





156 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 close to the lake and the facilities of this popular holiday park is this well presented holiday home which has been improved by the current owner including a 75" 4k television which is available by separate negotiation. The accommodation comprises two bedrooms, one with ensuite wc, shower room, a well equipped kitchen, and large living/dining area. It has a southerly facing deck and is surrounded by communal gardens and facilities.

PROPERTY

The property is accessed into a good size kitchen dining room with a range of built in storage and appliances. It is open to the triple aspect living room with feature fireplace and television which is available by separate negotiation.

The inner hall leads to the two good size bedrooms which all benefit from built in wardrobes and storage. The master bedroom has an ensuite fitted with wc and wash hand basin. The property is completed by shower room which is fitted with a shower, wc, and wash hand basin.

GARDENS

The property benefits from a southerly facing decking. The property 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 cafe, 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.

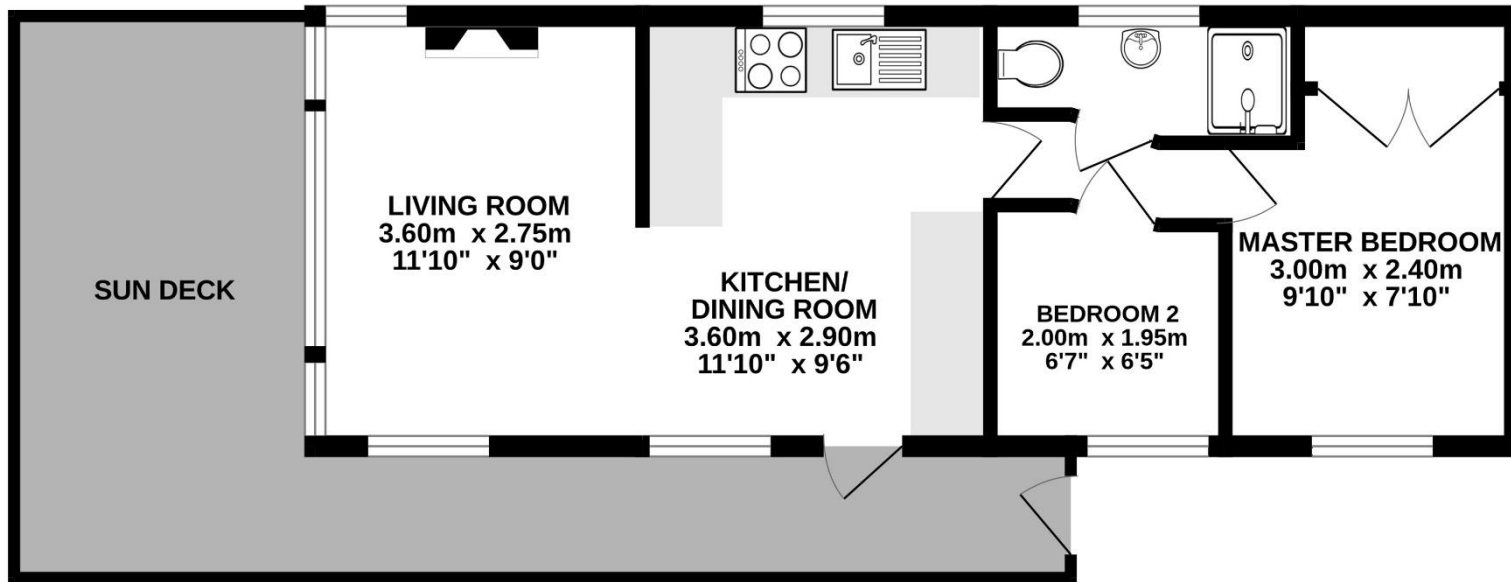
VIEWING

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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