





## 56 Kingfisher Lake, 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**

Exceptionally well presented and spacious holiday home on this desirable development in the Cotswold Water Park with access to a range of leisure facilities both on site and beyond. This particularly high specification, six berth home features a well equipped kitchen, southerly facing deck, and long licence agreement.

### **PROPERTY**

This very high specification property is accessed via the entrance hall. Turning to the left takes you into the well equipped kitchen/dining room with a range of storage and appliances which include a washing machine, dishwasher, and range cooker. It is open to the living room which has a sofa bed providing additional accommodation, double doors leading out on to the deck, as well as a feature fireplace. There are two good size bedrooms which both benefit from built in storage whilst the master bedroom also has an ensuite shower room with suite comprising shower, wc, and wash hand basin. The property is completed by the main shower room which has a suite comprising shower, wc, and wash hand basin.

### **GARDENS**

The property benefits from nearby parking and an extended, southerly facing deck. 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.

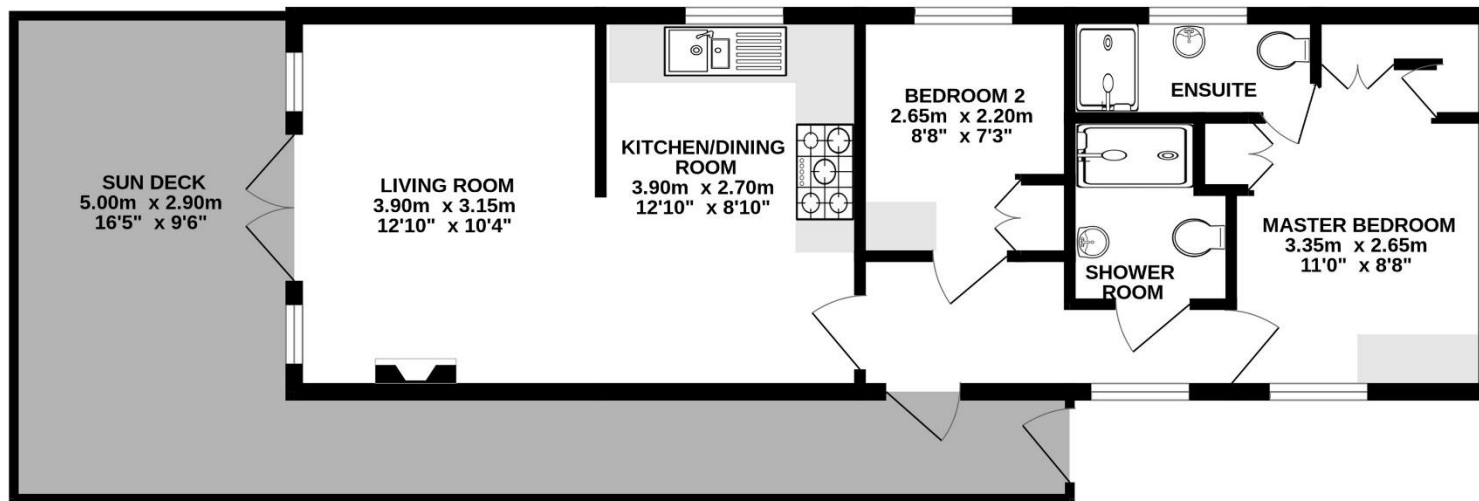
### **VIEWING**

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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