







## ST135 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.

### SUMMARY

Well presented, detached holiday home in the heart of this popular development. The accommodation includes three bedrooms, bathroom and ensuite wc, kitchen with dining area, and large living room. There is decking to the rear and side with views to the lakes, as well as nearby parking and a range of leisure facilities on site as well as the Cotswold Lakes beyond!

### 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.





