







30 Water Lily Meadow, Cotswold Hoburne,  
South Cerney, Cirencester, Gloucestershire.

### **DIRECTIONS**

Please use the postcode GL7 5UQ or call the office at any time for detailed directions from your location.

### **SUMMARY**

Luxury detached holiday home with sunken hot tub on the private sun deck, adjacent parking, and a desirable position within this exclusive part of this popular development. The beautifully furnished accommodation includes three bedrooms, two bathrooms, kitchen, and plentiful reception space. Offered for sale 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 via patio doors and a single door into the large triple aspect reception space which offers plenty of space to include separate sitting and dining areas. It is open to the kitchen which features a range of storage as well as built in appliances.

An inner hall has a lockable storage cupboard as well as providing access to the three bedrooms and family bathroom with suite comprising bath with shower over, wc and wash hand basin. The master bedroom has a dressing area with built in wardrobes whilst the other two bedrooms both benefit from built in wardrobes. The master bedroom also has an ensuite with shower, wc, and wash hand basin.

The property is exceptionally well presented throughout and furnished to a high standard which is included within the price.

### **GARDENS**

The property benefits from allocated parking and an attractive area of decking as well as plenty of space around. There is a sunken hot tub on the decking which is a rarely available option and cannot be added to existing homes. It also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy.

### **LOCATION**

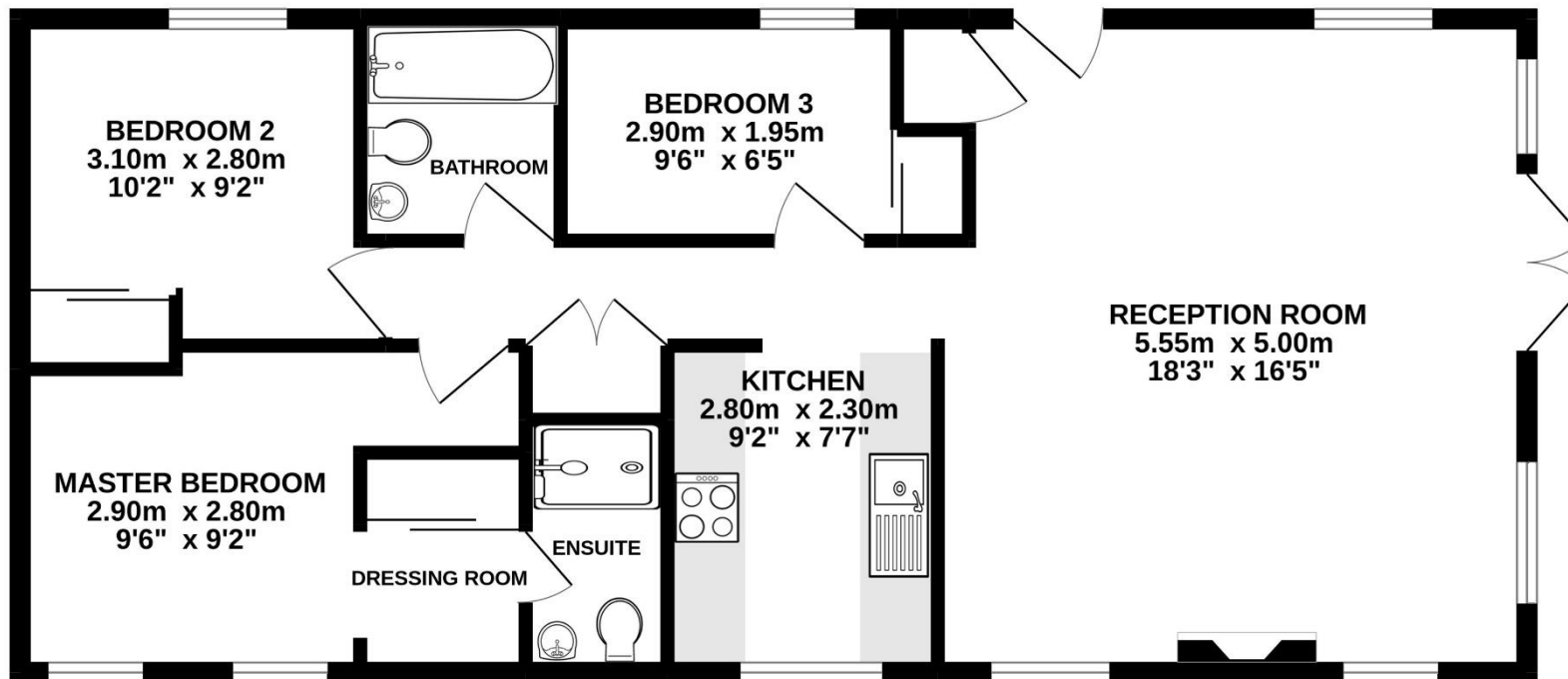
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Water Park. Facilities include an impressive entertainment complex which include cafe, bar, and restaurant, indoor and outdoor heated pools, boating and fishing lakes, adventure golf, tennis court, multi-use 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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