





## WLM7, Water Lily Meadows, 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

2021 Carnaby Silverdale 40 x 12  
Licence until November 2041 and site fees of £8,857.00

### Summary

Stunning, three bedroom, holiday home with south facing decking and sunken hot tub, in the most desirable part of this popular holiday park. The 'Meadows' is always exceptionally popular, offering all the exclusivity and luxury of Cotswold Reach, but without having to cross a main road to access the amenities. Benefits include adjacent parking, and spacious well presented accommodation.. It takes full advantage of the many leisure amenities of the development, as well as the rest of the Cotswold Lakes beyond.

### PROPERTY

The property is accessed from the decking into a kitchen which is fitted with a range of storage and appliances. It is open to the triple aspect living room with feature fireplace and patio doors onto the southerly facing decking with hot tub. An inner hall provides access to the three bedrooms, and the family shower room fitted with a shower, wc and wash hand basin. All of the rooms benefit from built in storage whilst the master bedroom also has an ensuite with wc, and wash hand basin.

### GARDENS

The property benefits from adjacent private parking and a southerly facing deck with sunken hot tub 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 'Meadows' development in the Cotswold Hoburne resort which is situated in the heart of the Cotswold Lakes. Facilities 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 area 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.



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