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property group

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Mallard Lake, Cotswold Hoburne, Cotswold Water Park.

£68,950





140 Mallard Lake, Cotswold Hoburne,  
Cirencester, Gloucestershire.

### DIRECTIONS

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

### SUMMARY

This nearly new, three bedroom holiday home has over 13 remaining years on the licence agreement and is situated on a desirable plot with a westerly facing decking and a lakeside view beyond neighbouring properties. It is located on the popular Cotswold Hoburne development and as such has a full range of leisure facilities on site and beyond.

### PROPERTY

The property is accessed from the decking into a kitchen which is fitted with a range of storage and appliances. It is open to the triple aspect living room with feature fireplace. Along the hall are three bedrooms, and the family shower room fitted with a shower, wc and wash hand basin. The double master bedroom is fitted with built in wardrobes and an ensuite shower room with shower, wc, and wash hand basin.

### GARDENS

The property has a westerly facing sun deck which is a great place to enjoy the evening sun and benefits from a lake view. There are several nearby areas of parking and 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. It enjoys lakeside views beyond the neighbouring properties and provides easy access to the facilities which 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

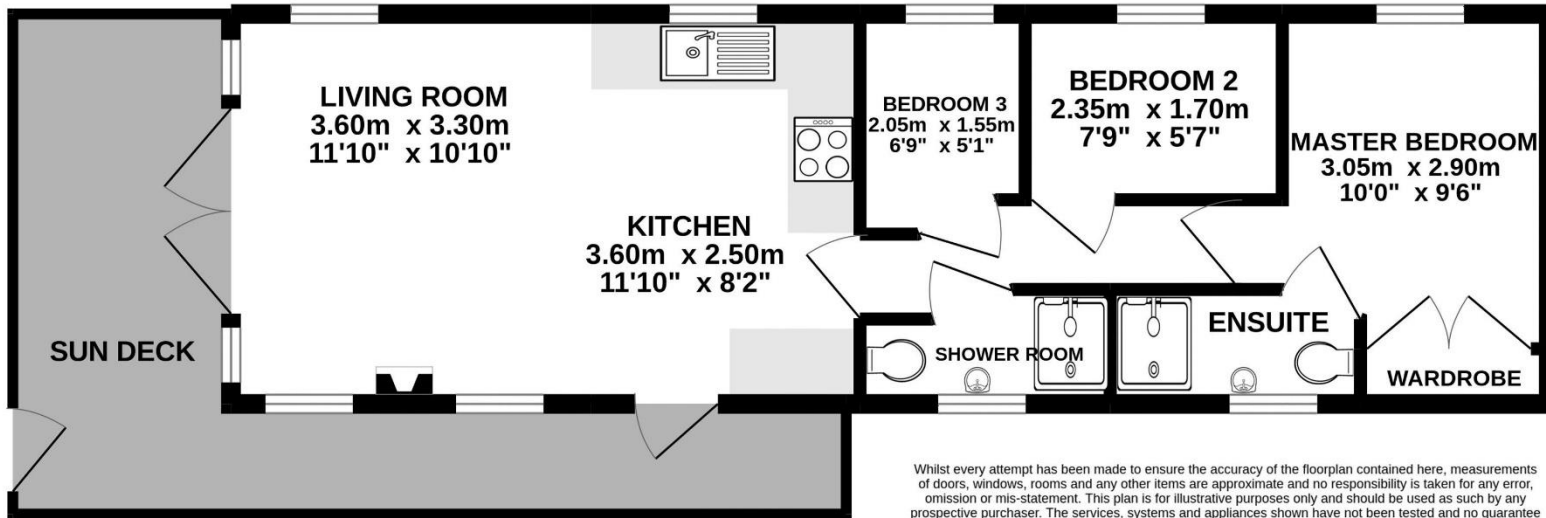
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



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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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