





## ST44, 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

2022 Pemberton Avon 35 x 12

Licence until November 2037 and site fees of £7,956.72

### Summary

This beautifully appointed two-bedroom Pemberton Avon holiday home offers a perfect blend of comfort, style, and practicality. Situated one row back from the lakeside in the sought-after Mallard Lake location, it enjoys a peaceful setting while still capturing glimpses of the surrounding natural beauty. Thoughtfully designed to provide a true "home from home," the interior is both welcoming and well-equipped for relaxed getaways. The generous outdoor decking area is ideal for unwinding or entertaining, making the most of warm, sunny days. Conveniently located just a short stroll from the main complex, this property strikes an ideal balance between tranquillity and easy access to on-site amenities.

### Step inside

This well presented property is accessed into a spacious kitchen/dining room which is fitted with a range of storage and built in appliances. This in turn is open to the living area which has doors out to the decking and fabulous lake views. The inner hall leads through to the shower room which is fitted with a suite comprising shower, wc, wand wash hand basin, and the three bedrooms which both benefit from built in wardrobes, whilst the master also has storage and television installed.

### Step outside

The property benefits from a large deck with steps and lockable gate which has an enviable position close to mallard lake. It also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy. There is an area of parking immediately behind the property.

### Area insight

The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Water Park. This is one of the most desirable positions on the park with a quiet, lakeside outlook, but just moments from the facilities which include an impressive entertainment complex which include sports 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!

### 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

ChristianBenjamin.Property



