





6 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 in a quiet lakeside spot with the most incredible views, this high specification holiday home offers spacious and well presented accommodation throughout. There is an impressive master bedroom suite with walk in wardrobe and ensuite shower room, further good size bedroom, shower room, and a well equipped kitchen/dining room which is open to the living room. It is surrounded by attractive communal gardens and leisure facilities both on site and beyond.

### **PROPERTY**

The property is accessed into a well equipped kitchen/dining room with a range of storage and built in appliances. It is open to the triple aspect living room with feature fireplace and doors which look out over the decking and the lake beyond. An inner hall provides access to the two bedrooms and family shower room which is fitted with a suite comprising shower, wc, and wash hand basin. Whilst the second bedroom benefits from a useful built in wardrobe, the master bedroom has a walk in wardrobe and ensuite shower room.

### **GARDENS**

The property benefits from a large parking area nearby and there is 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**

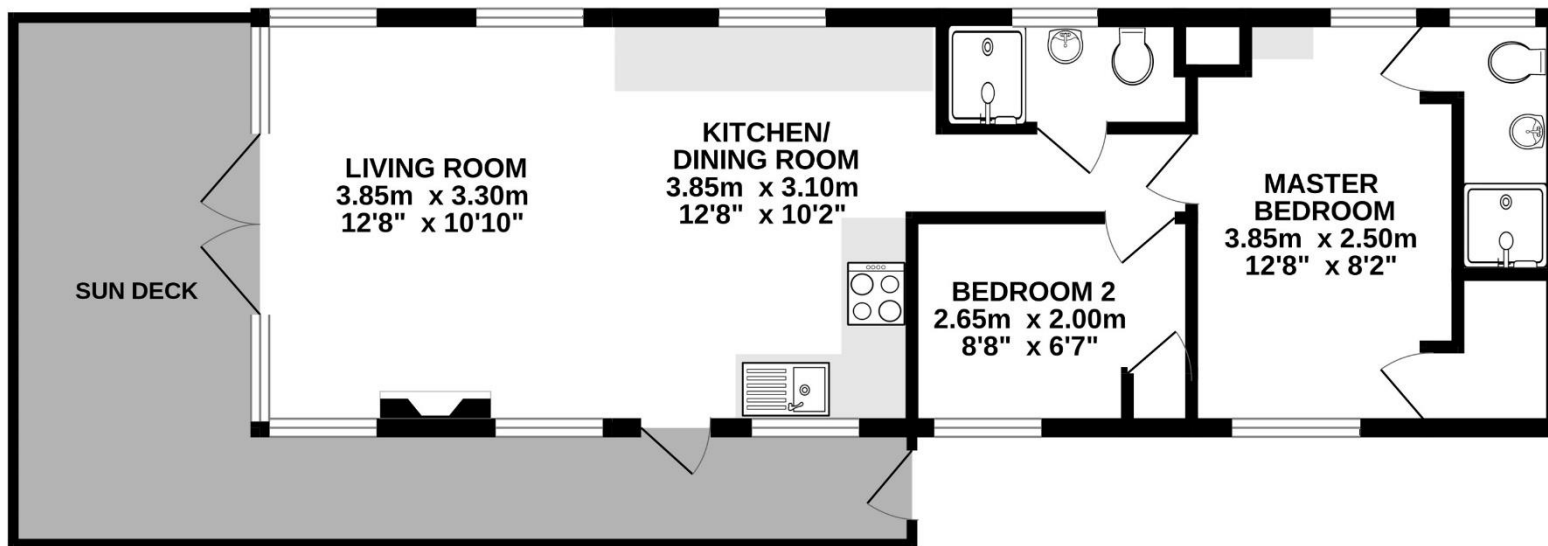
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Water Park. This is one of the most desirable positions on the park with a quiet, lakeside outlook, but just moments from the facilities which include an impressive entertainment complex which include children's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