







## 2 Reed Meadows, 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

Three bedroom holiday home located in this popular development within the desirable Cotswold Water Park. The property is finished to a high standard throughout and benefits from a lower than average site fee as well as accommodation which includes three bedrooms, shower room and ensuite wc, living room, kitchen dining room, and southerly facing decking. This excellent property takes advantage of the many leisure facilities both on site, and beyond.

### PROPERTY

The property is accessed into a welcoming entrance area. Turning left takes you into the kitchen/dining room which is fitted with a range of storage and appliances, and space for the dining table. It is open to the triple aspect living room with feature fireplace and door out to the decking. The inner hall provides access to the three bedrooms, the master of which has a useful walk in wardrobe and an ensuite with wc and wash hand basin. The two further bedrooms also benefit from built in storage. The property is completed by the shower room which is fitted with a shower, wc, and wash hand basin.

### GARDENS

The property has parking and a good size area of southerly facing decking to enjoy. It also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy.



### LOCATION

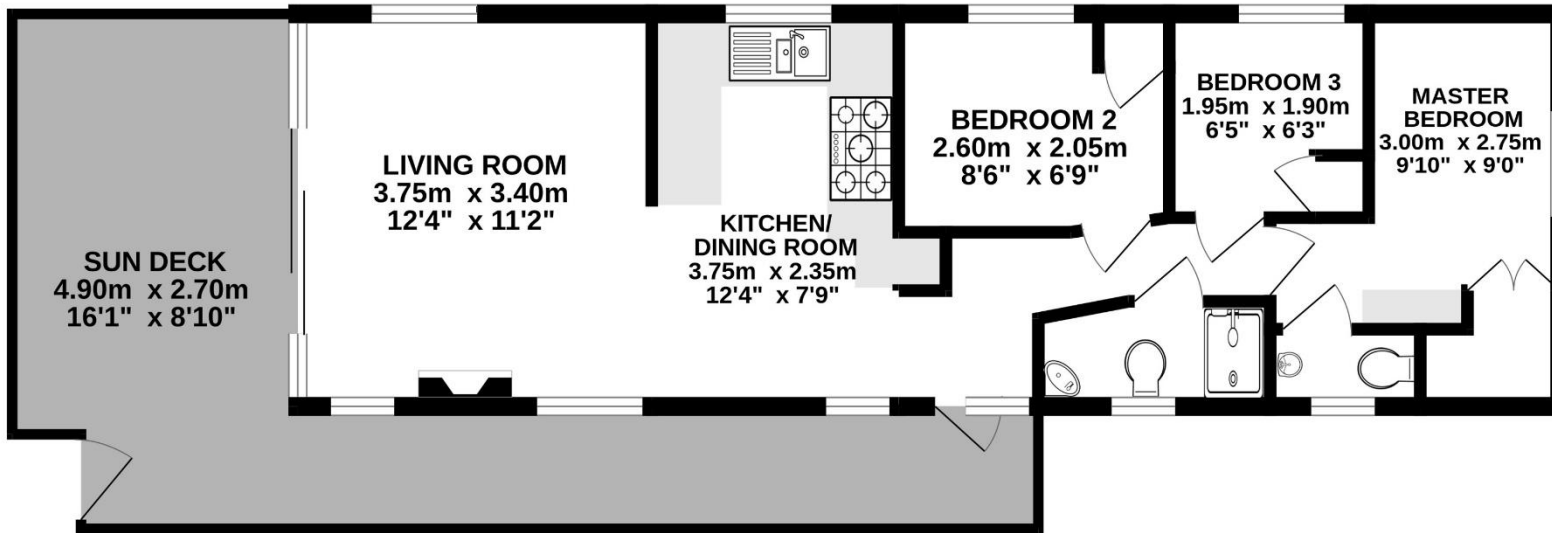
The property is located on the exclusive 'meadows' development located in the desirable Cotswold Hoburne resort in the heart of the Cotswold Water Park. Facilities include an impressive entertainment complex which include cafe, bar, and restaurant, indoor and outdoor heated pools, boating and fishing 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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