





ST17, Mallard Lake, South Cerney, Gloucestershire.

Directions

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

The Important bits

2024 Carnaby Kallisto 38 x 12

Licence until 30th November 2040 and site fees of £7,956.72pa

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.



Summary

A nearly new holiday home in a highly desirable position, boasting stunning lake views. The well-presented accommodation comprises three generously sized bedrooms, all benefiting from built-in storage, a family shower room, and an en-suite WC. The kitchen offers a range of storage options and flows into a spacious living and dining area, ideal for relaxing or entertaining. Situated on a sought-after holiday park, the property enjoys access to a full range of on-site facilities, as well as attractions and amenities in the surrounding area.

PROPERTY

The property is accessed from the decking into the kitchen/dining room. The kitchen is fitted with a range of storage and built in appliances and there is space for a dining table. It is open to the dual aspect living room with fireplace and patio doors out to the decking overlooking the lake. An inner hall leads to three bedrooms and the family shower room with suite comprising shower, wc, and wash hand basin. All of the bedrooms have built in wardrobes whilst the master bedroom also has an ensuite fitted with wc and wash hand basin.



GARDENS

The property benefits from a large area of decking with fantastic views over the lake, and there is an area of parking located conveniently behind. 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 Lakes. 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 children's play area, 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 Lakes has to offer.



Viewing

01285 885555 01793 750793
hello@christianbenjamin.property

ChristianBenjamin.Property



