



cbslade
property group

Mallard Lake, Cotswold Hobourne, Cotswold Water Park.

£36,000



ST27 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

Situated in a lovely quiet spot with easy access to some lovely walks as well as the onsite facilities, is this 'deluxe' holiday home. The property has two bedrooms, the master of which benefits from an ensuite, a well equipped kitchen, and spacious reception room with sitting and dining room. Offered for sale furnished and with no onward chain, and located in the heart of the Cotswold Water Park, this excellent property takes advantage of the many leisure facilities both on site, and beyond.

PROPERTY

The property is accessed into the kitchen area which benefits from a range of storage and appliances. It is open to the large living area which has separate sitting and dining areas with fitted furnished including a sofa bed which will stay in the property. This triple aspect room enjoys views over the lakes between neighbouring properties. A hallway provides access to the two bedrooms and shower room which is fitted with a suite comprising shower cubicle, wc, and wash hand basin. Both bedrooms come with bedroom furniture which includes built in storage and the master bedroom also has an ensuite toilet.

GARDENS

The property benefits from an area of parking nearby and decking with space for a table and chairs and lake views. It also takes advantage of this desirable 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 is on the 'quiet side' of the lake with easy access to nearby some lovely lakeside walks both on

and off site, but is also 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.

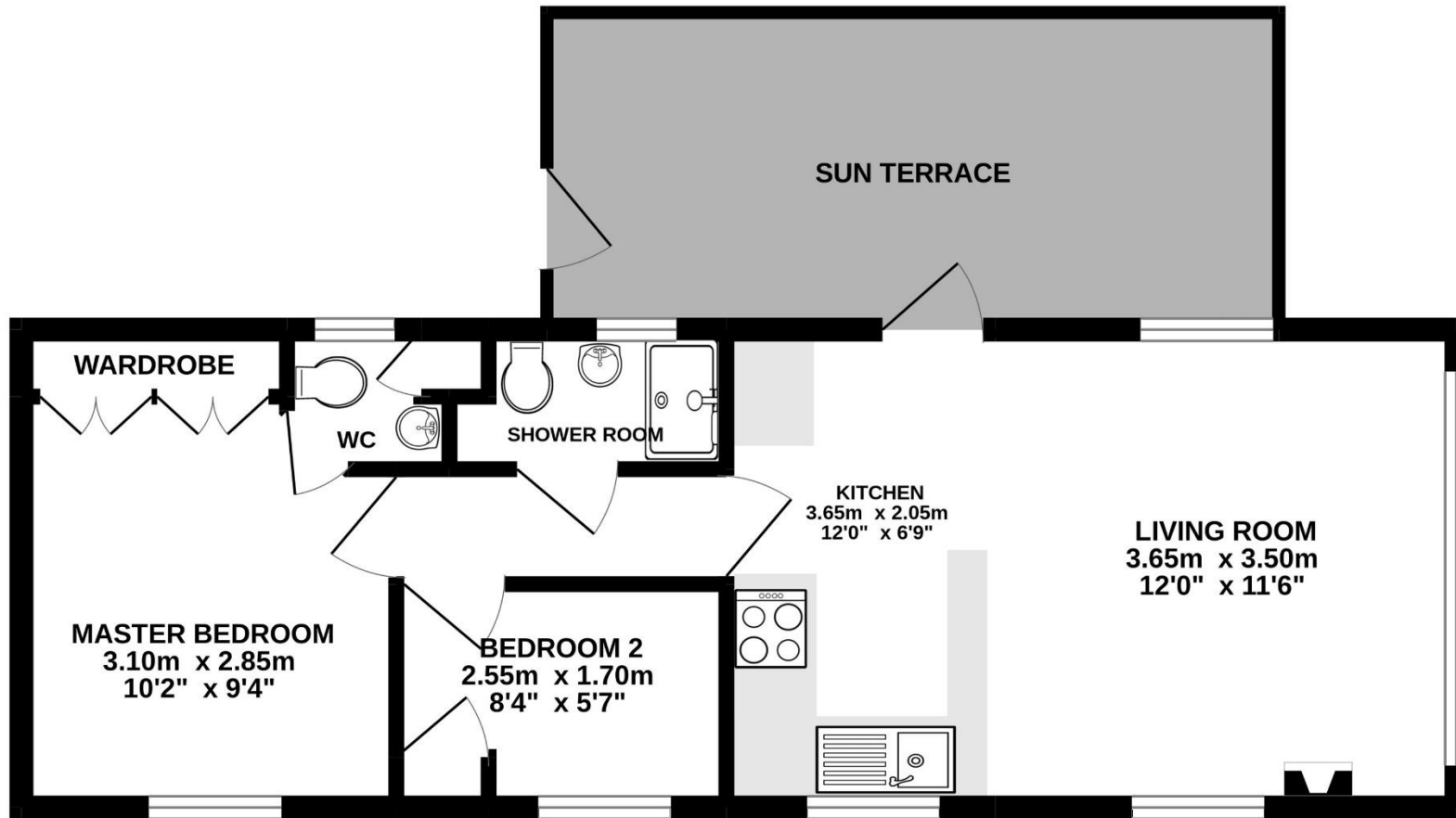
MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

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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