





## ST39 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

2022 Pemberton Marlow 36 x 12

Licence until November 2037 and site fees of £8,243.44

### Summary

Enjoying an enviable location with fantastic lake views, this nearly new property is presented beautifully throughout and offered for sale with a long licence agreement remaining. The accommodation includes two bedrooms, bathroom and ensuite, as well as kitchen dining room and living area with views.

### PROPERTY

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 two bedrooms which both benefit from built in wardrobes, whilst the master also has an ensuite with wc and wash hand basin.

### GARDENS

The property benefits from a large deck with accessibility ramp which has an enviable position overlooking the 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.

### LOCATION

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 cafe, 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.



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