



*H46 Shorefield, Shorefield Country Park, SO41 0LH*

£115,000

**Mitchells**  
1963 — TODAY



*H46 Shorefield  
Shorefield Country Park  
Downton  
Hampshire  
SO41 0LH*

This stunning Prestige Bowmoor (holiday home, cannot be main residence) is situated on an elevated position approximately halfway between the main facilities and the outside pool. The property offers bright and spacious accommodation with features including, double aspect sitting room, kitchen/dining room, three bedrooms, two bathrooms and private decking.

- Kitchen/Dining Room
- Sitting Room
- Internal Hallway
- Three Bedrooms
- En Suite Shower Room
- Family Shower Room
- Parking
- Private Wrap Around Decking
- 11 Month License
- License Until 2042
- The Property Is A Holiday Home And Cannot Be A Main Residence



## The Property

Front door leads through to the kitchen dining room with timber effect flooring, cream shaker style wall and base units with a contrasting timber effect worktop, has a Velux window for additional light, one and a half bowl sink with mixer tap over and drainer, six seater table and chairs, airing cupboard with electric bar heater and slated shelves for storage and integrated appliances include microwave, eye level oven, four burner gas hob with tiled splashback and extractor fan over, dishwasher, washing machine and tall stand up fridge freezer.

This opens through to the impressive triple aspect sitting room with feature fireplace, wall mounted TV point, recess ceiling spotlights and two sets of double casement doors leading onto the sunny west facing decking.

The L-shape hallway with hatch to loft space, useful coats cupboard and cupboard housing the central heating boiler.

This holiday lodge has three spacious double bedrooms all of which benefit from built in wardrobes with the master bedroom enjoying its own luxury en suite shower room.

The en suite has been beautifully fitted with fully tiled walls, and suite comprising corner shower cubicle with thermostatic shower attachments and sliding glass shower door, WC, wash hand basin with mixer tap over and storage beneath, chrome ladder style heated towel rail, and UPVC double glazed window.

Family shower room with fully tiled walls, timber effect flooring suite comprising corner shower cubicle with glass sliding doors and thermostatic shower attachment, WC, wash hand basin with mixer tap over and storage beneath, shaver point, wall mounted mirror and chrome heated towel.





## *Gardens & Grounds*

To the front of the property is a wraparound decking benefitting from a southerly and westerly sun and giving an excellent area of outside entertaining.

