





## ST9 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

Overlooking a popular fishing lake, and backing onto the neighbouring sailing lake, this nearly new holiday home is perfectly located for the many leisure facilities of this popular holiday park and beyond. The accommodation includes, three bedrooms, shower room, separate wc, well equipped kitchen, and separate sitting and dining areas. The extended decking enjoys incredible lake views.

### 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 patio doors leading 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. There is also a separate wc with wash hand basin. All of the bedrooms have built in wardrobes.

### 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. It is situated next to the neighbouring sailing lake with a footpath providing access.



### LOCATION

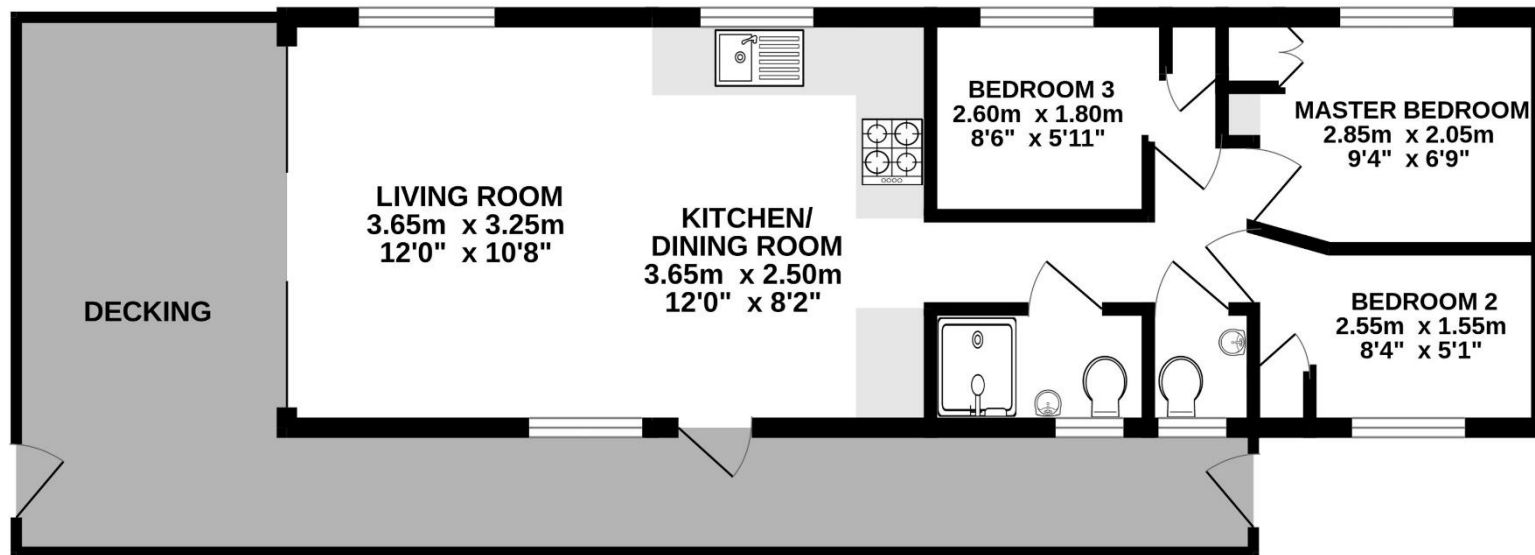
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Lakes. This is one of the most desirable positions on the park with a quiet, lakeside outlook, but just moments from the facilities which include an impressive entertainment complex which include children's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