



*45 Woodland View, Bashley Caravan Park, BH25 5QR*

*£139,995*

**Mitchells**  
1963 — TODAY



*45 Woodland View  
Bashley Caravan Park  
Sway Road  
New Milton  
BH25 5QR*

This fantastic luxury Willerby Rothesay has been sighted in a secluded position on Woodland View and offers bright and modern living in this spacious double lodge. Features of the property include a spacious sitting/dining room, a generous kitchen, a master bedroom with en-suite and dressing area.

- License until 2050
- 2025 Fees & Insurance Included
- 40 x 20
- Sitting/Dining Room
- Kitchen
- Internal Hallway
- Two Generous Double Bedrooms
- En-Suite Shower Room
- Dressing Area
- Family Shower Room
- Nearby Parking
- Private Decking



## The Property

The front door leads through to the sitting/dining room with a double coats cupboard housing the Vaillant boiler, sliding patio doors leading out to the decking, a vaulted ceiling with a bright triple aspect, two three seater sofas, four seater table and chairs and this opens through to the luxury kitchen.

The kitchen is fitted with a fantastic range of dark grey timber effect wall and base units with a contrasting granite effect worktop, stainless steel sink with mixer tap over and integrated appliances include a microwave, slimline dishwasher, cooker with four burner gas hob and double undercounter oven, extractor fan and a tall stand up fridge freezer.

The main shower room has a lovely walk in double shower with thermostatic shower attachments and sliding glass shower doors, pedestal wash hand basin with mixer tap over, WC, wall mounted mirror, UPVC window and heated towel rail.

Bedroom two is a spacious twin bedroom with a dressing area, two full sized single beds and a TV aerial point.

The master bedroom is a particular feature of this property with a built in double bed with bedside cabinets, dressing area with built in shelving and hanging space and its own luxury en-suite shower room.

The en-suite comprises of a walk in double shower with thermostatic shower attachments and sliding glass shower doors, WC, pedestal wash hand basin with mixer tap over, wall mounted mirror and shelf.





## *Gardens & Grounds*

To the front of the property will be a large private decking with steps leading down to the nearby parking area.

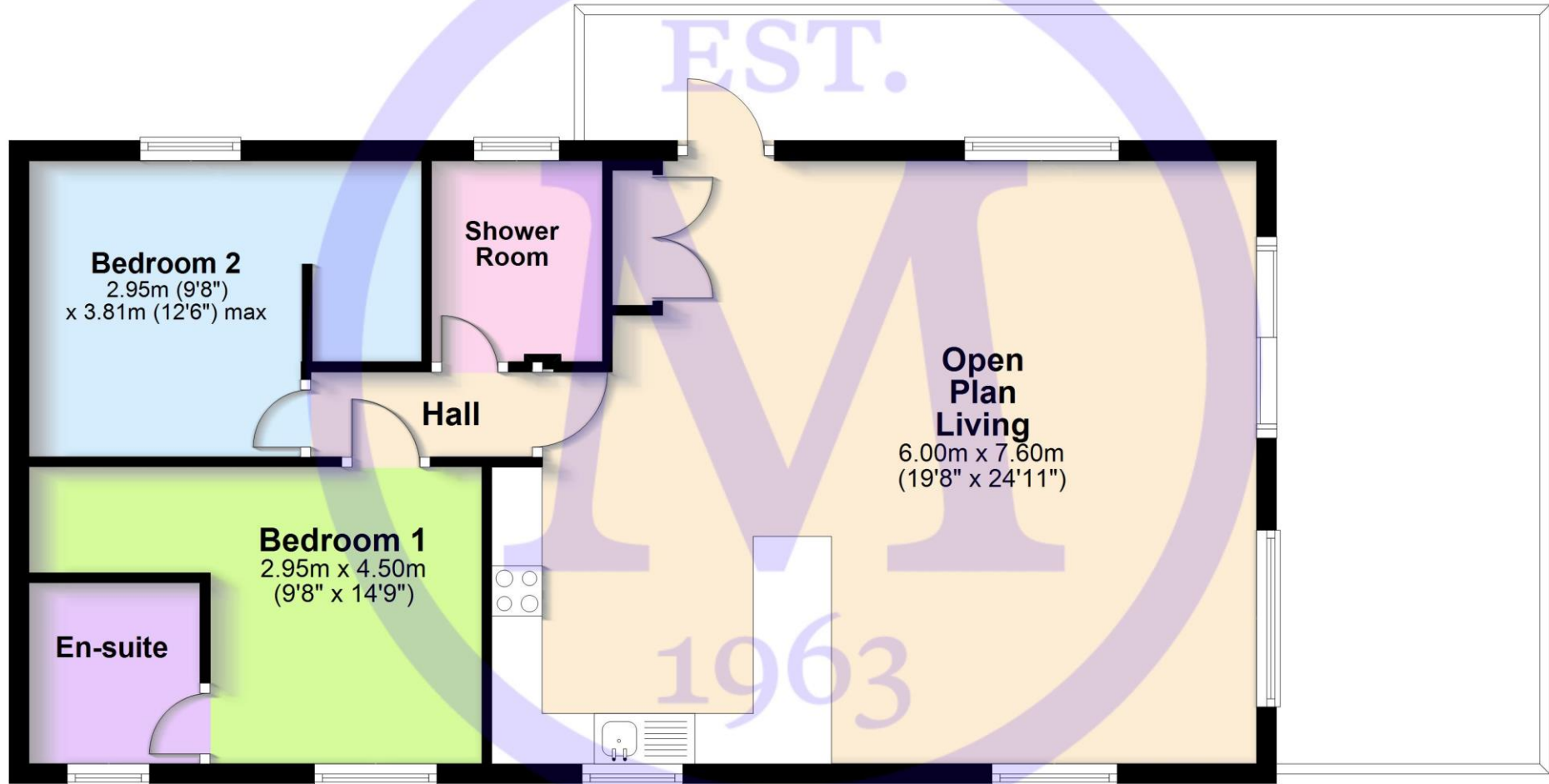
This is a brand new unit and a viewing is highly recommended.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band N/A
- Energy Performance Rating N/A

## Floor Plan

Approx. 73.2 sq. metres (787.4 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.

**45 Woodland View, Bashley Park, New Milton**

## Situation

In the heart of the enchanting New Forest Hoburne Bashley is a magical place to escape to with the open forest of the New Forest National Park, Barton on Sea clifftop and beach and New Milton high street all within easy reach. Facilities on offer at the park include an impressive entertainment complex, 9 hole golf course, heated pools, café and Brasserie, convenience store and a multi-use games area.

## Directions

From Mitchells turn left at the traffic lights and proceed over the railway bridge. Continue to the Bashley roundabout and turn right onto Sway Road. After approximately 500 yards turn left into Bashley Park. Follow the road and after passing reception, take the first left, then the second right onto Woodland View where the property will be found on the right hand side.



### Park map

- 1 Reception & entertainment complex
- 2 The Venue
- 3 Café h
- 4 Beauty h
- 5 Brasserie 1932
- 6 Lounge bar
- 7 Indoor pool
- 8 Outdoor pool
- 9 Adventure playground
- 10 Crazy golf
- 11 Multi-use sports court
- 12 Holiday home showground
- 13 Holiday home sales office
- 14 Launderette
- 15 Park shop
- 16 Woodland h
- 17 Toddler's play area
- 18 Outdoor café
- 19 Archery tunnel
- 20 Woodland Activity Area
- 21 Accessible Woodland Walks, Fairy Trail and Picnic Areas
- 22 Recycling
- 23 Nature trail





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