





ST135, 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

ABI Blenheim 38 x 12

Licence until November 2032 and site fees of £7,654.73

Summary

Situated in the heart of this highly sought-after development, this well-presented detached holiday home offers spacious and comfortable accommodation throughout. The property comprises three bedrooms, a modern family bathroom, an additional ensuite WC, a fully fitted kitchen with dining area, and a generous living room ideal for relaxing or entertaining. Externally, the home benefits from extensive decking to the rear and side, providing attractive views towards the lakes — perfect for outdoor dining and enjoying the peaceful surroundings. Nearby parking is available for convenience. Home owners also enjoy access to a range of on-site leisure facilities with their 12 x leisure passes, with the stunning Cotswold Lakes just moments away.

PROPERTY

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 dining area. 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 decking. 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.

GARDENS

The property benefits from an area of private decking which has views towards the decking. 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.

LOCATION

The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Lakes. It enjoys a great location between the renowned fishing spots of Kingfisher and Mallard Lake. It is also convenient for 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.



