



£159,995

Delta Cambridge Tydd St Giles Golf and Country Club, Tydd st Giles PE13 5NZ

Lodge | 3 Bedrooms | 2 Bathrooms





# Step Inside

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## Key Features

- Rare 3 bedroom lodge
- Fully furnished
- Free golf and leisure centre membership
- Fixed site fees until 2028
- Ready to use
- Finance options available

## Main Particulars

Welcome to your dream second home at Tydd St Giles Golf and Country Club! We are thrilled to present to you this stunning brand new 800 sq foot Delta Cambridge lodge. Situated in the idyllic surroundings of the golf and country club, this property offers a unique opportunity to own a luxury lodge in one of the most desirable locations.

As you step inside this exceptional lodge, you will be greeted by a spacious and light-filled open-plan living area, perfect for entertaining friends and family. The contemporary design features high ceilings and large windows, amplifying the sense of space and providing breathtaking views of the surrounding countryside. The modern kitchen is equipped with high-end appliances and sleek countertops, making cooking and dining an absolute pleasure.

This lodge boasts three generously sized bedrooms, each thoughtfully designed with your comfort in mind. The master bedroom is a true sanctuary, complete with an en-suite bathroom and ample storage space. The additional two bedrooms offer flexibility, whether you choose to use them as guest rooms or personal home offices. All bedrooms are elegantly styled, providing a peaceful and tranquil ambience for rest and relaxation.

Outside, a private deck area awaits, perfect for alfresco dining or simply unwinding while enjoying the fresh country air. Imagine sipping your morning coffee on the deck, surrounded by the beauty of nature, or hosting a summer barbeque with friends as the sun sets over the golf course. The possibilities are endless in this serene setting.

Being part of the prestigious Tydd St Giles Golf and Country Club means you will have access to an abundance of exclusive facilities. Whether you are an avid golfer, a fitness enthusiast, or simply enjoy indulging in leisurely activities, this club has something for everyone. Explore the championship golf course, take a dip in the swimming pool, or relax in the spa - the choice is yours.

Located in the heart of the picturesque countryside, Tydd St Giles offers a peaceful retreat away from the hustle and bustle of city living. However, it is conveniently situated near local amenities and excellent transport links, ensuring you are never far from everything you need.

Don't miss out on this incredible opportunity to own a brand new Delta Cambridge lodge at Tydd St Giles Golf and Country Club. Bowland Properties today to arrange a viewing and start living your dream lifestyle in this exceptional property. Your future awaits!

**\*\*This property of a non-standard tenure is referred to as a site/pitch licence/agreement, the licence period varies and additional annual fees apply\*\***

**\*Please note that this property is based on a leisure park and is not to be used as a sole or main residence, please enquire for more details on licence restrictions for this property.**

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**"The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves**

before committing themselves to any expense."

"Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property."

"The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to the exchange of contracts".

### **MISREPRESENTATION ACT 1967**

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If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be used. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."





Approx Gross Internal Area  
56 sq m / 624 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.



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