





9 Water Lily Meadow, Cotswold Hoburne, South Cerney, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 5UQ or call the office at any time for detailed directions from your location.

SUMMARY

Exceptionally well presented, detached holiday lodge located on the exclusive 'Meadows' development of this popular holiday park. The accommodation includes two double bedrooms, ensuite and further bathroom, fully fitted kitchen and large reception areas. Further benefits include parking, extended south facing decking, and a long remaining licence agreement.

PROPERTY

The property is accessed from the decking into a welcoming entrance area which forms part of the large, open plan, L shaped reception room. This attractive room has plenty of space for separate sitting and dining areas as well as plenty of natural light from its southerly facing aspect with double doors leading out to the extended area of decking. The U shaped kitchen is fitted to a high standard with a range of storage and built in appliances. The inner hall has an additional storage cupboard and provides access to the two bedrooms and family bathroom fitted with a suite comprising bath with shower over, wc, and wash hand basin. The master bedroom suite benefits from a large walk in wardrobe and ensuite shower room, whilst the second bedroom also benefits from built in wardrobes. The whole property is finished exceptionally well throughout and is offered for sale fully furnished and with no onward chain.

GARDENS

The property benefits from allocated parking and an attractive area of extended, southerly facing decking, as well as plenty of space around. It also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy.

LOCATION

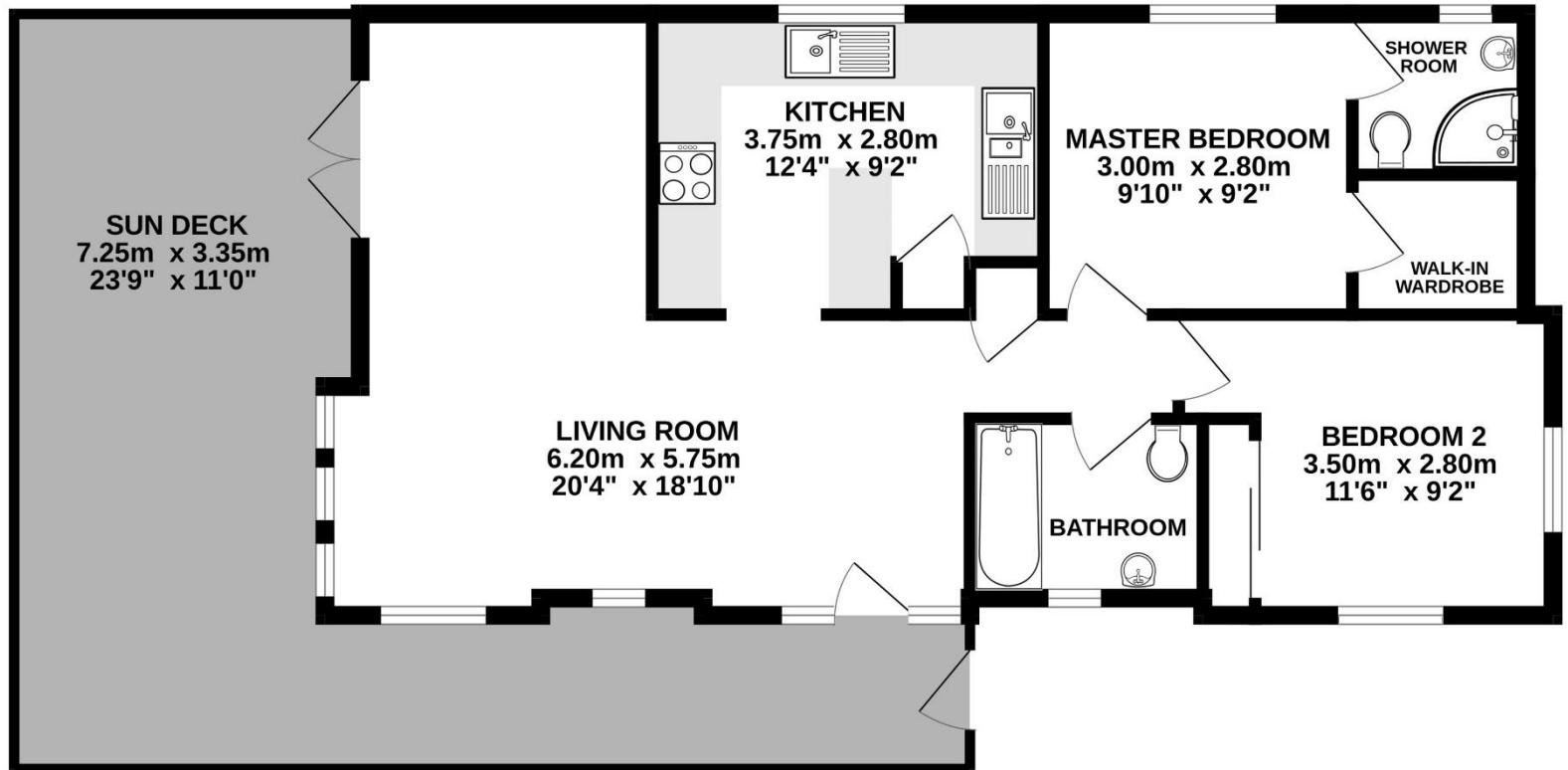
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Water Park. Facilities include an impressive entertainment complex which include cafe, bar, and restaurant, indoor and outdoor heated pools, boating and fishing lakes, adventure golf, tennis court, multi-use 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

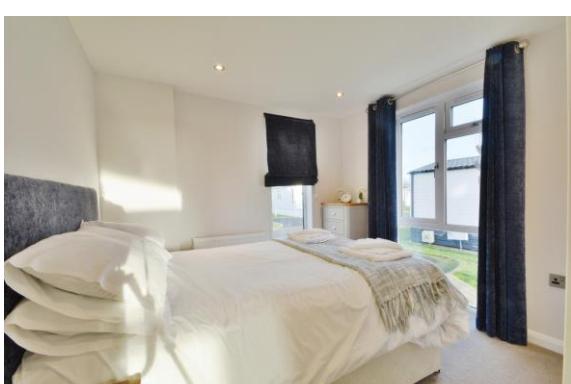
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

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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01285 641839
cirencester@cbslade.co.uk

01793 752382
cricklade@cbslade.co.uk

www.cbslade.co.uk