





ND36 Kingfisher Lake, South Cerney, Gloucestershire.

DIRECTIONS

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

SUMMARY

Detached holiday home in this fantastic lakeside position on this desirable park. The accommodation includes a living room with double doors out to the decking, dining area, fully fitted kitchen, double bedroom with ensuite, further twin room, and family shower room. There is attractive decking with great lake views and parking behind. It is located on the popular Cotswold Hoburne development and as such has a full range of leisure facilities on site and beyond.

PROPERTY

The property is accessed from the decking into the spacious dining area. This is open to the kitchen which is fitted with a range of storage and built in appliances. The triple aspect living room has the benefit of double doors leading out to the decking and great views along the lake. There is a useful sofa bed providing additional sleeping accommodation if required.

An inner hall leads through to the two bedrooms and shower room which is fitted with a suite comprising shower cubicle, wc, and wash hand basin. The master bedroom has built in wardrobes and dressing table, a bed with storage below, and an ensuite wc. The second bedroom has twin beds and a built in wardrobe.

GARDENS

The property benefits from a large parking area behind with a footpath leading along the neighbouring sailing lake. There is a large deck which has an enviable position looking down the length of the lake. It also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy.

LOCATION

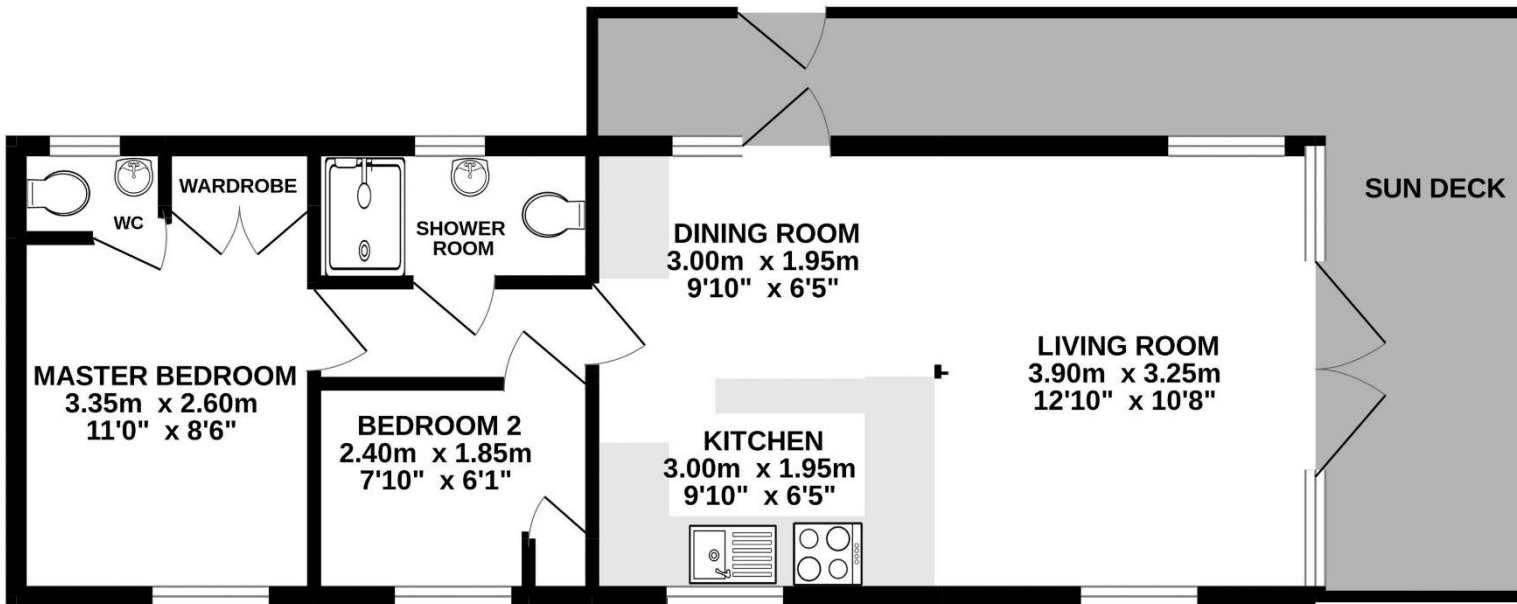
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Water Park. This is one of the most desirable positions on the park with a quiet, lakeside outlook, but just moments from the facilities which include an impressive entertainment complex which include cafe,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

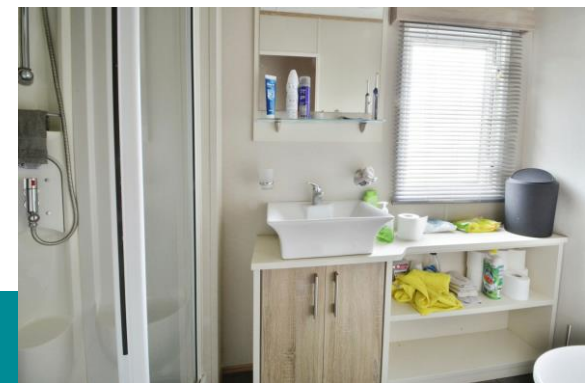
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

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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