



*B48, Shorefield Country Park, SO41 0LH*

£79,995

**Mitchells**  
1963 — TODAY



*B48*  
*Shorefield Country Park*  
*Shorefield Road*  
*Downton*  
*Lymington*  
*SO41 0LH*

An outstanding example of a fully refurbished bespoke fitted luxury lodge which occupies a unique plot with a private wooded backdrop and within a couple of minutes level walk of the clubhouse and all facilities. The lodge has been refurbished to the highest of standards and features include an extremely generous open planned living arrangement, two generous double bedrooms, two luxury bathrooms, an extended wrap around decking, a private area of lawn to the rear of the lodge and allocated parking. This lodge comes fully equipped for immediate use.

- License Until 2031
- Site Fees: £7,400 pa
- A Successful Holiday Let Business
- Open Planned Kitchen/Living
- Two Bedrooms
- Shower Room
- En-suite Bathroom
- Dressing Room
- Wrap Around Decking
- Allocated Parking



## The Property

A superb open planned kitchen/living space with a triple aspect and access to the decking, a fully equipped kitchen with timber effect worktops, a range master style stove and a breakfast bar divides from the living area.

Master bedroom with vaulted ceiling, large mirrored built in wardrobes, a decorative feature wall, twin windows providing a green outlook, Velux windows and door leading to the main bathroom.

Bedroom two is a generous twin with a dressing area and a private en-suite.

En-suite bathroom with a matching white suite comprising a full sized bath, low flush WC, wash hand basin inset into vanity unit with storage under, window, ladder towel rail and decorative wood grain panelling.

The main shower room can be accessed from both the hallway and the main bedroom with a large double width walk in shower cubicle, low flush WC, wash hand basin with storage under, decorative panelling, chrome ladder towel rail, window and tiled effect vinyl flooring.





## *Gardens & Grounds*

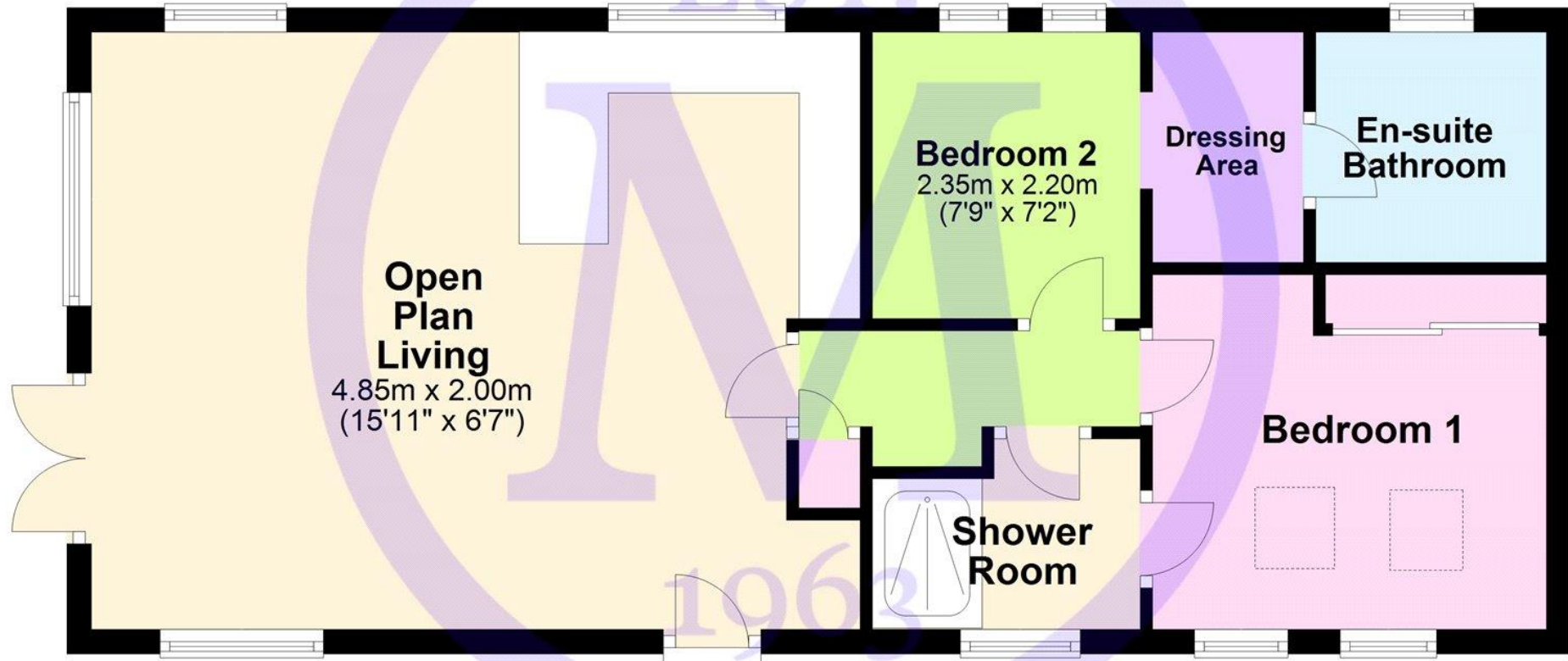
This lodge occupies a unique plot with an unrivalled outlook over local farmland, an extended decking which wraps around from the south to the east elevation with a large area for dining, a large area of private lawn, outside storage and allocated parking.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band N/A
- Energy Performance Rating N/A

## Ground Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



Total area: approx. 55.4 sq. metres (596.7 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.

## Situation

Situated on the southern edge of the New Forest National Park, and just a short stroll away from the shingled shores of the beach at Milford on Sea, the award winning Shorefield Country Park is a fantastic position to own the ultimate bolthole. Facilities include heated indoor and outdoor pools, gym and day spa, bars, restaurant, fishing lake, pet friendly areas, play areas, tennis courts and live family entertainment.

## Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road, continue across the next roundabout and take the second right into Downton Lane, first left into Shorefield Road where Shorefield Country Park will be found ahead of you.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

**Mitchells**  
1963 — TODAY

