



Christian  
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LEISURE



Cotswold Hoburne, Cirencester, Gloucestershire.

£19,995



## ST105 Mallard Lake, Cotswold Hoburne, 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

Swift Chamonix - 39 x 13

Licence until 30th November 2028



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

Here for sale we have the popular Swift Chamonix holiday home situated on Hoburne Cotswolds holiday park, set on the waterfront. Two spacious bedrooms, modern bathroom, open-plan lounge with panoramic views, fully equipped kitchen, and private wrap-around decking. Fully furnished and ready to enjoy, this home offers luxury, comfort, and a peaceful lakeside retreat in a prime location. Ideal for family getaways or holiday rental income.

### Step inside

The property is entered via a side door with double aspect windows allowing an abundance of natural light. Infront, you'll find the well-equipped kitchen/dining room, complete with a range of integrated appliances and ample storage. Open-plan access leads through to the impressive triple-aspect living area, featuring a stylish fireplace and french doors that open onto the south-facing decking—perfect for relaxing or entertaining. From the hallway, you'll also find the main bathroom, two larger-than-usual bedrooms with ample lighting throughout. The master bedroom benefits from its own ensuite bathroom, providing you added comfort and convenience.

### Step outside

The property benefits from a south facing decking area, private parking next to the home plus storage boxes for added convenience. Being situated on the popular mallard lake area this home takes advantage of being in a quiet, peaceful and tranquil area of the park with plenty of communal gardens, as well as leisure amenities to enjoy with your family and friends as frequently as you all desire!!

### 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

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