





ST17 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

Nearly new holiday home in this most desirable position with stunning lake views. The well presented accommodation includes three good size bedrooms which all benefit from built in storage, family shower room and ensuite wc, kitchen with a range of storage and plenty of living and dining space. It is situated on this desirable holiday park with a full range of facilities both on site, and beyond.



PROPERTY

The property is accessed from the decking into the kitchen/dining room. The kitchen is fitted with a range of storage and built in appliances and there is space for a dining table. It is open to the dual aspect living room with fireplace and patio doors out to the decking overlooking the lake. An inner hall leads to three bedrooms and the family shower room with suite comprising shower, wc, and wash hand basin. All of the bedrooms have built in wardrobes whilst the master bedroom also has an ensuite fitted with wc and wash hand basin.



GARDENS

The property benefits from a large area of decking with fantastic views over the lake, and there is an area of parking located conveniently behind. It also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy.



LOCATION

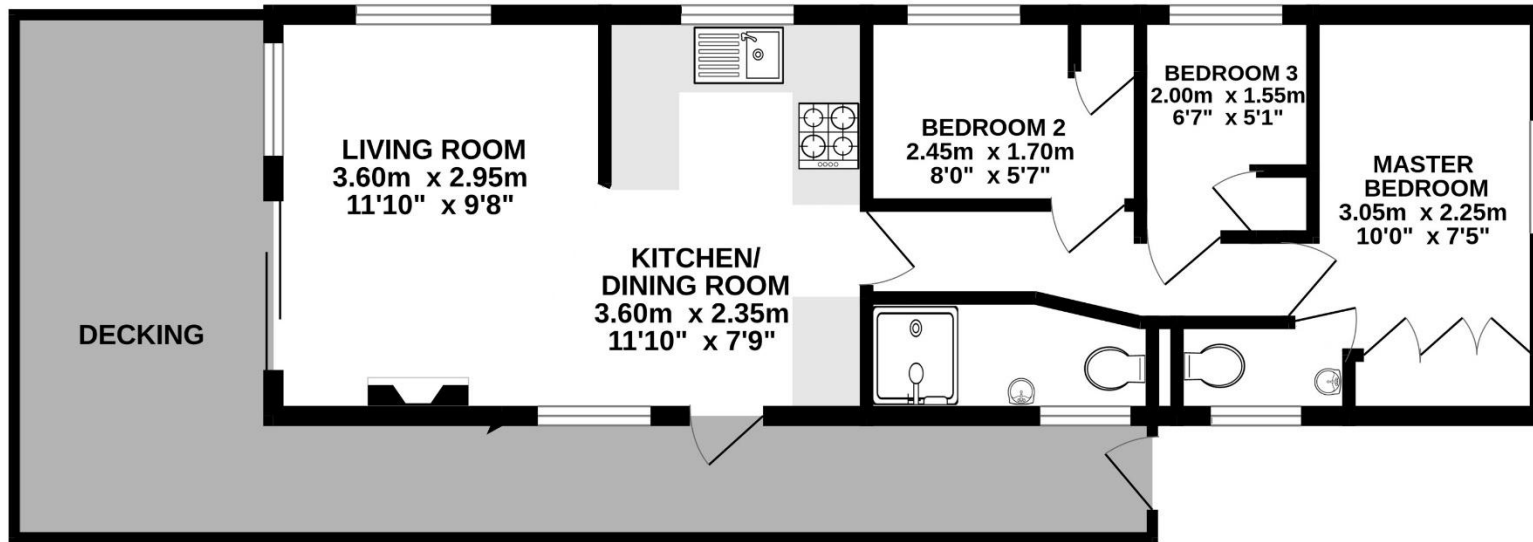
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Lakes. This is one of the most desirable positions on the park with a quiet, lakeside outlook, but just moments from the facilities which include an impressive entertainment complex which include children's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