





7 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

Three bedroom holiday home in a stunning position with fantastic lake views. This desirable, high specification property is presented well throughout and benefits from a fully fitted kitchen with washing machine and dishwasher. It is located on the popular Cotswold Hoburne development and as such has a full range of leisure facilities on site and beyond.

PROPERTY

This well presented holiday home is accessed via a useful entrance hall with storage cupboard. Turning to the left takes you into the large kitchen/breakfast room. This is well equipped with a range of storage and appliances which include a washing machine and tumble dryer, as well as space for the dining table. It is open to the triple aspect living room which benefits from a feature fireplace and double doors out to the decking which overlook the lake. The master bedroom has an ensuite wc as well as a dressing area with built in wardrobes. The two further bedrooms also have built in storage. The property is completed by the shower room which comprises a shower, wc, and wash hand basin.

GARDENS

The property benefits from a large parking area nearby with a footpath leading along the neighbouring sailing lake. There is a large deck which has an enviable position looking down the length of the lake. It also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy.



LOCATION

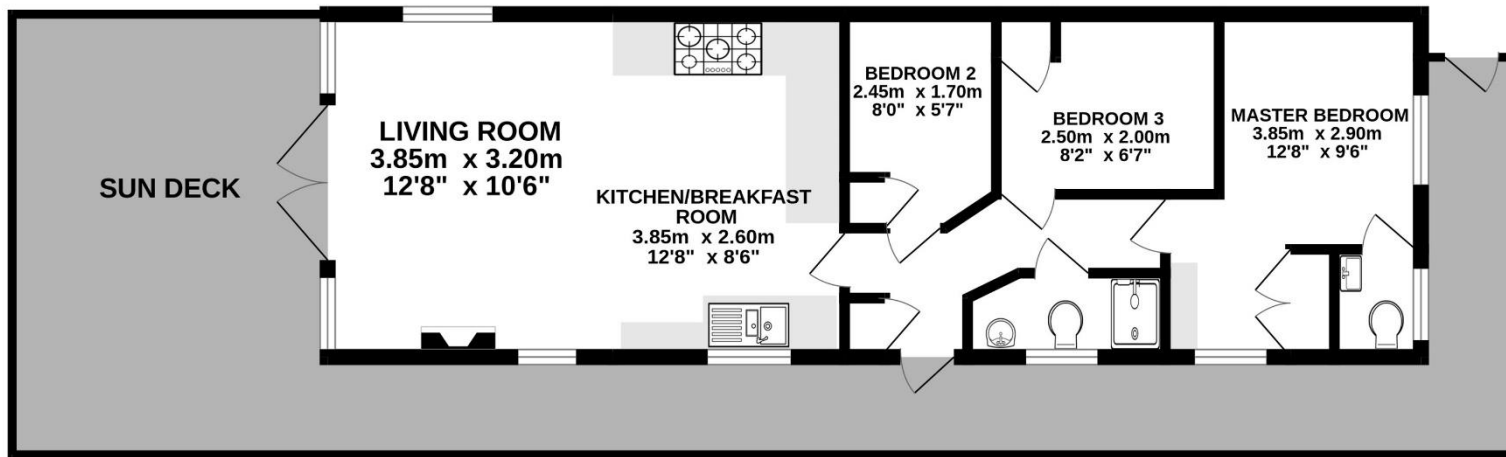
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Water Park. This is one of the most desirable positions on the park with a quiet, lakeside outlook, but just moments from the facilities which include an impressive entertainment complex which include cafe,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