





## 39 Water Lily Meadow, 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

Three bedroom holiday home with hot tub which 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.

### PROPERTY

The property is accessed into an entrance hall with storage cupboard. To the left is the main reception area which comprises a well equipped kitchen with dining table which is then open to the spacious triple aspect living room with fireplace, and patio doors out to the decking with hot tub. There are three good size bedrooms which all benefit from built in wardrobes whilst the master bedroom also has an ensuite comprising wc and wash hand basin. The property is completed by the family bathroom which comprises a shower, wc, and wash hand basin.

### GARDENS

The property benefits from adjacent private parking and a south westerly facing deck with sunken hot tub which is a rarely available option and cannot be added to existing homes. It also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy.

### LOCATION

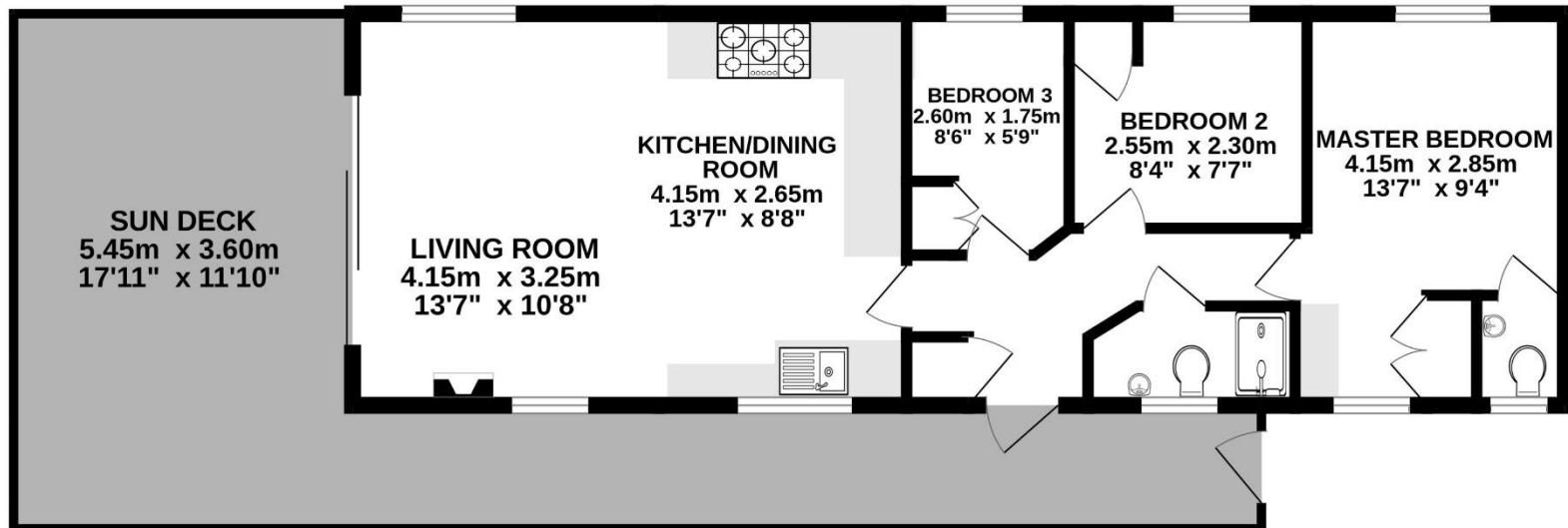
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Water Park. Facilities include an impressive entertainment complex which include cafe, bar, and restaurant, indoor and outdoor heated pools, boating and fishing lakes, adventure golf, tennis court, multi-use games area, adventure playground, amusement arcade, shop, and much more! 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 Water Park has to offer.

### VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

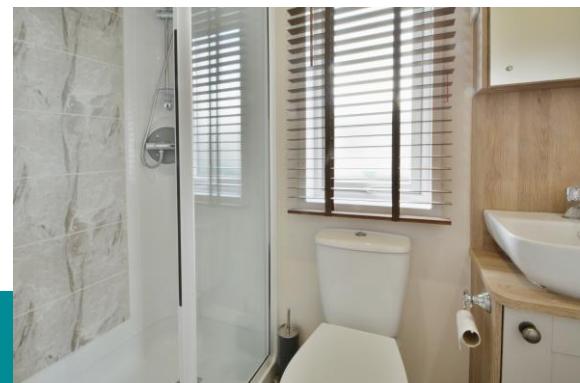
### AGENTS NOTE

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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