





ST61, Mallard Lake, 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

2017 ABI Sunningdale 38 x 12

Licence until November 2033 and site fees of £7,956.72



Summary

Enjoying a fantastic position close to the leisure facilities and overlooking the picturesque Mallard Lake, this well-presented three-bedroom holiday home offers an ideal retreat in the heart of the holiday park. The accommodation features a bright and spacious triple-aspect living room with double doors opening onto the decking, creating the perfect space to relax or entertain. The well-equipped kitchen offers a good range of storage units and integrated appliances, while the property also benefits from three comfortable bedrooms, a modern shower room, and an en-suite WC to the principal bedroom. With convenient parking nearby and the main entertainment complex just a short stroll away, you'll have easy access to the park's excellent range of leisure facilities. Offering exceptional value in one of the park's most sought-after locations, this is a fantastic opportunity to secure a holiday home that is ready to be enjoyed



Step inside

The property is accessed via the decking into the open-plan kitchen/dining room, which is fitted with a range of storage units and appliances, together with ample space for a dining table. The kitchen flows seamlessly into the spacious triple-aspect living room, a bright and welcoming space featuring new carpeting and double doors opening onto the decking, where you can enjoy views across Mallard Lake. An inner hallway leads to the three bedrooms and the shower room. The shower room is fitted with a shower enclosure, WC and wash hand basin. All three bedrooms benefit from built-in storage, while the principal bedroom also enjoys the convenience of an en-suite WC.

Step outside

The property benefits from nearby parking and a generous private deck, perfectly positioned to enjoy picturesque views across the lake. Its enviable setting makes it an ideal place to relax and unwind while taking in the peaceful surroundings. Owners also enjoy access to the beautifully maintained communal grounds and the excellent range of leisure facilities available throughout this prestigious holiday park.

Area insight

The property is situated on the exclusive Hoburne Cotswold resort, nestled in the heart of the Cotswold Water Park. Occupying one of the park's most sought-after

positions, it enjoys a peaceful lakeside setting while being just a short walk from the superb on-site facilities. The impressive leisure complex offers something for all ages, including a café, bar and restaurant, indoor and outdoor heated swimming pools, boating and fishing lakes, adventure golf, tennis courts, a multi-use games area, adventure playground, amusement arcade, shop, and much more. The resort is located on the edge of the charming village of South Cerney, which provides a range of local shops, popular pubs, and everyday amenities. It also offers easy access to the stunning lakes, scenic walking and cycling routes, watersports, and the wealth of leisure activities that make the Cotswold Water Park such a popular year-round destination.

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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