







55 Willow View, Cotswold Hoburne,  
South Cerney, Gloucestershire.

### DIRECTIONS

Please use the postcode GL7 5UQ or call the office at any time for detailed directions from your location.

### SUMMARY

Situated in a popular part of the this desirable holiday park, next to an open green, close to the facilities, and with parking, is this fully equipped holiday home which is presented exceptionally well throughout. The accommodation includes large reception room with sitting and dining areas, kitchen with a range of storage and appliances, two bedrooms and shower room. Offered for sale with its own adjacent parking space and no onward chain, this excellent property takes advantage of the many leisure facilities both on site, and beyond.

### PROPERTY

The property is accessed into a kitchen area with a range of storage and appliances. It is open to the large triple aspect living room which benefits from seating and dining areas with furniture which includes a sofa bed, further seating, as well as a dining table and seating. The inner hall leads through to the master bedroom with upgraded mattress, built in wardrobes and ensuite wc. There is a further twin bedroom with built in wardrobe and the property is completed by the shower room fitted with shower cubicle, wc, and wash hand basin.

### GARDENS

The property benefits from its own adjoining parking space and an attractive deck which overlooks an area of green. It also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy.

### LOCATION

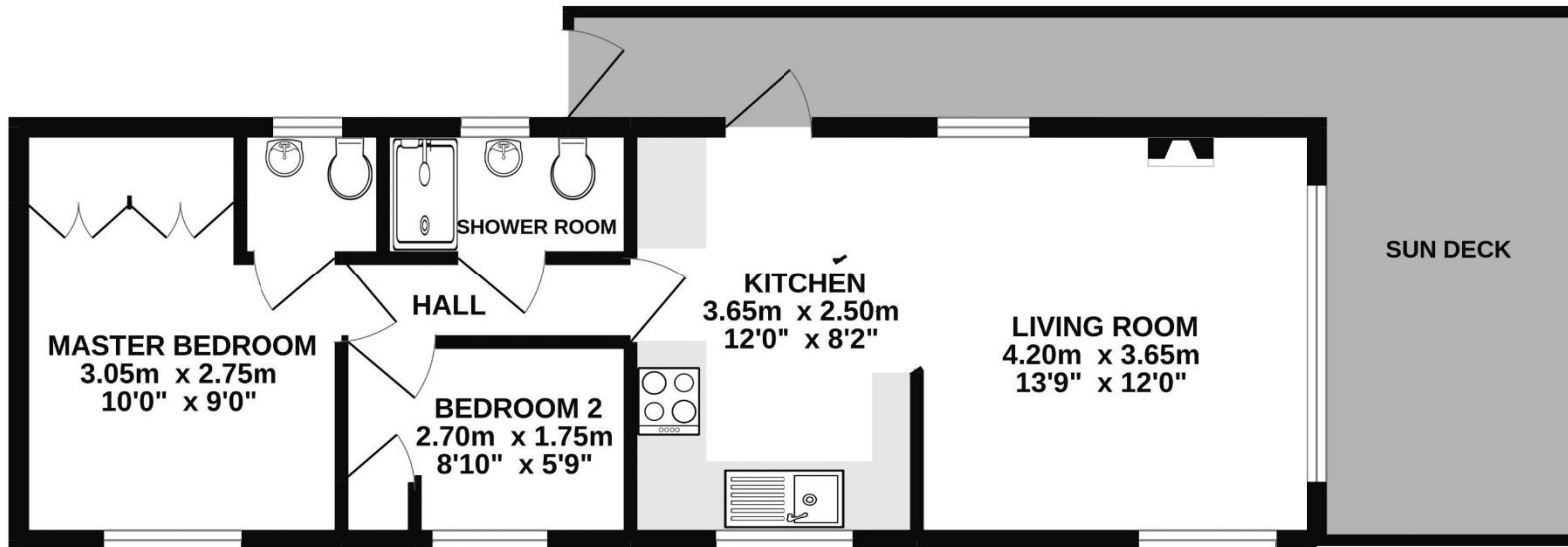
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Water Park. Facilities include an impressive entertainment complex which include children's play area, bar, and restaurant, indoor and outdoor heated pools, boating and fishing lakes, adventure golf, tennis 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.  
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