



13 Amberwood, Shorefield Country Park, SO41 0LH

£189,950

Mitchells
1963 — TODAY



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

A beautifully presented three bedroom holiday home situated in a quiet position on the ever popular Shorefield Country Park. This lodge has been well cared for by the current owner and boasts of views over the nearby fishing lake with features including a spacious open plan kitchen/living area, three bedrooms with bedroom one benefitting from en suite shower room, two parking spaces and large area of wrap around decking.

- 11 Month Season, Cannot Be Main Residence
- 2018 Prestige Burleigh
- License Ends November 2048
- 2025 Site Fees Approximately £8472
- Open Plan Kitchen/Living Area
- Three Bedrooms
- Family Bathroom
- En Suite Shower Room
- Wrap Around Decking
- Two Parking Spaces
- Views Over Fishing Lake



The Property

Entrance hall with large storage cupboard housing central heating boiler and washer dryer.

Open plan living area with feature fireplace and electric fire, wall mounted TV, triple aspect windows and casement doors onto the decking.

Kitchen with modern cream shaker style wall and base units with contrasting wood effect worktop, integrated fridge freezer, dishwasher, electric oven, inset stainless steel sink with mixer tap over, herringbone wood effect vinyl flooring and large island with four burner gas hob with extractor fan over and breakfast bar.

Family bathroom with modern suite comprising panel bath with mixer tap over, glass shower screen, shower attachment, WC, pedestal wash hand basin, chrome ladder style heated towel rail, fully tiled walls with feature mirror and herringbone wood effect vinyl flooring.

Bedroom one is a generous king size room with ample space for furniture and en suite shower room comprising large walk in shower cubicle with glass screen, WC, pedestal wash hand basin, part tiled walls and herringbone wood effect vinyl flooring.

Bedroom two and three are also good sized bedrooms with two being a large double bedroom and bedroom three currently being laid out as a twin room with two single beds.





Gardens & Grounds

To the front of the lodge is a large area of decking with views over to the fishing lake. The decking continues around the lodge to another area of decking at the rear which is suitable for outside entertaining.

The property also benefits from outside electric sockets, an outside tap and two allocated parking spaces.



