



**cbslade**  
property group

Mallard Lake, Cotswold Hoburne, Cotswold Water Park.

£64,995





## ST83 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

Stunning views from this lakeside, detached holiday home. This high specification home has a master bedroom suite with walk in wardrobe and ensuite shower room as well as a further twin bedroom and shower room. The kitchen is well equipped with washing machine and dishwasher whilst the triple aspect living room has doors out to the decking and the lake view beyond. It is located on this desirable holiday park with a range of leisure facilities.



### PROPERTY

The property is accessed from the decking into a large kitchen/dining room. The kitchen is well equipped with a range of storage and built in appliances which includes a washing machine and dishwasher. It is open to the living room which has a feature fireplace and double doors out onto the decking with a fantastic lake view. An inner hall leads down to the master bedroom suite which boasts a walk in wardrobe as well as ensuite shower room. The second bedroom has twin beds and also benefits from a built in wardrobe. The property is completed by the family shower room with suite comprising shower, wc, and wash hand basin.



### GARDENS

The property has a large sun deck which is a great place to enjoy the fabulous lake views. There is a nearby area of parking and it also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy.



### LOCATION

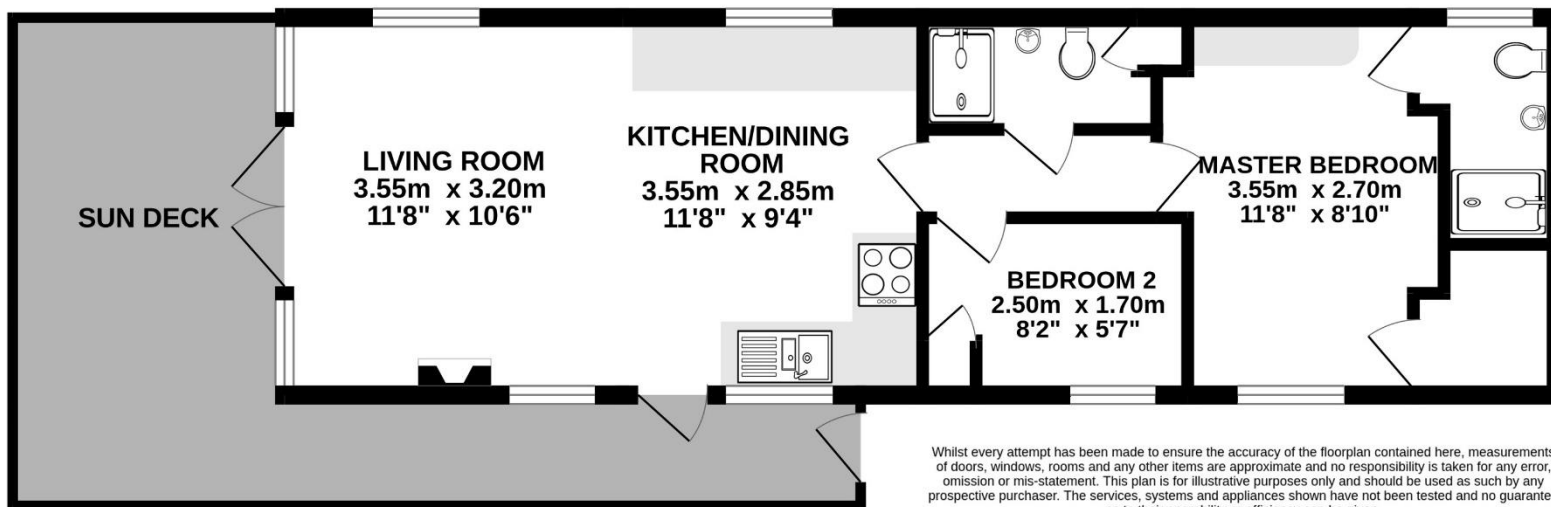
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Water Park. It enjoys a lakeside position and provides easy access to the facilities which include an impressive entertainment complex which include cafe, bar, and restaurant, indoor and outdoor heated pools, boating and fishing lakes, adventure golf, tennis court, multi-use games area, adventure playground, amusement arcade, shop, and much more! 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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