







## Plot 11 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 'ABI Harrogate' 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

One of life's greatest luxuries is savouring a rare moment of total contentment. With The Harrogate, you'll find that kind of peace and tranquillity in abundance. From the master suite to the living room, this lodge is the greatest of escapes.

Further benefits include:

- Allocated parking space
- Built to British Standard BS3632
- Central heating
- Double glazing
- En-suite from master bedroom
- Family bathroom
- Flame effect electric fire
- Footstool with storage
- Freestanding sofas
- Integrated kitchen appliances
- King size bed in master bedroom
- Range cooker
- Separate utility room
- Sofa bed in lounge



### 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.





