

**cbslade**  
property group

Mallard Lake, Cotswold Hoburne, Cotswold Water Park.

£59,995



72 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

High specification holiday home in a fabulous location, being both close to the facilities on site, yet enjoying stunning westerly views along the length of Mallard Lake. This two bedroom property is presented exceptionally well throughout and located on this popular holiday park within the desirable Cotswold Water Park.



### PROPERTY

The property is accessed into the attractive kitchen with a range of built in storage and appliances. It is open to the dining room which in turn leads through to the living room. This spacious triple aspect room benefits from a feature fireplace and double doors leading out to the decking. The inner hall has access to the two bedrooms and the shower room which is fitted with a suite comprising shower, wc, and wash hand basin. Both bedrooms benefit from built in storage whilst the master bedroom also has an ensuite wc.



### GARDENS

The property benefits from an attractive, westerly facing deck which has views down the length of the lake from which to admire the sunsets. It also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy. There is an area of parking immediately behind the property.



### LOCATION

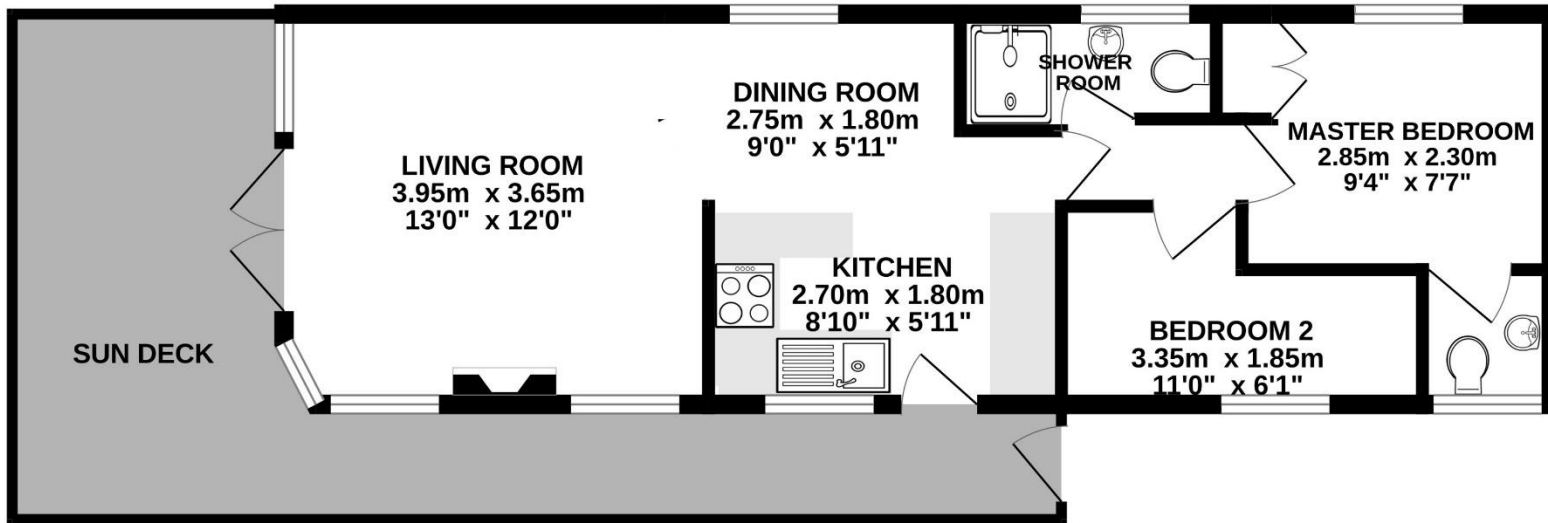
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Water Park. This is one of the most desirable positions on the park with a quiet, lakeside outlook, but just moments from the facilities which include an impressive entertainment complex which include cafe, 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!

### 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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