

Mallard Lake, Cirencester, Gloucestershire.

£36,950









ST22, 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
2023 ABI Beachcomber - 37x12
Licence until November 2038 and site fees of £7654.73

Summary
Set on the ever-popular Mallard Lake within Hoburne Cotswolds, this well-presented ABI Beachcomber 2-bedroom holiday home offers a fantastic lakeside escape. Enjoying a peaceful waterside position, the property features a bright open-plan living space, a fully equipped kitchen, and two comfortable bedrooms including a spacious master. Large windows bring in plenty of natural light and make the most of the lake views. Outside, a private decking area provides the perfect spot to relax and unwind by the water. Owners benefit from full access to Hoburne Cotswolds' on-site facilities, including swimming pools, gym, restaurant, and a range of leisure activities—making this an ideal lifestyle purchase or holiday let investment. A great opportunity to secure a well-located lodge in a highly sought-after Cotswolds resort.

Step inside
Step inside this spacious two-bedroom ABI Beachcomber holiday home and discover a bright, welcoming interior designed with comfort and relaxation in mind. The open-plan living area offers a cosy yet modern space, complete with ample seating and large windows that fill the room with natural light. A well-appointed kitchen provides everything you need for easy, self-catered stays, seamlessly flowing into a dedicated dining area—perfect for family meals or entertaining guests.

Step outside
The property benefits from a large decking area with views of Mallard Lakes. Plenty of parking for peace of mind plus you'll also find easy access off the park for those wishing to explore

Area insight
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Lakes. A great location on the park with a quiet, lakeside outlook, but just moments from the facilities which include an impressive entertainment complex which include children's play area, sports bar, 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 has 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.

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