







## ND33 Kingfisher Lake, Cotswold Hoburne, Cotswold Lakes.

### DIRECTIONS

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

### SUMMARY

Enjoying fantastic lake views, this exceptionally high specification, detached holiday home with parking, offers well presented accommodation throughout. Benefits include two good size bedrooms, ensuite shower room as well as further family shower room, exceptionally well equipped kitchen with appliances which include a washing machine and dishwasher, triple aspect living room, and the incredible lake views. It takes advantage of the many leisure amenities of this popular holiday park, as well as the rest of the Cotswold Lakes beyond.



### PROPERTY

The property is accessed into a kitchen/breakfast room with a range of storage and appliances as well as a dining table for four and breakfast bar. The exceptionally well equipped kitchen has an American style fridge freezer, double oven, five burner gas hob, combination microwave, washing machine, and slimline dishwasher. It is open to the triple aspect living room which has doors out to the decking, fantastic lakeside views, a feature fireplace, and bluetooth ceiling speakers. The inner hall provides access to the two bedrooms and family shower room with a suite comprising shower cubicle, wc, and wash hand basin. The master bedroom has built in wardrobes and drawers, wall mounted tv with a concealed HDMI cable which emerges by the bedside table for ease of media options, and an ensuite shower room with a suite comprising shower cubicle, wc, and wash hand basin. The second bedroom also has a wall mounted television, and built in wardrobes.



### GARDENS

The property features decking with great lake views across Kingfisher Lake. It benefits from an adjacent parking space. It also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy. There is further nearby parking available if required.

### LOCATION

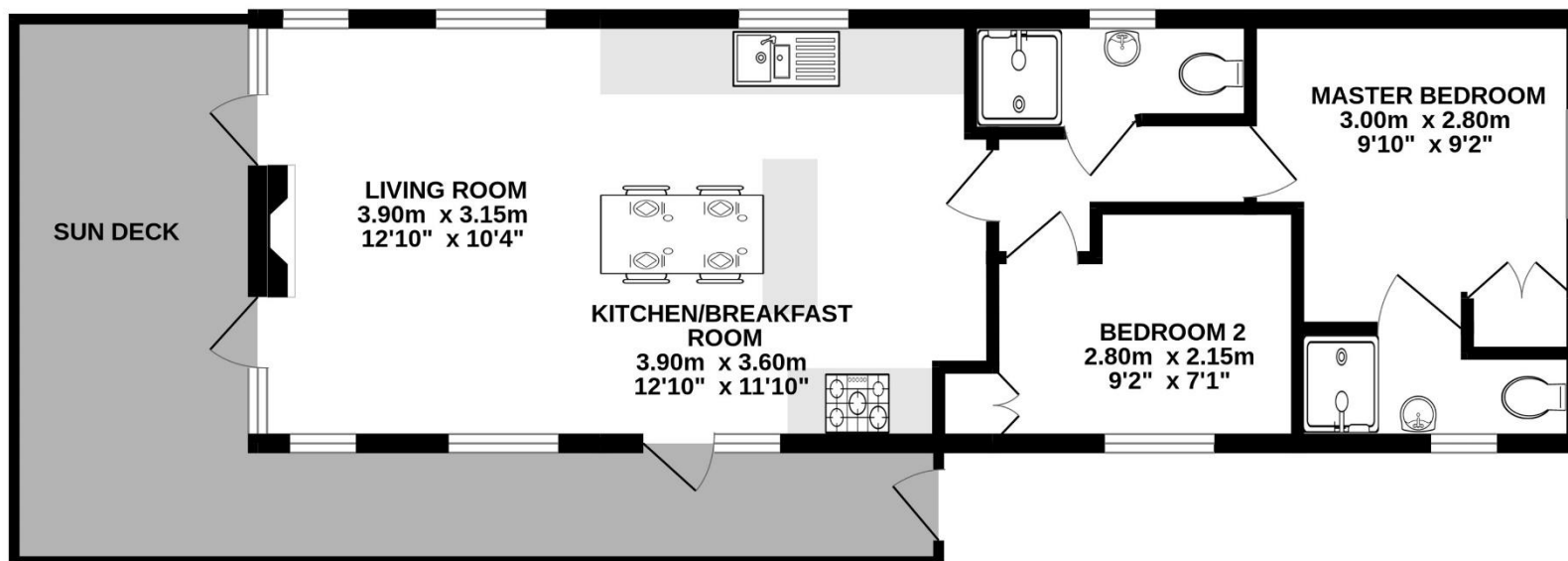
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Lakes. Facilities include an impressive entertainment complex which include children's play area, bar, and restaurant, indoor and outdoor heated pools, boating and fishing lakes, adventure golf, tennis court,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