



# ST38 Mallard Lake, Hoburne Cotswolds, 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

2021 ABI Blenheim 38 x 12

Licence until November 2036 and site fees of £7,956.72

## Summary

This exquisite, top-of-the-range two-bedroom holiday home is now available in the prestigious Mallard Lake location. Designed to offer the ultimate in comfort and style, the home provides all the refined "home from home" essentials while enjoying an exceptional lakeside setting with uninterrupted panoramic views. Expansive outdoor decking creates the perfect space for relaxing or entertaining, allowing you to fully embrace long, sun-soaked summer days. Ideally positioned, the property is also just a short distance from the main complex, combining tranquillity with convenience.

## Step inside

This attractive holiday home is accessed into the kitchen/dining room. This is well equipped with plenty of storage space and appliances, as well as the built in dining table. It is open to the living room which has a feature fireplace and furniture which includes a sofa bed, as well as double doors to the extended decking area with stunning lakeside views. An inner hall leads through to the three bedrooms and shower room which is fitted with a suite comprising shower, wc, and wash basin. The bedrooms all provide built in storage whilst the master bedroom also benefits from an ensuite with wc and wash basin.

## Step outside

The property benefits from an extended area of decking which enjoys fabulous lake views. There is nearby parking and it also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy.

## Area insight

The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Lakes. This particular property is situated on Mallard Lake and as such offers fantastic views. It is just moments from the facilities which include an impressive entertainment complex with 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 have 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.





