

Mitchells 1963 - TODAY



27 Amberwood
Shorefield Country Park
Downton
Hampshire
SO41 oLH

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.

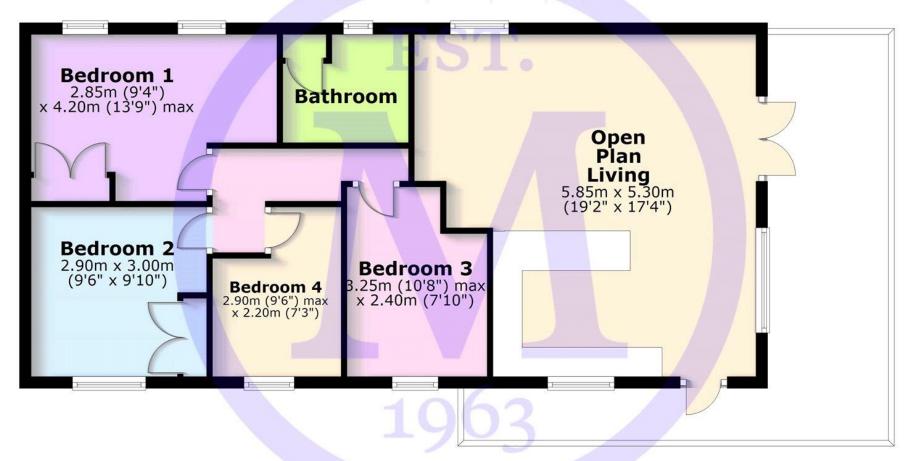
There is a storage shed at the end of the lodge where the barbeque and outside furniture is stored with ladders etc.

Services

- Mains gas, electric, drainage and water
- Ouncil 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

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 proceed down Station Road, across the roundabout continue towards Milford on Sea. After approximately two and a half miles turn left into Downton Lane. Take the first turning on the right into Shorefield, continue through the electric barriers, turn right into Dean Park and follow the signs for Amberwood. As you approach the end of the development the pond will be on the right hand side and number 27 will be found on your left.







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