



H26, Shorefield Park, Downton, SO41 0LH

£65,000

Mitchells
1963 — TODAY



H26
Shorefield Park
Downton
Lymington
Hampshire
SO41 0LH

A superb and immaculately presented two bedroom lodge which occupies an excellent plot in a quiet yet central part of Shorefield Country Park. The property is presented in A1 condition and features include an excellent open plan living arrangement, two double bedrooms, two immaculate bathrooms, a generous decking adjoining the lounge and allocated parking.

- Kitchen
- Living/Dining Area
- Two Double Bedrooms
- Bathroom
- En-Suite Shower Room
- Wraparound Decking
- Parking
- License Expires On 31/10/33
- Annual Site Fees: £7,740 - Due 31/10/24
- General Rates: £1,649
- Gas & Electricity Paid 6 Monthly



The Property

Kitchen area with adjacent dining space and a breakfast bar separating from the lounge area. The kitchen has a modern matching range of wall and base storage cupboards with an island type breakfast bar separating from the lounge, tile effect laminate flooring, range style cooker with gas hob, washing machine and slimline dishwasher.

The adjoining lounge enjoys a triple aspect with a feature fireplace, vaulted ceilings and casement doors leading onto the decking.

Master bedroom with built in wardrobes and two large Velux windows.

Generous shower room with Jack and Jill style doors and a suite comprising a large double width walk in shower cubicle, wall hung wash hand basin with storage under, low flush WC, window and chrome ladder towel rail.

Bedroom two is a double with a walk in wardrobe/dressing area intern leading to the en-suite bathroom with a matching white suite comprising a full sized bath with shower fittings over, wall hung wash hand basin inset into vanity unit with storage, low flush WC, window and a chrome ladder towel rail.





Gardens & Grounds

This lodge occupies a superb plot with a generous amount of ground around mostly laid to lawn and with a pleasant wooded backdrop.

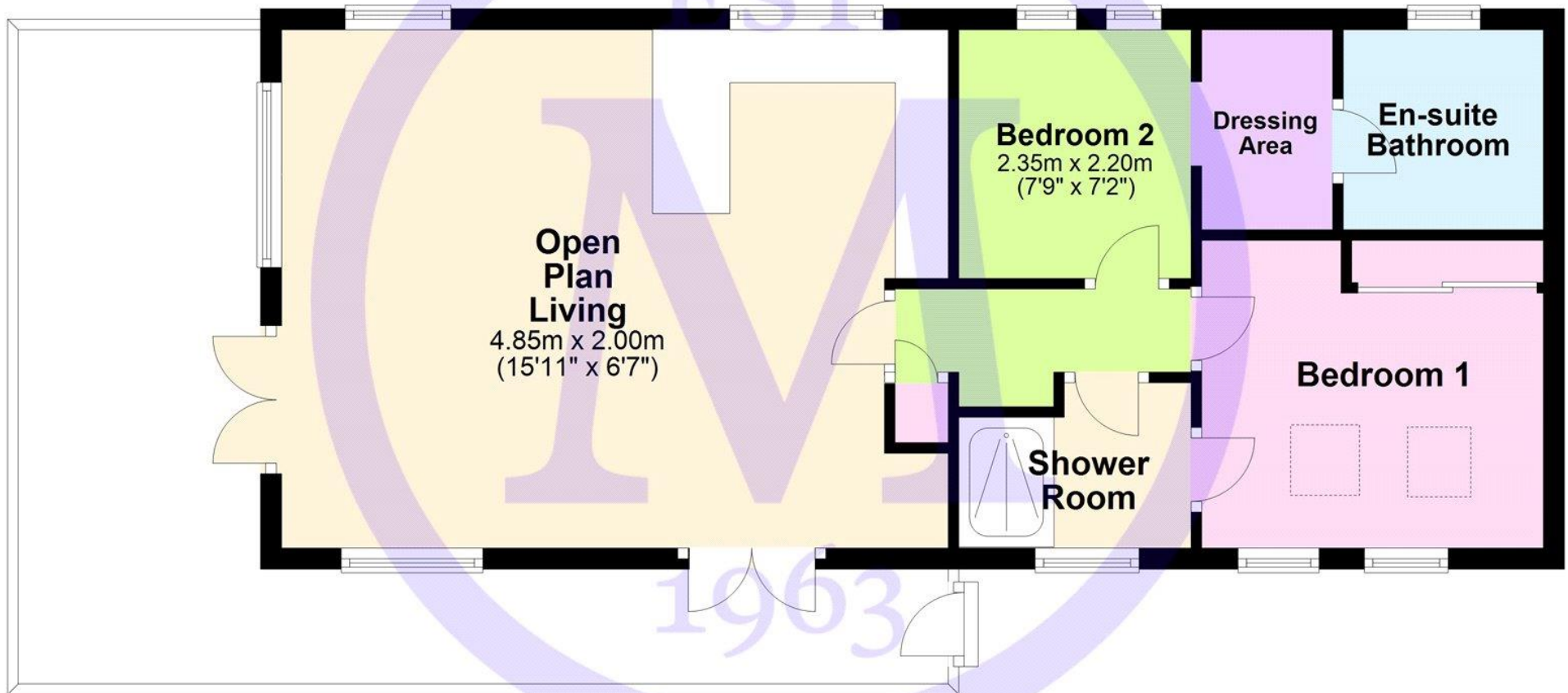
There is parking for two cars, a wraparound decking and a large external metal storage shed.

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 down Station Road. Continue across the mini roundabout onto Milford Road, continue for approximately 1 and a half miles, turn left into Downton Lane, immediately right into Shorefield, continue along Shorefield Way, through the barriers which will open automatically and follow the signs for H26.





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