





41 Kingfisher 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

Occupying an enviable lakeside position is this beautiful holiday home with accommodation which includes two bedrooms, shower room and separate wc, kitchen/breakfast room, and living room with sofa bed and double doors leading out to the decking overlooking the lake. 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 into the large kitchen/dining room which is fitted with a range of storage and appliances including a large dining table. It is open to the triple aspect living room which is fitted with a range of furniture which includes a sofa bed, and has the advantage of double doors leading out onto the decking with fabulous lake views. The inner hall has access to the two good size bedrooms and the shower room which is fitted with a shower, wc, wash hand basin, as well as the boiler located in a cupboard. Both bedrooms benefit from built in wardrobes whilst the master bedroom also has an ensuite wc.



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

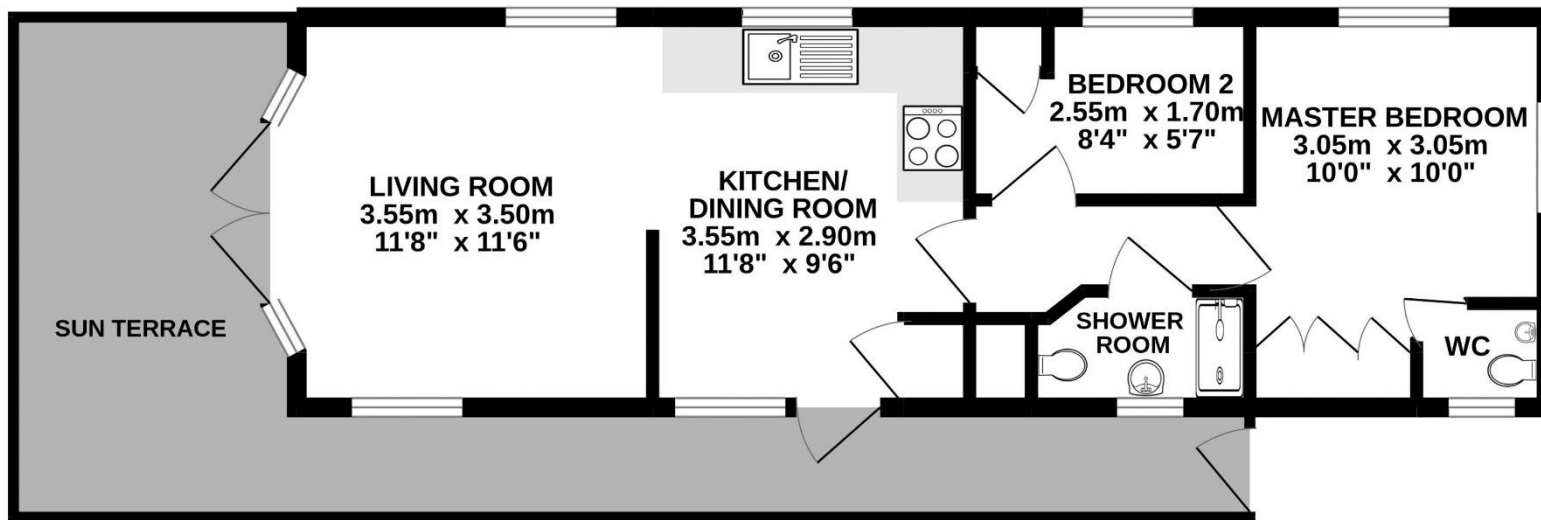
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Lakes. This is one of the most desirable positions on the park with a quiet, lakeside outlook, but just moments from the facilities which include an impressive entertainment complex which include children's 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.
 Made with Metropix ©2022



