



*27 Amberwood, Shorefield Country Park, SO41 0LH*

£50,000

**Mitchells**  
1963 — TODAY



*27 Amberwood  
Shorefield Country Park  
Downton  
Hampshire  
SO41 0LH*

An extremely well positioned three double bedroom timber cain style holiday lodge which is situated in the popular Amberwood location in the park close to some stunning woodland walks towards the beach, adjacent to the fishpond and within easy reach of the clubhouse and facilities. The lodge offers a fantastic open planned living arrangement, four good sized bedrooms all with storage and a modern bathroom.

- Kitchen/Dining/Living Room
- Four Bedrooms
- Bathroom
- South Facing Decking
- Allocated Parking
- 7 Years Remaining On License



## The Property

Entrance door from the surrounding decking into the open planned kitchen/dining/living room which enjoys a triple aspect on the south side.

The kitchen has space for washing machine and tall fridge freezer, brand new built in electric oven and gas hob, brand new dishwasher, an ample workspace separating from the living space and a large area for a dining suite.

The sitting area has patio doors leading to the south facing decking and a feature fireplace currently housing an electric style log burner.

Bedrooms one and two are both generous doubles both with built in wardrobes and bedroom one with a dressing area.

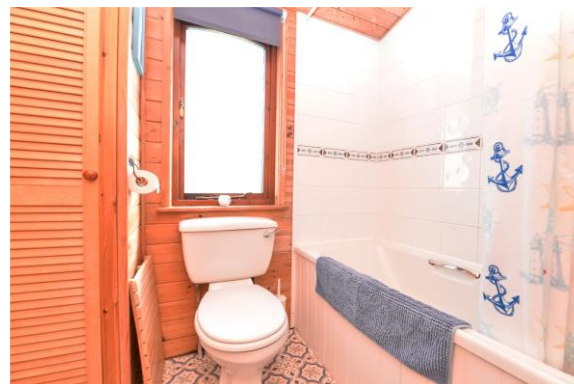
Bedroom three is a generous twin room on the west side with a built in wardrobe.

Bedroom four is a twin room on the west side.

The bathroom has a built in cupboard housing the two year old gas fired boiler and a matching white suite comprising a full sized bath with shower over, WC, pedestal wash hand basin, radiator and window.

Sale includes all contents including the furniture, white goods and well equipped kitchen. (Except the microwave and cutlery).

All electric items are PAT tested as well as the annual safety certificate.





## *Gardens & Grounds*

The lodge occupies a private plot with a private south facing decking and allocated parking for two vehicles.

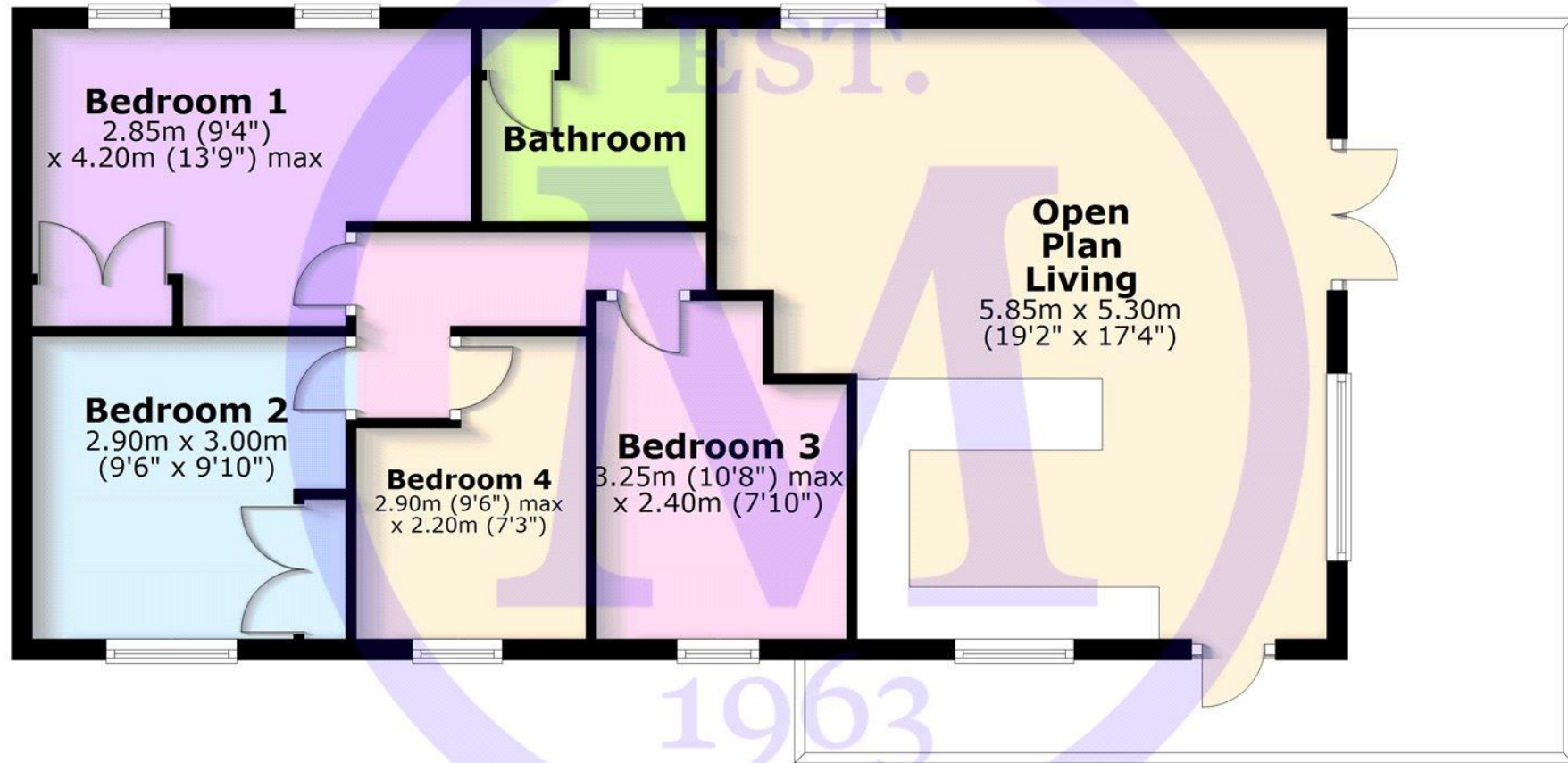
There is a storage shed at the end of the lodge where the barbeque and outside furniture is stored with ladders etc.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band TBC
- Energy Performance Rating TBC

## Ground Floor

Approx. 72.5 sq. metres (780.6 sq. feet)



Total area: approx. 72.5 sq. metres (780.6 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.

**27 Amberwood, Shorefield Country Park**





[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

