

Christian Benjamin
LEISURE

Kingfisher Lake, Cirencester, Gloucestershire.

£37,000









ND38, Kingfisher Lake,
Cirencester, Gloucestershire.

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

The Important bits
ABI Ambleside 40' x 13' | 2-Bedroom Top-of-the-Range Holiday Home
Licence until November 2034 | Site fees £8715.79 p/annujm

Summary
This home won't be available for long! The top-of-the-range 2-bedroom ABI Ambleside offers a superb opportunity to own a luxury holiday retreat, tucked away in a peaceful and secluded position on Kingfisher Lake. Enjoy stunning views from your private decking area, while the current owners have future-proofed the home with a brand-new air-conditioning unit installed just this year. Beautifully designed with style and practicality in mind, the Ambleside combines contemporary comfort with all the conveniences of home. The well-appointed kitchen features an integrated oven and grill, dishwasher and washing machine, while two spacious bedrooms provide plenty of room for family and guests. The impressive master bedroom also benefits from a private en-suite and walk-in wardrobe. Step outside to discover the real bonus: an extra-large decking area, perfect for enjoying your morning coffee, dining outdoors or unwinding in the sunshine, surrounded by the tranquillity of this highly desirable setting.

Step inside
The property opens into a spacious entrance hall, leading to a well-equipped kitchen/dining room with integrated appliances, ample storage and panoramic windows that flood the space with natural light. Open-plan access leads into the impressive triple-aspect living area, featuring a stylish fireplace and sliding doors opening onto the south-facing decking, creating a fantastic space for relaxing or entertaining. The hallway also provides access to the main bathroom, useful storage cupboard and two generously sized bedrooms. The master benefits from a private ensuite shower room, adding comfort and convenience.

Step outside
The property enjoys a highly desirable waterfront position within the park, with its decking overlooking one of the four fully stocked fishing lakes. A particularly attractive feature is the exclusive private parking, a rare benefit for homes in this sought-after setting. With beautiful waterside views and a peaceful atmosphere, the property offers a wonderful place to relax and unwind, while the surrounding communal gardens and range of leisure facilities provide plenty to enjoy with family and friends.

Area insight
The property is located on the exclusive Cotswold Hoburne Resort in the heart of the Cotswold Lakes area. Facilities include an impressive entertainment complex which boasts evening entertainment, children's clubs, indoor and outdoor pools, softplay, fishing lakes, restaurant, sports bar and lounge and much more! It is located on the edge of South Cerney which is an attractive village with further shops and popular pubs, plus you'll also be just a stones throw from the famous Thames path which can be accessed via a short walk or quick drive.

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.









01285 885555 01793 750793
hello@christianbenjamin.property



01285 885555 01793 750793
hello@christianbenjamin.property

ChristianBenjamin.Property