





50 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**

Having been refurbished and much improved with a range of personal touches which will be included with the sale, is this spacious detached holiday home. The accommodation includes three bedrooms, living room, dining area, kitchen, shower room, and separate toilet. It enjoys an enviable location with nearby parking and is exceptionally convenient for the nearby leisure facilities of this this desirable park.



### **PROPERTY**

The property is accessed into the kitchen which is fitted with a range of storage and appliances. It is open to the triple aspect living room with feature fireplace and bay window. It is furnished with a large sofa and chairs, smart TV, Playstation and Blu-ray player. Between the kitchen and living room is a modern dining area with table and chairs providing additional seating.



An inner hallway provides access to the three good sized bedrooms, shower room with shower, wc, and wash hand basin, and separate washroom with toilet and wc. All three bedrooms have built in storage and two also have smart TV's.

### **GARDENS**

There is an area of parking nearby and the property benefits from a private area of decking. 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.

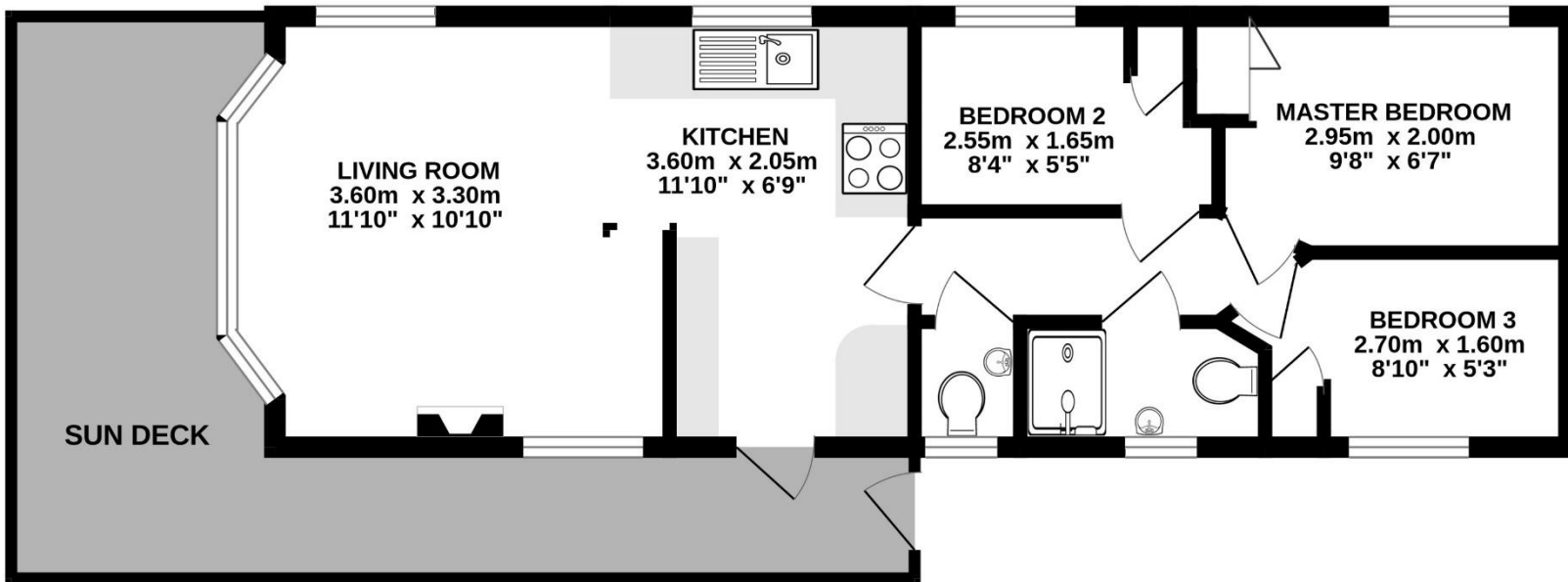
01285 641839

cirencester@cbslade.co.uk

01793 752382

cricklade@cbslade.co.uk

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



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



