





ST89, Mallard Lake, Cotswold Hoburne,
South Cerney, Gloucestershire.

DIRECTIONS

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

SUMMARY

Exceptional, three bedroom holiday home, situated in this incredibly desirable lakeside position in the popular Cotswold Hoburne development. This high specification home has accommodation which includes living room with stunning views and feature fireplace, dining area, well equipped kitchen, family shower room and ensuite. It takes advantage of the many leisure facilities, both on the resort and beyond.



PROPERTY

This is exceptionally well presented holiday home is accessed into a welcoming entrance area with storage cupboard. To the left is the well equipped kitchen with a range of storage and appliances as well as space for a dining table. This is open to the spacious dual aspect living room with feature fireplace, and patio doors leading out to the area of decking with stunning lake views beyond.



Turning right from the front door takes you to the three bedrooms and family shower room which is fitted to a high specification with suite comprising shower cubicle, wash hand basin and wc. The master bedroom benefits from built in storage, dressing table, and an ensuite wc. There are two further bedrooms with built in storage.

GARDENS

The property features southerly facing decking with stunning lake views across Mallard Lake. There is nearby parking available. 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

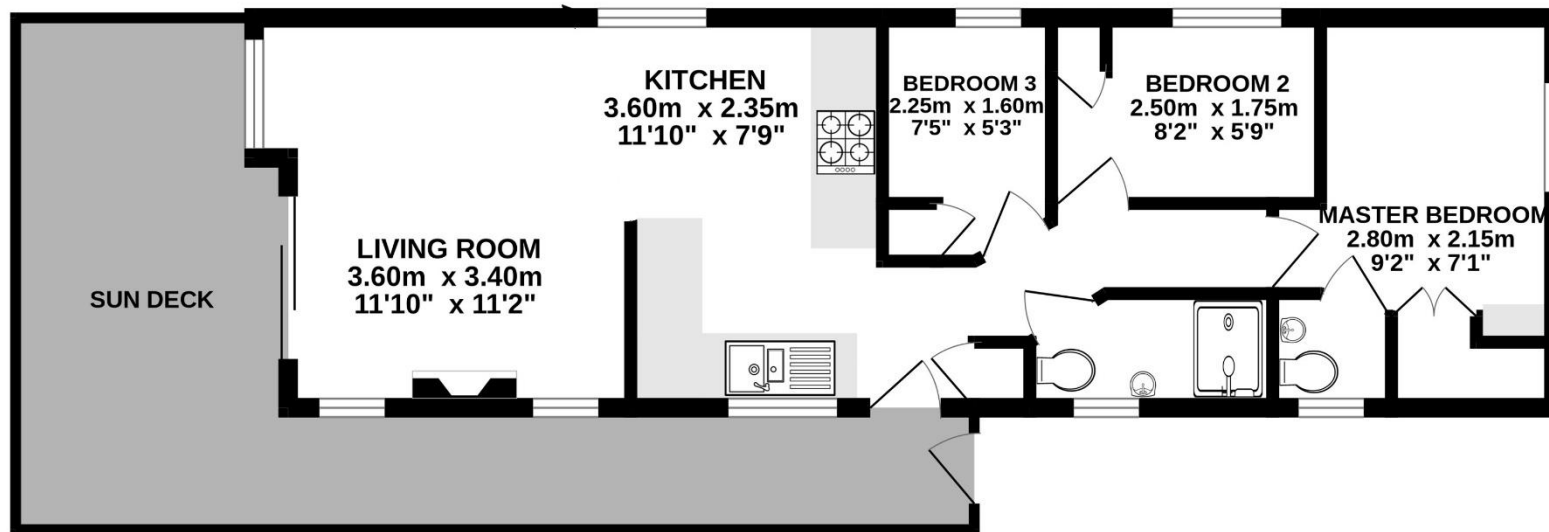
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Lakes. Facilities include an impressive entertainment complex which include children's play area, bar, and restaurant, indoor and outdoor heated pools, boating and fishing lakes, adventure golf, tennis court,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