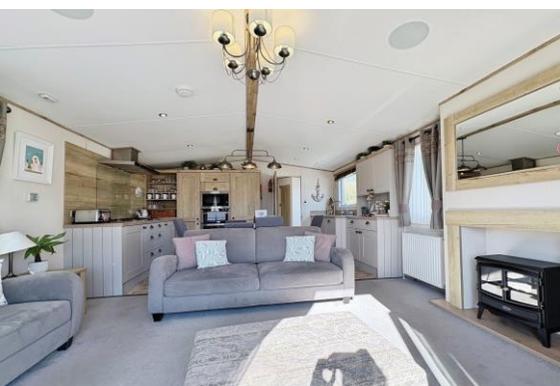




Water Lily Meadows, Cirencester, Gloucestershire.

£56,950



## WLM20, Water Lily Meadows, 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

2018 ABI Ambleside Premier 40 x 13 with hot tub  
Licence agreement until November 2038 with site fees of £8,715.79

### Summary

Three bedroom holiday home with hot tub is located on the exclusive 'Meadows' part of this popular holiday park. The well presented property has accommodation which includes three bedrooms, shower room, kitchen/dining room, and living room. Further benefits include adjacent parking, and a range of leisure facilities within easy reach, both on site and beyond.

### Step inside

This beautifully presented and thoughtfully designed holiday home is entered via a welcoming entrance hall, complete with a convenient storage cupboard, setting the tone for the quality throughout. To the left, the impressive kitchen/breakfast room offers a stylish and highly functional space, fitted with an extensive range of contemporary units and integrated appliances, including a washing machine and dishwasher. There is ample room for dining, making it ideal for both everyday living and entertaining. The kitchen flows effortlessly into a stunning triple-aspect living room, flooded with natural light and enhanced by a feature fireplace. Double doors open out onto the decking area, creating a seamless connection between indoor and outdoor living — perfect for relaxing or hosting guests. The principal bedroom is a luxurious retreat, featuring a dedicated dressing area with built-in wardrobes and the added benefit of a private en-suite WC. Two further well-appointed bedrooms also offer built-in storage, providing comfortable accommodation for family and guests alike. Completing the property is a sleek and modern shower room, finished to a high standard and comprising a shower, WC, and wash hand basin.

### Step outside

The property further benefits from its own allocated private parking and a beautifully positioned south-facing decking area, complete with a private hot tub — the perfect place to unwind and relax after a day of exploring. Set within an exclusive and well-maintained development, owners can also enjoy access to beautifully landscaped communal gardens and a range of on-site leisure facilities, enhancing the overall lifestyle experience.

### Area insight

The property is ideally situated within the exclusive Hoburne Cotswold holiday park, set in the heart of the highly sought-after Cotswold Lakes area. This exceptional

resort offers an impressive range of on-site facilities, including a stylish entertainment complex with evening events, dedicated children's clubs, indoor and outdoor swimming pools, soft play, fishing lakes, a restaurant, sports bar, and lounge — all designed to provide a first-class leisure experience. Positioned on the edge of the charming village of South Cerney, residents can also enjoy easy access to a selection of local shops, cafés, and well-regarded pubs. For those who enjoy the outdoors, the renowned Thames Path is just moments away, offering scenic walks and cycling routes through some of the area's most picturesque countryside.

### 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.



