June 2027. Abbey rooms close 1 November–1 March, except the Great Hall 28 November–31 December.

Eat: The Stables café

Sudeley Castle and Winchcombe

About 45 minutes · Good for: Children. No dogs in the grounds

- The castle and its ten gardens
- Adventure playground
- Winchcombe high street

Season ends 1 November 2026. Adult £24, family £59.50.

Eat: The Pavilion café

Broadway Tower and Snowhill

About 55 minutes · Good for: Walkers, dogs in the park

- Climb Broadway Tower
- Deer park walk
- Snowhill Manor's collection, or Broadway village

Tower open all year, shorter hours November–March. Snowhill daily to 1 November, then weekends to 29 November.

Eat: Morris and Brown café at the tower

Hidcote and Chipping Campden

About an hour · Good for: Gardeners, dogs on short leads

- Hidcote's garden rooms
- Chipping Campden high street

Daily to 1 November. Closed 2–5 November, then Fri–Sun to 27 December.

Eat: Winthrop's Café

Blenheim Palace

About 55 minutes · Good for: Children, rainy days

- State rooms
- Formal gardens or the park
- Adventure play for children

Park daily 9–6. Tickets give 12 months' entry. Palace pass £41 online.

Eat: The Oxfordshire Pantry, dogs allowed

Bath and the Roman Baths

About an hour · Good for: Rainy days, teenagers

- The Roman Baths
- Bath Abbey
- The city centre

Open daily except 25–26 December. Adult from £26.50 online.

Eat: Plenty in the centre

Oxford and the Ashmolean

About an hour · Good for: Rainy days, adults

- The Ashmolean, free
- A walk past the colleges

Ashmolean daily 10–5.

Eat: Ashmolean Rooftop Restaurant

Through the year

What the house offers and what is open nearby. Seasons and dates were checked on 9 October 2026, and several places cut back their days from November.

Spring

At the house

- A gas fire and underfloor heating for cool mornings
- Two kayaks, ready at the slipway

Nearby

- North Meadow, Cricklade: snake's-head fritillaries flower in April
- Lechlade boat hire's main season starts on 1 April
- Cotswold Country Park and Beach opened for 2026 on 27 March

Summer

At the house

- Two kayaks and life jackets
- A gas barbecue and outdoor dining on the deck
- Two tennis courts in The Landings

Nearby

- Lakeside Ski and Wake on Spring Lake, a five-minute walk
- Cotswold Country Park and Beach: beach, lagoons and playgrounds, 27 March to 27 September in 2026. Book ahead in summer
- Paddleboards, sailing and kayaks at ROX and Cotswold Water Park Hire

Autumn

At the house

- A gas fire and underfloor heating
- Board games, puzzles and books in the living room

Nearby

- Westonbirt Arboretum: 15,000 trees, at their best in autumn for the Japanese maples. Book ahead until 15 November
- Cotswold Lakes Trust reserves are open all year, with bird hides at Shorncote Reedbeds and Cleveland Lakes

Winter

At the house

- A gas fire and underfloor heating on the ground floor
- A Nespresso machine, board games, puzzles and books

Nearby

- Around 35,000 waterbirds spend the winter on the lakes, including great crested grebes, kingfishers and smew
- Water sports centres keep shorter hours, which the guide lists

Walks, water and wildlife

All of these are in the guide, with hours and directions. Life jackets are worn at all times on the lakes, and there is no swimming in Bradleys Lake.

On the water

ROX, South Cerney Outdoor

On the water · Lake 12, Spine Road

October daily 9–5. Nov–Mar Mon–Fri 9–5.

Paddleboard, sailing, kayak, climbing, archery. Lodge Café on site.

Cotswold Water Park Hire

On the water · Lake 86, Spine Road East

Winter Fri–Tue 8–11 am. Longer in summer.

Kayak, paddleboard, canoe and rowing-boat hire. Coffee hut.

Lakeside Ski and Wake

On the water · Spring Lake, 5-minute walk

Wed, Fri and weekends, midday to dusk.

Wakeboard from age 6, waterski, inflatables.

Lechlade boat hire

On the water · Buscot Lock, near Lechlade, about 25 minutes

Main season 1 April–30 October. Book ahead.

Electric boats by the hour on the upper Thames. Dogs and children welcome.

On foot

Bow Wow walk

Outdoors · From the bridge on Clarks Hay, South Cerney

Year-round. Wet underfoot in winter.

A tree-lined lane between the River Churn and the mill stream. Walk for miles, then a pub.

Source of the Thames

Sights · Thames Head, near Kemble, about 14 minutes

Always open.

Start of the 185-mile Thames Path. The source is often dry; Cricklade is 12.3 miles downstream.

Gateway Café and visitor centre

Outdoors · Spine Road East

Café daily 9–4. Info centre Mar–Nov, weekends and school holidays, 10–3.

Free Cotswold Lakes Leisure Map, walk and bike-ride ideas, EV charging.

Birds and wildlife

Cotswold Lakes Trust reserves

Sights · Around the lakes, from 5 minutes

Open all year. Car parks from £1.20.

Bird hides at Shorncote Reedbeds and Cleveland Lakes. Tens of thousands of water birds spend the winter here.

North Meadow, Cricklade

Sights · Cricklade, about 13 minutes

Footpaths, open all year. Floods in winter.

Britain's largest population of snake's-head fritillaries, flowering in April.

Slimbridge Wetland Centre

Outdoors · Slimbridge, about 45 minutes

Check opening times before you go.

Wildfowl and wetland reserve founded by Peter Scott, on the Severn estuary.

Check before you go