







61 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 close to the leisure facilities and with views over Mallard Lake is this well presented three bedroom holiday home. The accommodation includes a triple aspect living room with double doors out to the decking, a lovely kitchen with a range of storage and appliances, the three bedrooms, a shower room, and ensuite toilet. There is parking close by and the main entertainment complex with a range of leisure facilities is just moments away. This is a great value option on this desirable holiday park.



### PROPERTY

The property is accessed from the decking into a kitchen/dining room. There is a range of storage and appliances as well as space for the dining table. It is open to the spacious triple aspect living room which benefits from new carpet, and double doors leading out to the decking and lake view beyond. The inner hall provides access to the three bedrooms as well as the shower room which comprises shower, wc, and wash hand basin. All three bedrooms have built in storage whilst the master bedroom also has an ensuite wc.



### GARDENS

The property benefits from an area of parking and a large deck which has an enviable position looking over the lake. It also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy.



### LOCATION

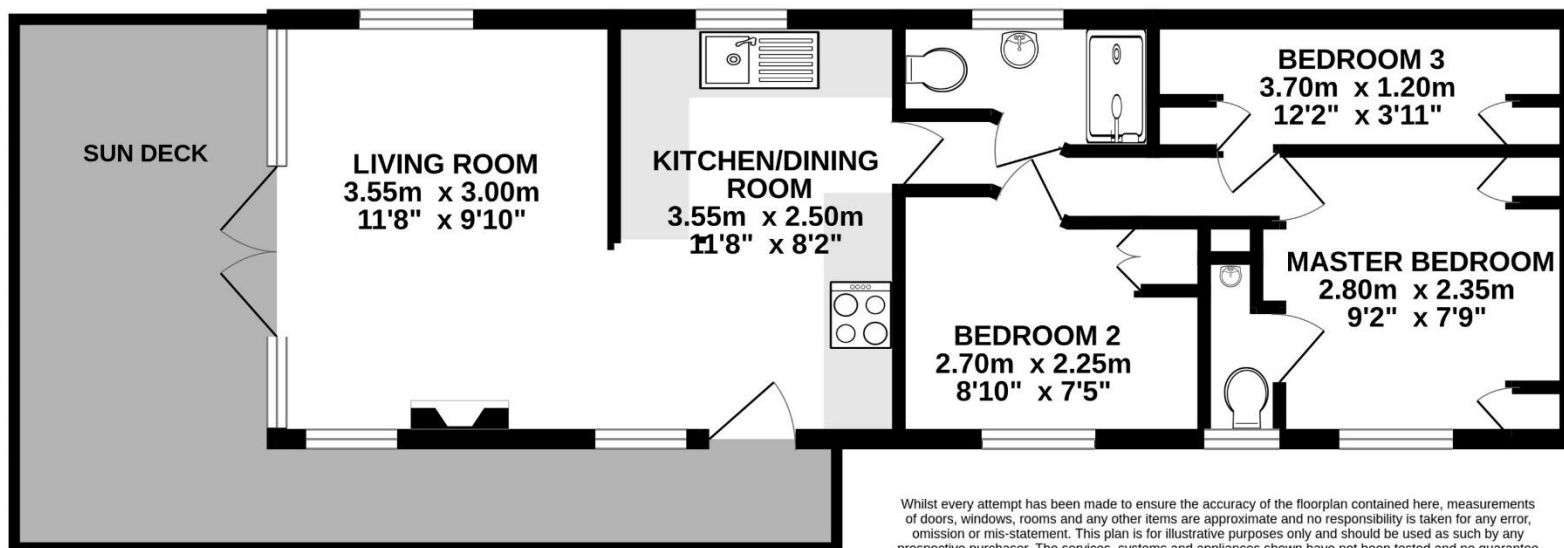
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Water Park. This is one of the most desirable positions on the park with a quiet, lakeside outlook, but just moments from the facilities which include an impressive entertainment complex which include cafe,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