







141 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**

Nearly new holiday home situated on this desirable development with lake views. The property is presented exceptionally well throughout with accommodation which includes sitting and dining areas, well equipped kitchen, two bedrooms and two shower rooms. There is parking nearby and many leisure facilities close at hand, both on site and beyond.



### **PROPERTY**

The front door leads into a dining area which is open to the well equipped kitchen. This has a range of built in storage and appliances. It is open to the triple aspect living room which has double doors leading out to the decking and an electric wood burner style fire.



The inner hall leads through to the two good size bedrooms, both of which have built in storage. The master bedroom also has an ensuite shower room fitted with a shower, wc, and wash hand basin. The property is completed by the family shower room which is also fitted with a shower, wc, and wash hand basin.

### **GARDENS**

The property has a westerly facing sun deck which is a great place to enjoy the evening sun and benefits from a lake view. There are several nearby areas of parking and it also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy.



### **LOCATION**

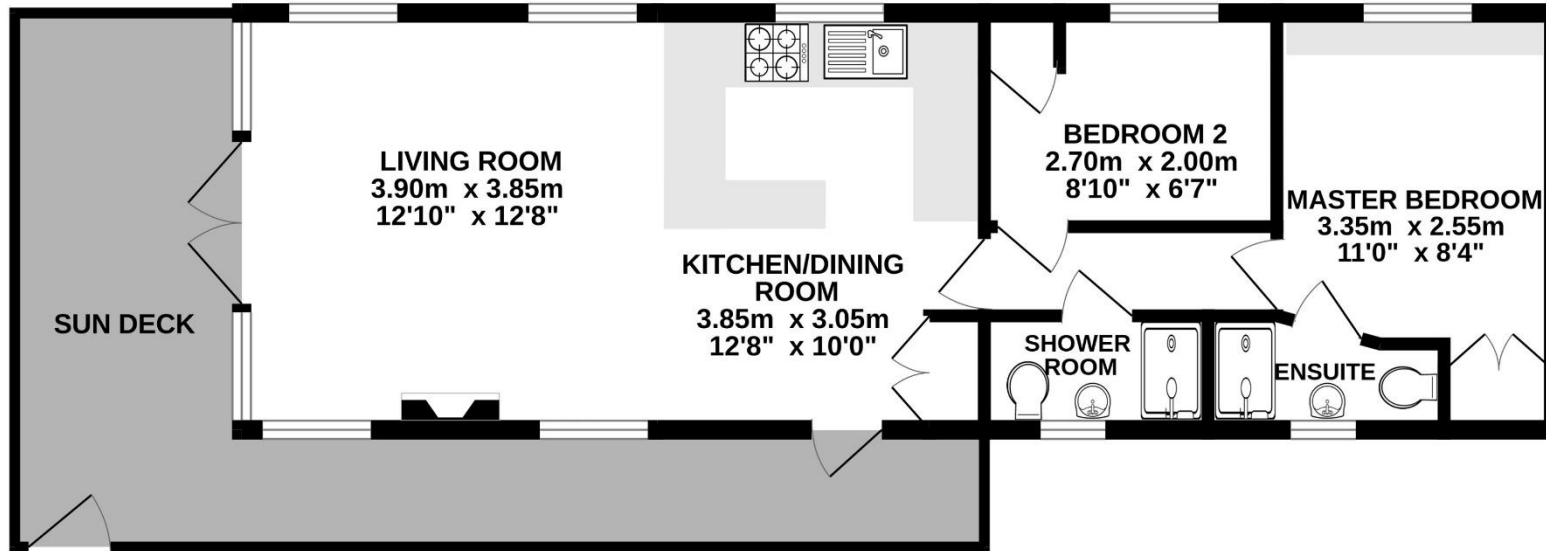
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Water Park. It enjoys lakeside views beyond the neighbouring properties and provides easy access to the facilities which include an impressive entertainment complex which include cafe, bar, and restaurant, indoor 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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