







20 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**

Situated on an enviable spot with lakeside views, this detached holiday home has accommodation which includes two bedrooms, shower room and ensuite, separate sitting and dining areas, and a well equipped kitchen. There is nearby parking, attractive communal gardens and a range of leisure facilities both on site and beyond.



### **PROPERTY**

The property is accessed via a welcoming entrance hall with two storage and access to all of the rooms. The well equipped kitchen has a range of storage and appliances. It is open to the triple aspect living room which has plenty of space for separate sitting and dining areas, as well as double doors leading to the decking. There are two good size bedrooms which both benefit from built in wardrobes. The master bedroom also has an ensuite comprising wc and wash basin. The property is completed by the shower room fitted with a suite comprising shower, wc, and wash basin.



### **GARDENS**

The property benefits from decking with space for a table and chairs and lake views. There is parking nearby. It also takes advantage of this desirable development with plenty of communal gardens, as well as leisure amenities, to enjoy.



### **LOCATION**

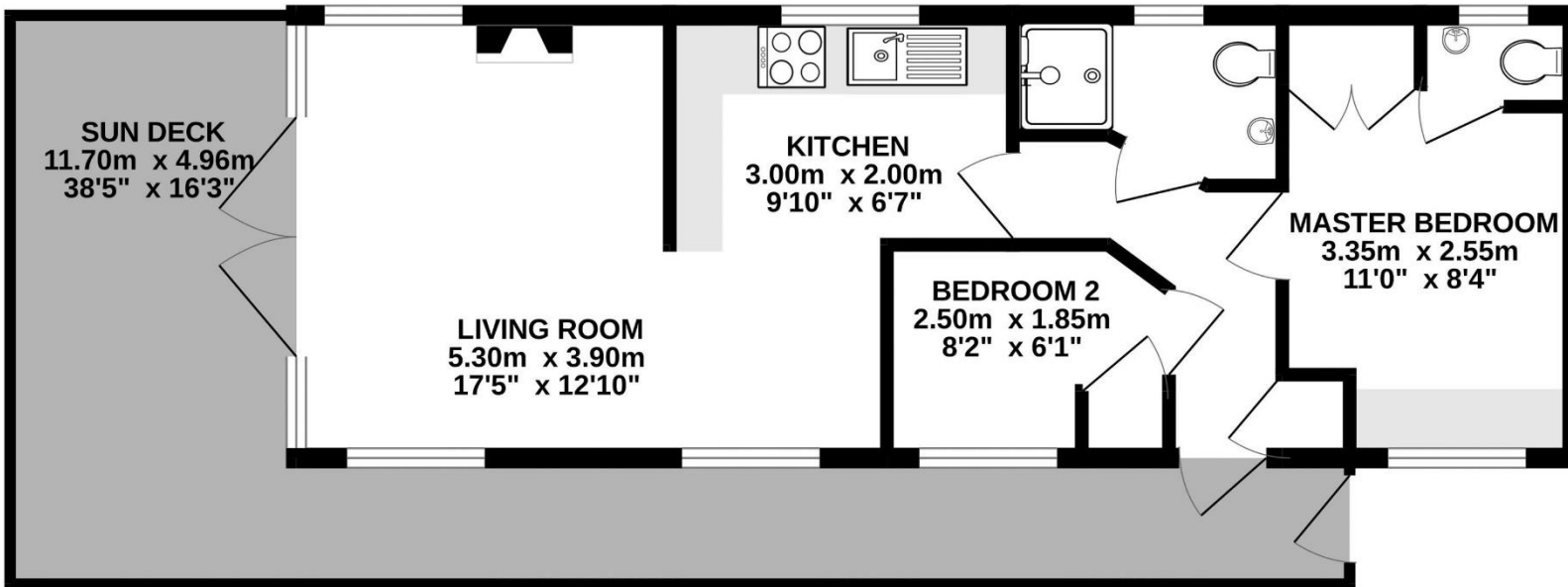
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Water Park. This particular property enjoys an enviable spot with lakeside views. It is just moments from the facilities which include an impressive entertainment complex with children's play area, bar, and 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.  
Made with Metropix ©2024







01285 641839  
cirencester@cbslade.co.uk

01793 752382  
cricklade@cbslade.co.uk

[www.cbslade.co.uk](http://www.cbslade.co.uk)