





## Plot 2 Otters Walk, 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**

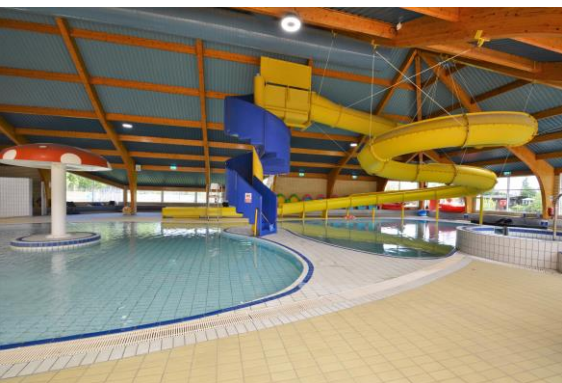
Brand new 'Omar Westfield' located on the exclusive Otters Walk development which forms part of the sought after Cotswold Hoburne holiday park. The park itself has a range of leisure facilities onsite as well as being easily accessible to the remainder of this popular holiday destination.

### **PROPERTY**

The Westfield features a large dining area with extending dining table, perfectly positioned to take in a view. Behind this, a fully fitted kitchen includes a full array of integrated appliances. The spacious lounge area provides plenty of room to sit back and relax and includes a contemporary TV unit with shelving.

Further benefits include:

- Allocated parking space
- Built to British Standard BS3632
- Double glazing
- Electric cooker with hob
- Extractor hood
- Family bathroom
- Freestanding dining table and chairs
- Freestanding sofas Integrated kitchen appliances
- Vaulted ceiling throughout
- Breakfast bar with stools
- Coffee table
- Double Private Parking
- Flat screen TV in lounge
- King size bed in master bedroom



### **GARDENS**

The property benefits from allocated parking spaces and fully installed decking. 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. As well as well stocked fishing lakes, 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.

### **MORTGAGE**

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### **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.

