



*43a Rowan, Hoburne Bashley Holiday Park, BH25 5QR*

*£25,000*

**Mitchells**  
1963 — TODAY



*43a Rowan  
Hoburne Bashley  
Holiday Park  
New Milton  
Hampshire  
BH25 5QR*

A well positioned holiday home on a quiet, off road pitch near the main drive, within easy walking distance of the car park, dog exercise area, and the clubhouse and facilities. Features include a modern open plan kitchen/living area, two bedrooms, one with an en-suite WC, a family shower room, and large decking. It is presented in excellent order.

- 2017 Regal Elegance 36x12
- 2026 Site Fees: £8,553
- 2026 Rates: £674.93
- License Ends: 30/11/2032
- Second Home Only
- Cannot Be Main Residence
- Open Plan Living Area
- Two Bedrooms
- Shower Room
- En-Suite WC
- Spacious Decking
- Nearby Casual Parking



## The Property

The front door leads to the kitchen, with modern wall and base units providing excellent storage, with a contrasting wood effect worktop, an electric oven and hob, a stainless steel sink unit with a mixer tap, an integrated fridge/freezer, a four seater dining table and chairs, and wood effect flooring.

The bright sitting room offers a large corner sofa that pulls out into a double bed, a feature built-in flame effect electric fire with storage around, and double casement doors leading onto the south-facing decking.

The family shower room comprises a shower cubicle with a glass door, a WC, a radiator, a UPVC double glazed window, a built-in wash hand basin with storage beneath, and a wall hung storage cupboard.

Bedroom one is particularly spacious, with a large walk-in wardrobe, a built-in dressing table, bedside cabinets, and a door leading to the en-suite WC. The en-suite includes a WC, a UPVC double glazed window, a radiator, a built-in sink unit with storage beneath, and a wall hung storage cupboard.

Bedroom two includes two single beds with wall hung storage above, a single wardrobe, and the current owners have laid it out as an office.





## *Gardens & Grounds*

To the front of the property, there is a good sized area of decking providing ample space for furniture, with a bright southerly aspect.

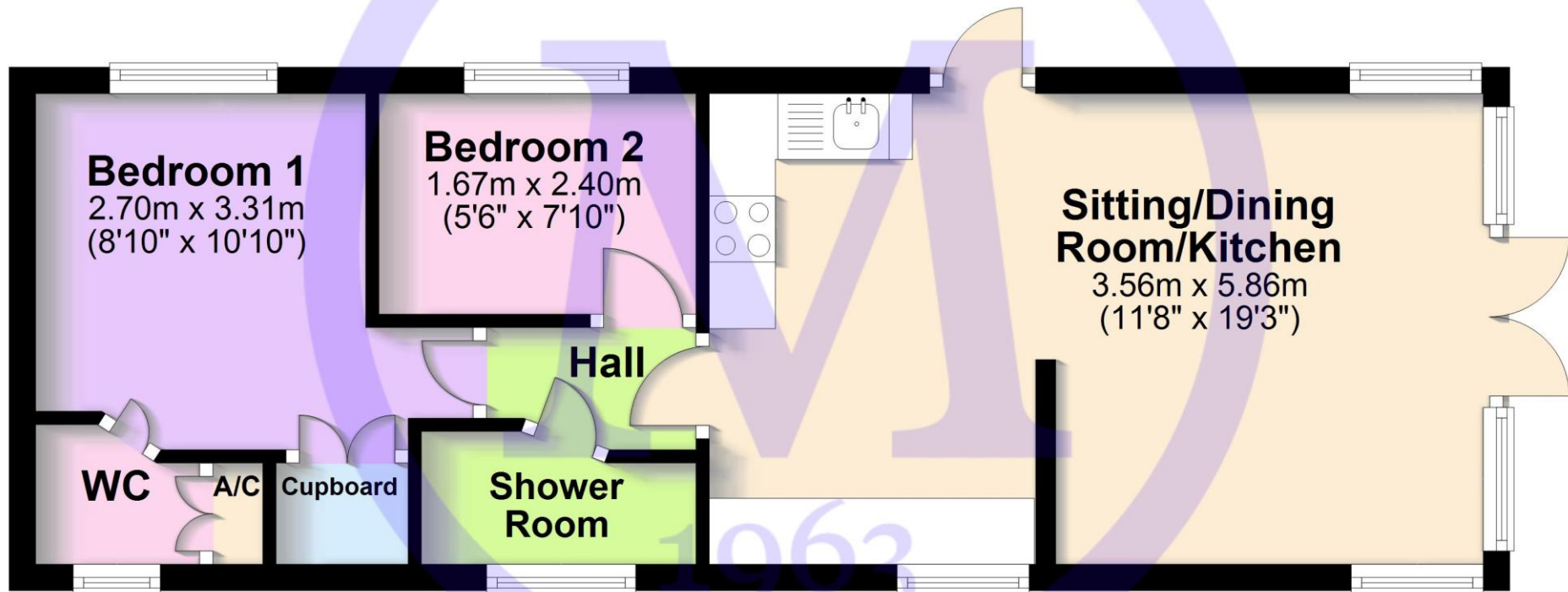
The holiday home also benefits from an outside tap, which has been installed by the owner.

## *Services*

- Electric, drainage and water
- Council Tax Band N/A
- Energy Performance Rating N/A

## Ground Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'

Plan produced using PlanUp.

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## Situation

In the heart of the enchanting New Forest Hoburne Bashley is a magical place to escape to with the open forest of the New Forest National Park, Barton on Sea clifftop and beach and New Milton high street all within easy reach. Facilities on offer at the park include an impressive entertainment complex, 9 hole golf course, heated pools, café and Brasserie, convenience store, a multi-use games area and a brand-new dog wash area. Hoburne Bashley also provide exclusive owner events throughout the year and it also benefits from on site security 24/7.

## Directions

From Mitchells, turn left at the traffic lights and proceed over the railway bridge. Upon reaching the roundabout, turn right onto Sway Road. After 500 yards, turn left into Hoburne Bashley. Take the second left into Rowan, and the holiday home will be found on the left hand side.





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