





ST100 Mallard Lake, Cirencester, Gloucestershire.

DIRECTIONS

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

SUMMARY

Set in a fantastic lakeside location, this beautiful two bedroom holiday home offers well presented and spacious accommodation on this desirable holiday park in the Cotswold Lakes. The property is perfect for fishing, as well as remaining close to the other leisure facilities on site. There is nearby parking and it is offered for sale with no onward chain.

PROPERTY

The property is accessed into the kitchen which is fitted with a range of storage and appliances including a gas hob. To the left is a dining area leading into the triple aspect living room. There is a feature fireplace and stunning lake views. An inner hall leads through to the two spacious bedrooms which both benefit from built in wardrobes. The master bedroom also has an ensuite with wc and wash hand basin. The property is completed by the shower room fitted with a suite comprising shower, wc, and wash hand basin.

GARDENS

The property features an extended area of southerly facing decking which is the perfect place to enjoy this fantastic lakeside position. 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. Facilities include an impressive entertainment complex which include children's

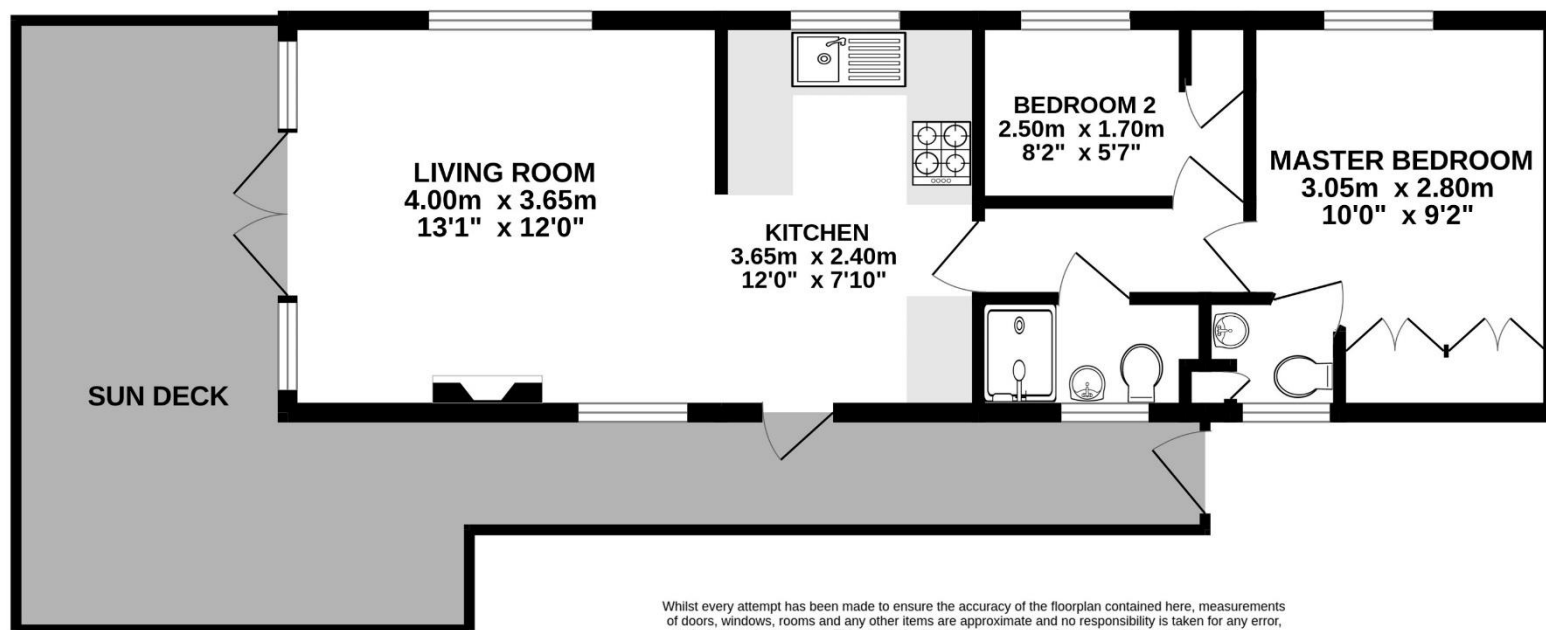
play area, bar, and restaurant, indoor and outdoor heated pools, boating and fishing lakes, adventure golf, tennis court, multi-use games area, adventure playground, amusement arcade, shop, and much more! It is located on the edge of South Cerney which is an attractive village with a further shops and popular pubs and is within easy reach of the many beautiful walks and leisure facilities that the Cotswold Lakes have 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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