





4 Spring Meadow, Cotswold Hoburne, South Cerney, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 5UQ or call the office at any time for detailed directions from your location.

SUMMARY

Beautifully presented holiday home with sunken hot tub situated in an exclusive part of this popular development. The three bedroom property offers exceptionally well presented accommodation with high quality furnishings throughout which are included in the sale. Offered for sale with no onward chain and located in the heart of the Cotswold Water Park, this excellent property takes advantage of the many leisure facilities both on site, and beyond.

PROPERTY

The property has two sets of sliding doors from the decking into the living room and dining room which are open plan to each other and create a large, bright reception space. There is a good size kitchen/breakfast room which has a range of storage a built in appliances as well as a breakfast bar. A door leads through to the utility room with additional storage and appliances as well as a door out to the decking.

An inner hall leads from the living room with a useful storage cupboard and access to the three bedrooms and family bathroom which is fitted with a suite comprising bath with shower over, wc, wash hand basin. All three bedrooms have built in wardrobes and the master bedroom also has the benefit of an ensuite shower room. The property is exceptionally well presented throughout and furnished to a high standard which is included within the price.



GARDENS

The property benefits from allocated parking and an attractive area of decking as well as plenty of space around. There is a sunken hot tub on the decking which is a rarely available option and cannot be added to existing homes. It also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy.

LOCATION

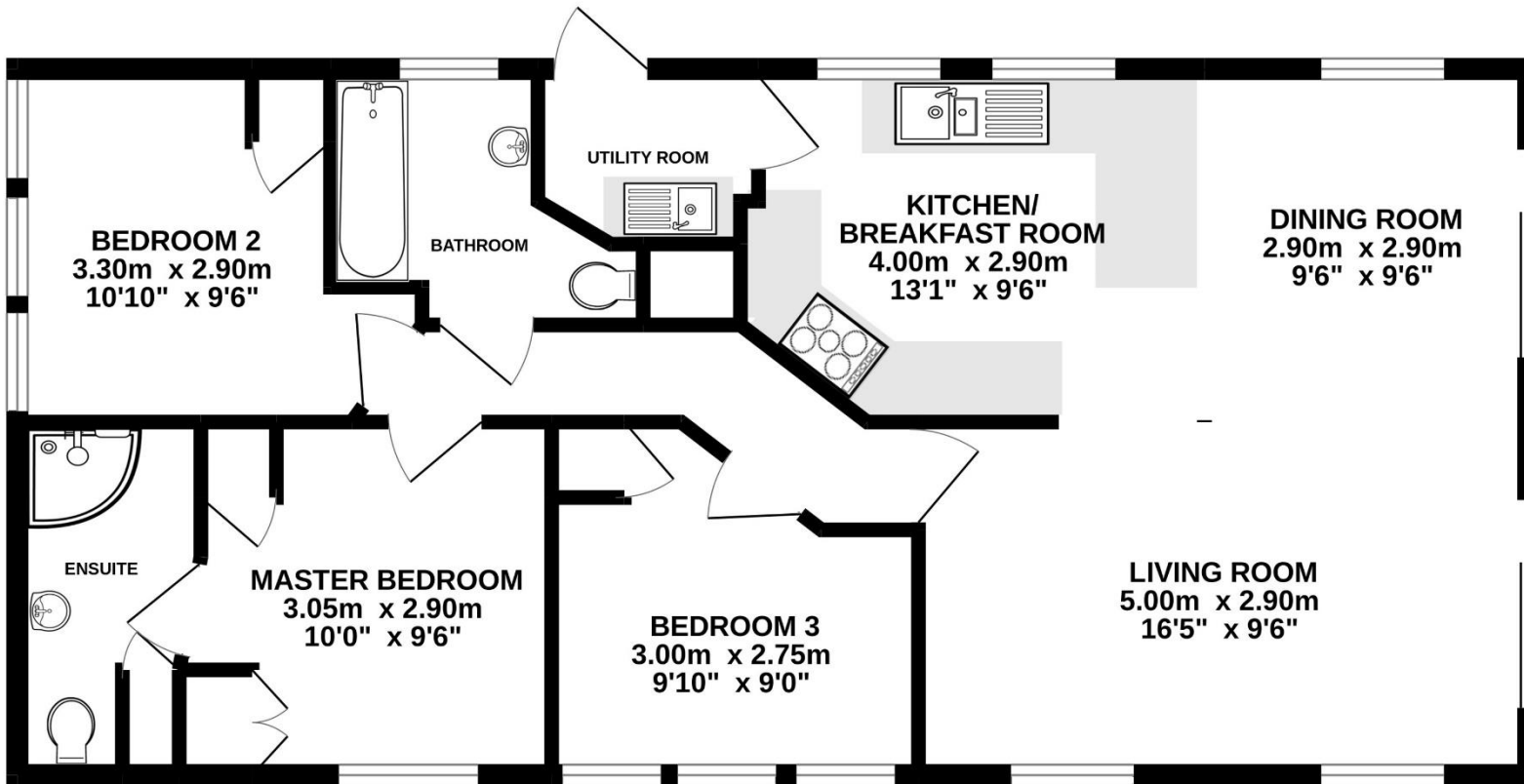
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Water Park. Facilities include an impressive entertainment complex which include cafe, bar, and restaurant, indoor and outdoor heated pools, boating and fishing lakes, adventure golf, tennis court, multi-use games area, adventure playground, amusement arcade, shop, and much more! It is located on the edge of South Cerney which is an attractive village with a further shops and popular pubs and is within easy reach of the many beautiful walks and leisure facilities that the Cotswold Water Park has to offer.

VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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