

Christian Benjamin
LEISURE

Mallard Lake, South Cerney, Gloucestershire.

£33,995









ST71, 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
2016 ABI Summer Breeze - 36 x 12
Licence until November 2032 | Site fees £7,956.72 per year

Summary
Stunning 2016 ABI Summer Breeze | 2 Bedroom | Lake Views | Decking | Fully Furnished | Recently Upgraded Beautifully presented 2-bedroom 2016 ABI Summer Breeze holiday home in a prime location, enjoying stunning lake views and just a short walk from park facilities. Recently upgraded throughout with brand new carpets, a feature fireplace, and modern blinds, creating a fresh, stylish and welcoming interior. Sold fully furnished and ready to enjoy, this home also benefits from a spacious decking area—perfect for relaxing and taking in the peaceful waterside setting.

Step inside
The property is accessed via a stylish and well-appointed kitchen, offering a range of integrated appliances and excellent built-in storage. This flows seamlessly into the dining area, creating a sociable and well-designed open-plan living space. The spacious lounge is light and inviting, enhanced by a feature fireplace which acts as a lovely focal point to the room. An inner hallway leads to the two bedrooms and the shower room. The shower room is fitted with a modern suite comprising shower, WC, and wash hand basin. Both bedrooms are well-proportioned and benefit from built-in storage, with the master bedroom further enhanced by its own private ensuite WC, adding a welcome touch of convenience and comfort.

Step outside
The property benefits from an attractive, west-facing decking area, perfectly positioned to enjoy uninterrupted views along the length of the lake and take in the spectacular evening sunsets. Set within this exclusive and beautifully maintained development, owners also have access to extensive landscaped communal gardens and a range of leisure amenities, enhancing the overall lifestyle offering. The property further benefits from convenient parking located immediately to the rear.

Area insight
The property is situated within the prestigious Hoburne Cotswold Resort, set in the heart of the highly sought-after Cotswold Water Park. Occupying one of the most desirable positions on the park, it enjoys a peaceful lakeside outlook, while still being only a short stroll from the resort's exceptional facilities. These include an impressive entertainment complex featuring a café, bar, and restaurant, alongside both indoor and outdoor heated swimming pools. The resort further offers an extensive range of leisure amenities, including boating and fishing lakes, adventure golf, tennis courts, a multi-use games area, adventure playground, amusement arcade, and on-site convenience shop, providing an outstanding lifestyle experience in a beautifully maintained setting.

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