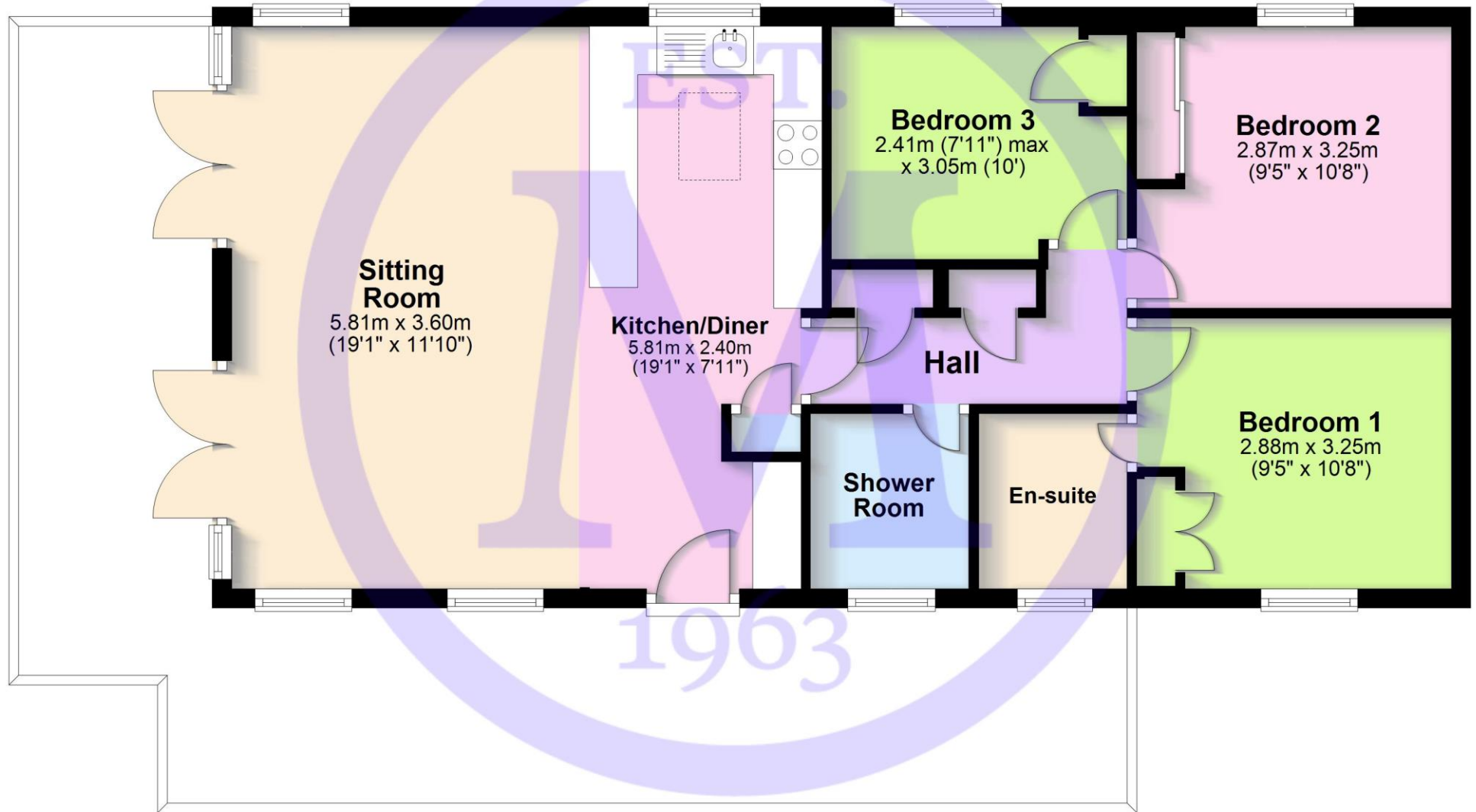


## *Services*

At Shorefield Country Park the site fees run from November to October and the rates charge runs April to March. These can be paid over six or twelve months. The gas and electricity are metered and billed in May and November. The park is open from 10th February to 5th January.

# Floor Plan

Approx. 73.1 sq. metres (787.0 sq. feet)



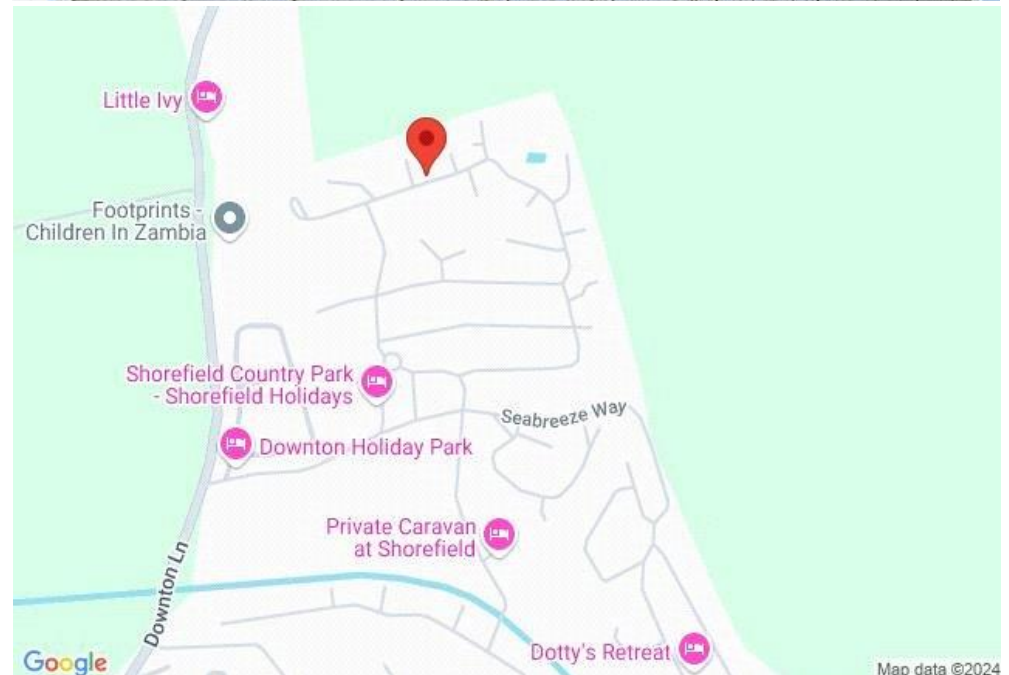
H46 Shorefield, Lymington

## 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. Across at the roundabout onto Milford Road and continue for approximately one and a half miles. Turn left into Downton Lane, right into Shorefield Park, passing the clubhouse on the left and as you approach the barriers turn left at the roundabout and follow signage to H46.





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