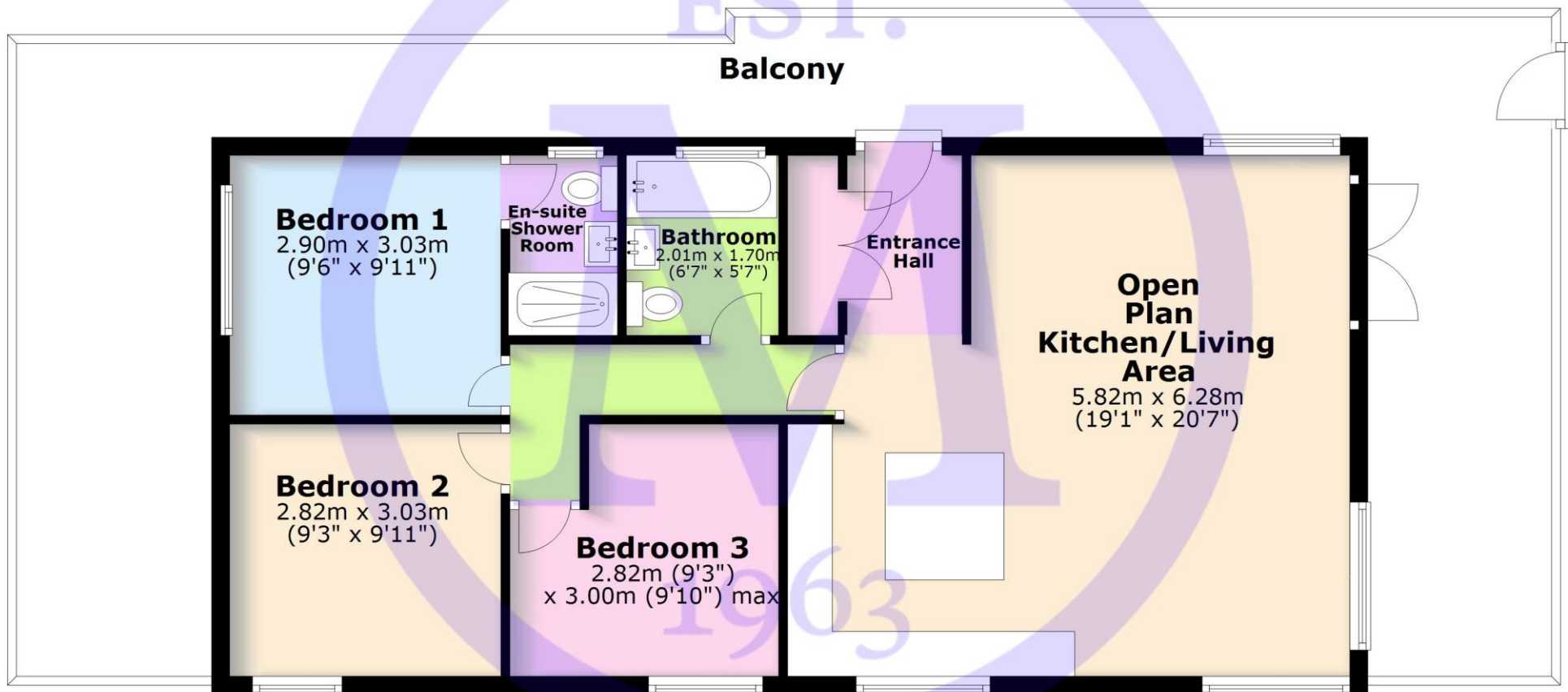
Services

- Mains gas, electric, drainage and water

Ground Floor

Approx. 72.8 sq. metres (783.9 sq. feet)

Balcony



Total area: approx. 72.8 sq. metres (783.9 sq. feet)

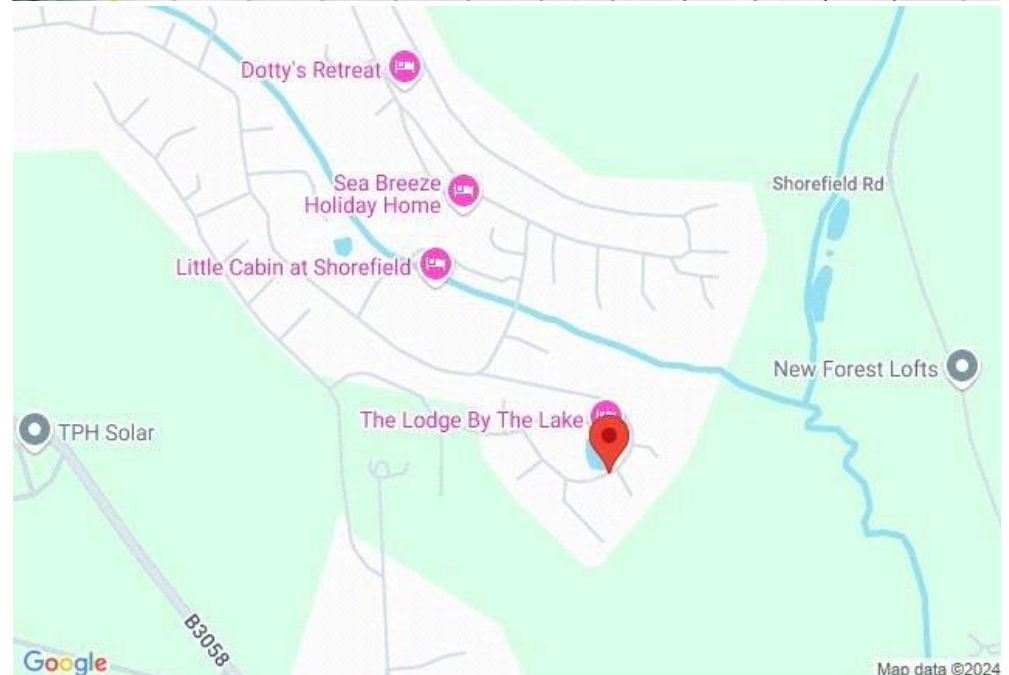
13 Amberwood, Shorefield

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 13 will be found on your left.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

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

Mitchells
1963 — TODAY

