





## 13 Spring Meadow, 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**

Luxury, three bedroom, holiday lodge with energy efficient hot tub, located in the exclusive 'Meadows' development of this popular holiday park. Although high specification to begin with, the property has been much improved by the current owners and now offers a unique opportunity within the development.



### **PROPERTY**

The property is accessed via the utility room with storage cupboard, sink, cupboards and a washing machine. The main reception area is a large, triple aspect room with two sets of doors to the decking, an attractive fireplace, and plenty of space for a separate sitting and dining area. The furniture, which is all included with the sale, has been upgraded by the current owner and includes a sofa bed. The kitchen area is well equipped with a range of storage and built in appliances.

The inner hall leads to the three good size bedrooms which all benefit from built in wardrobes and storage. The master bedroom has an attractive ensuite fitted with a suite comprising shower, wc, and wash hand basin. The property is completed by the 'Jack and Jill' bathroom with access from the hall as well as bedroom 2, and is fitted with a suite comprising bath with shower over, wc, and wash hand basin.



### **GARDENS**

The property benefits from parking for several vehicles and an attractive area of decking as well as plenty of space around. There is a hot tub on the decking which is a rarely available option and cannot be added to existing homes. It has a heat pump which keeps temperature as usual but is approximately one third of the usual electricity costs. The property 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.

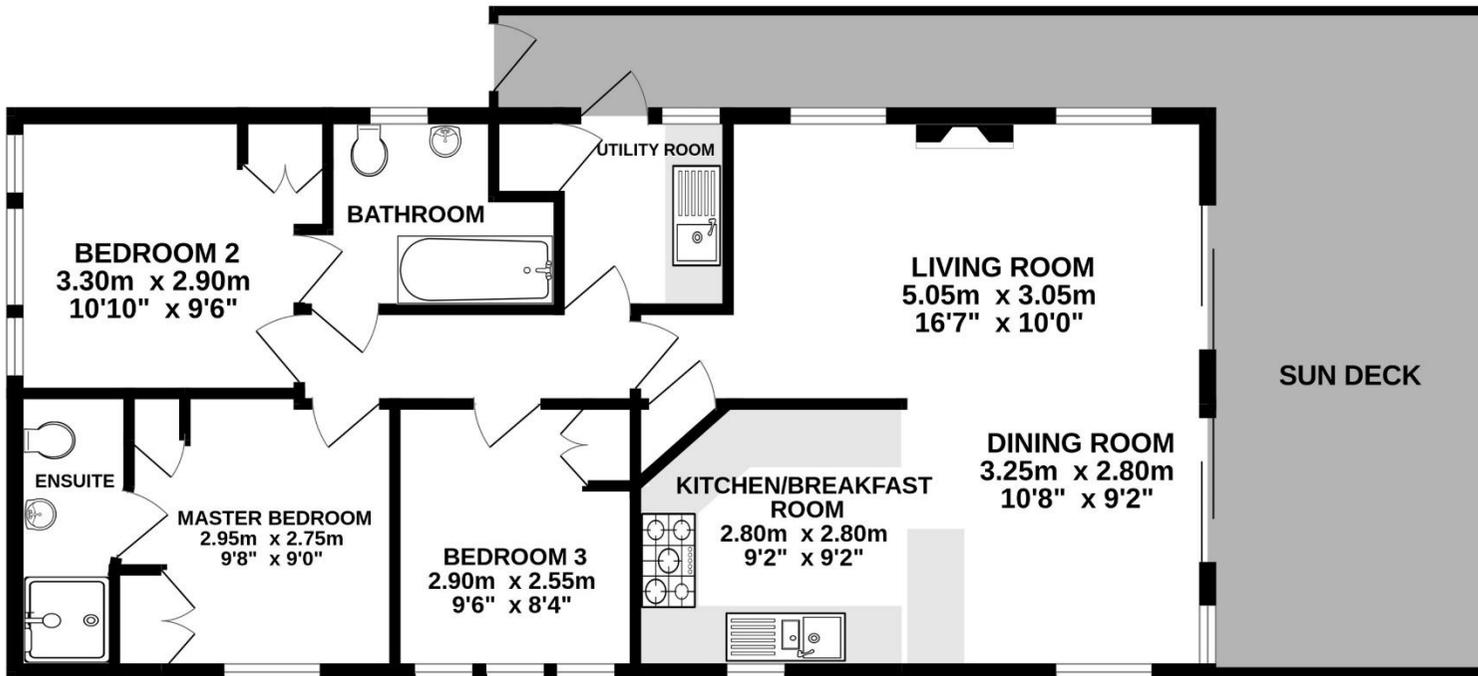
### **VIEWING**

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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