





## 70 Heron View, 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**

Substantial holiday lodge surrounded by communal gardens which lead to the main fishing lake. The accommodation includes three bedrooms, separate bath and shower rooms, living room, dining area, and well equipped kitchen. It is presented exceptionally well throughout and enjoys a private area of decking and nearby parking.



### **PROPERTY**

The property is accessed via a welcoming entrance hall with storage cupboard. to the left is a large dual aspect living room with feature fireplace and double doors leading out to the decking. It is open to the dual aspect dining area, which in turn is open to the kitchen. This is fitted with a range of storage and appliance space.



There are three good size bedrooms which all have built in wardrobes. There is a 'Jack & Jill' shower room with a suite comprising shower, wc, and wash hand basin. There is a further bathroom with suite comprising bath, wc, and wash hand basin.

### **GARDENS**

The property benefits from a private decking area with steps down to the communal gardens. It is close to the main lake which offers great fishing opportunities. It also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy.



### **LOCATION**

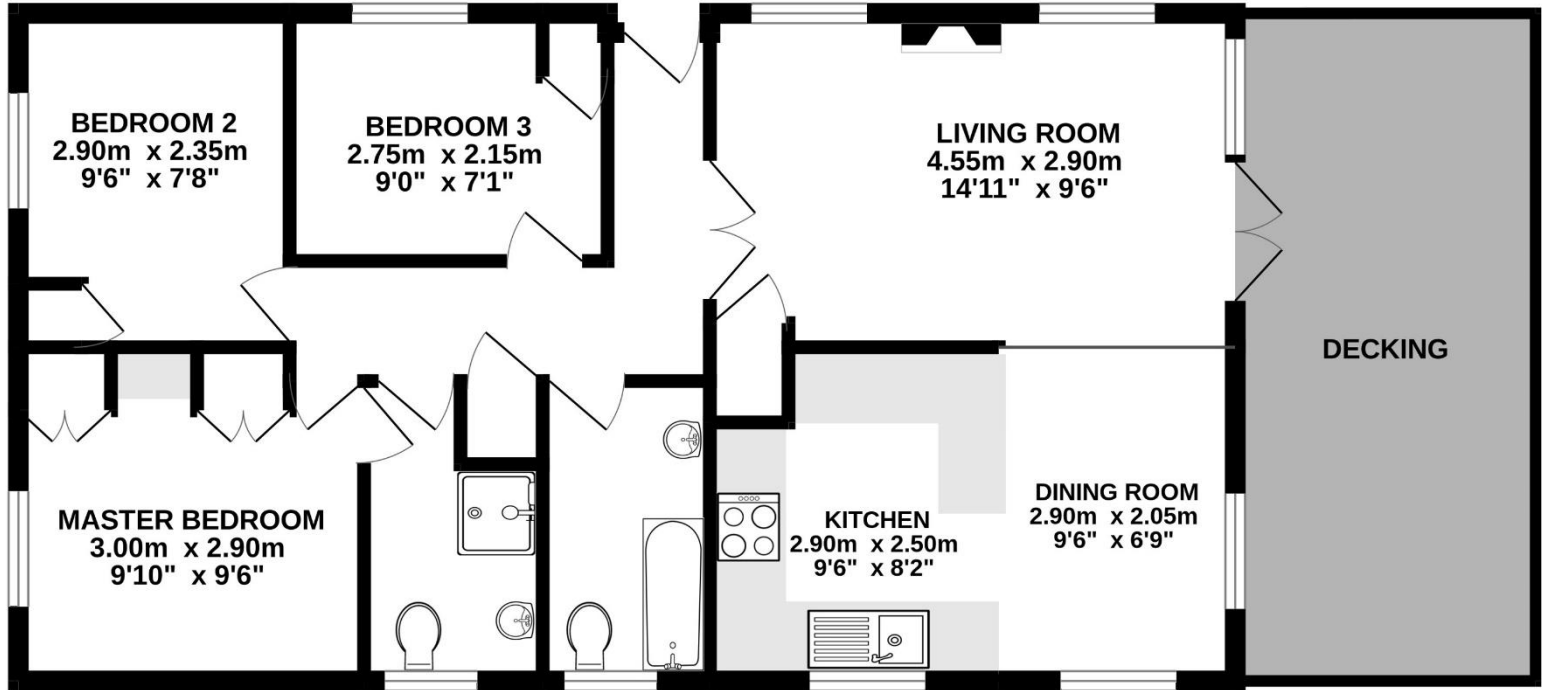
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Water Park. Facilities include an impressive entertainment complex which include children's play area, bar, and restaurant, indoor and outdoor heated pools, boating and fishing lakes, adventure golf, tennis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