



G12 Shorefield Country Park, Shorefield Road, Downton, SO41 0LH

£39,950

Mitchells
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*G12 Shorefield Country Park
Shorefield Road
Downton
Lymington
Hampshire
SO41 0LH*

A well-presented Willerby Rio Premier (holiday home so cannot be your main residence) situated in a quiet yet convenient location within walking distance of the main facilities on Shorefield Country Park. The holiday home benefits from two bedrooms, one with en suite WC, spacious open plan kitchen living area, family shower room, bright southerly aspect to the decking and approximately 12 years remaining on the license.

- Open Plan Kitchen Living Area
- Two Bedrooms
- Bedroom One With En Suite WC
- Family Shower Room
- Large South Facing Decking
- Close To Facilities
- 11 Month License, License Ends 2036
- Holiday Home, Cannot Be Main Residence.
- 2025 Site Fees Approximately £7200pa



The Property

Entrance leading into the open plan kitchen/living area with kitchen benefitting from cream gloss wall and base units with contrasting worktop, stainless steel sink unit with mixer tap over and drainer, integrated tall fridge freezer and electric oven, four burner gas hob with extractor fan over.

The sitting room has a bright triple aspect, feature fireplace with inset electric fire, sofa with built in sofa bed and double casement doors leading onto the decking.

Bedroom one is a particularly good size with a wardrobe with sliding doors, wall hung storage and en suite WC with suite comprising WC, pedestal wash hand basin, UPVC double glazed window and radiator.

Bedroom two is a twin bedroom however it is currently being used as a double bedroom and features wall hung storage, fitted single wardrobe, UPVC double glazed window and radiator.

Family shower room with suite comprising walk in shower cubicle with folding glass shower door and thermostatically controlled shower attachment, wash hand basin with mirror above and storage beneath, WC, UPVC double glazed window and radiator.





Gardens & Grounds

To the front of the property is a large area of decking with a bright southerly aspect making it a perfect area of outside entertaining.

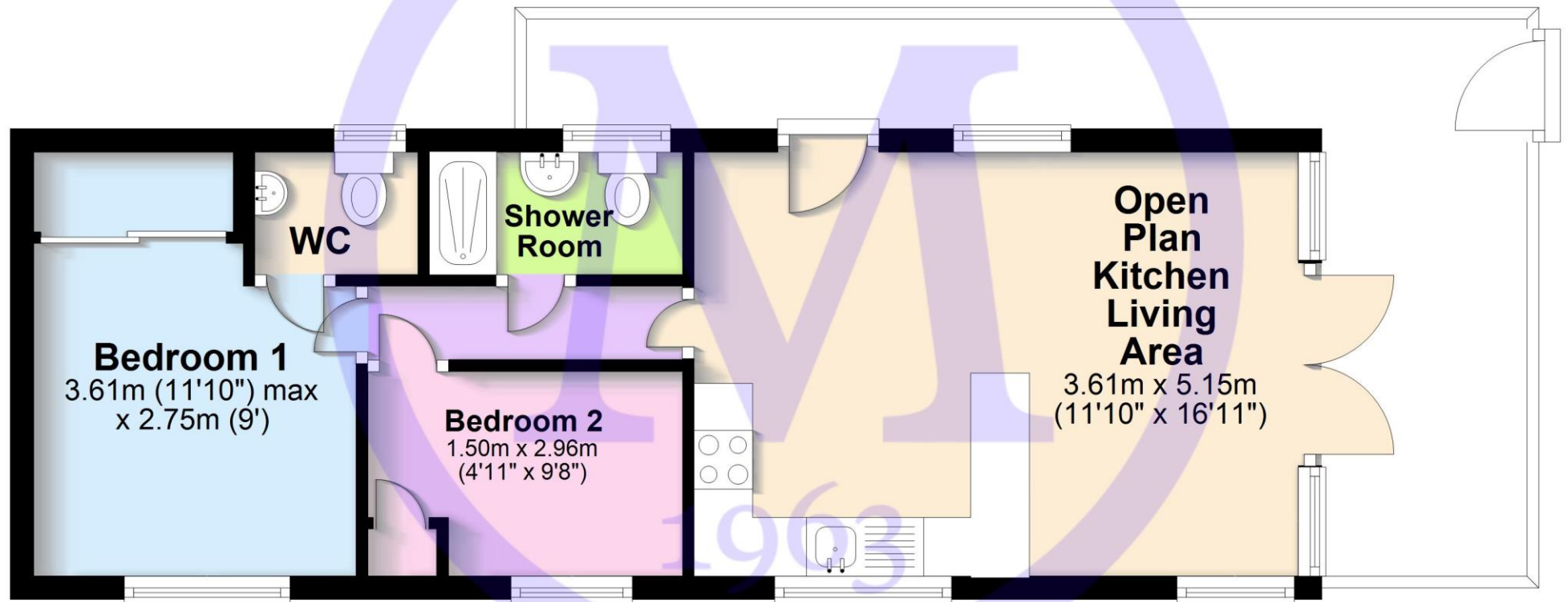
To the side of the holiday home there is also an area of patio which would be suitable for storage or outside dining.

Services

- Mains gas, electric, drainage and water

Ground Floor

Approx. 38.7 sq. metres (416.4 sq. feet)



G12 Shorefield Country Park, Downton

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 one and a half miles, turn left into Downton Lane, immediately right into Shorefield, continue along Shorefield Way, through the barriers which will open automatically. At the roundabout turn left, take the second left where the property will be found on the right hand side.





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