



*11 New Forest Lodge Retreat, Shorefield Country Park, SO41 0LH*

*£115,000*

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*11 New Forest Lodge Retreat  
Shorefield Country Park  
Downton  
Hampshire  
SO41 0LH*

A beautifully presented three bedroom holiday home situated in a unique gated development forming part of Shorefield Country Park. Features of the property include a large open plan living space, family bathroom, three good sized bedrooms with bedroom one benefitting from an en suite WC, spacious area of decking and allocated parking.

- 2018 Delta Superior 37x20
- 11 Month License, License Ends 30/11/2049
- Open Plan Living Area
- Three Bedrooms
- Bedroom One Benefitting From Dressing Area And WC
- Family Bathroom
- South West Facing Decking
- Allocated Parking
- Holiday Home Cannot Be Main Residence



## The Property

Entrance into the sitting/dining room with a bright triple aspect, sliding doors onto the decking, carpeted flooring, six seater dining table and chairs and feature electric fireplace.

Kitchen with cream gloss wall and base units with contrasting worktop, wood effect flooring, integrated eye level microwave, under counter fridge and freezer, four burner gas home and oven and slimline dishwasher, cupboard housing the gas fired central heating boiler.

Family bathroom with tile effect flooring, extractor fan, UPVC double glazed window and suite comprising panel bath with mixer tap over and shower attachment, glass shower screen, wash hand basin with mixer tap over and storage beneath, wall hung mirror fronted storage cupboard and WC.

Bedroom one is a particularly good size with fitted bedside cabinets, mirror fronted wardrobes, outlook to the rear, dressing table with mirror above and door leading to the dressing area and en suite WC with suite comprising WC, wash hand basin with mixer tap over and storage beneath, mirror fronted cabinet and ladder style heated towel rail.

Bedroom two and three are both laid out as twin bedrooms with built in wardrobes.







## *Gardens & Grounds*

New Forest Lodge Retreat is a private gated development of only 12 lodges situated a short walk to the facilities at Shorefield Country Park.

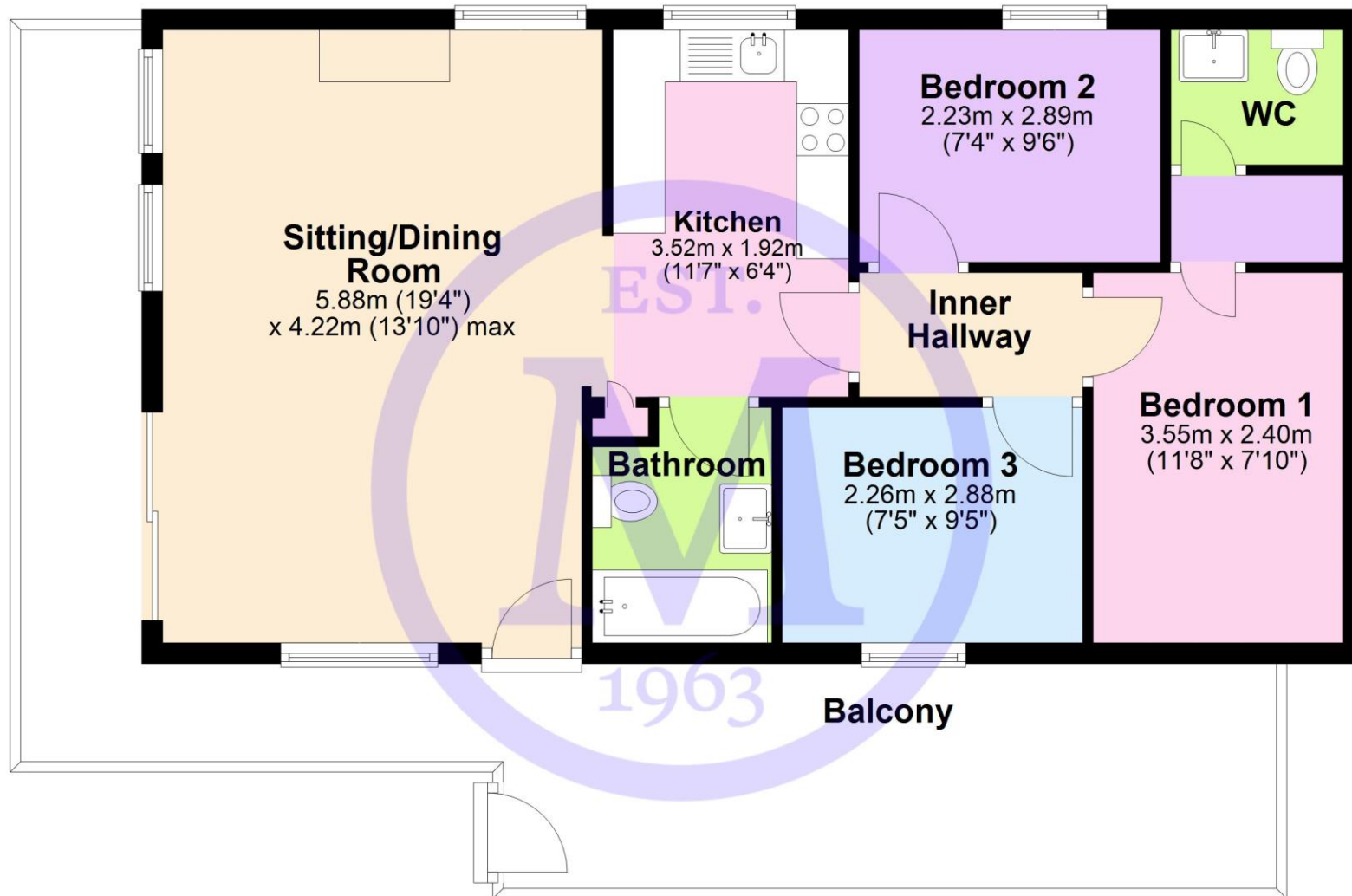
To the front and right hand side of the lodge is a large area of decking providing a fantastic space for outside entertaining. Adjoining the lodge is an allocated parking space.

## *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 is metered and billed in May and November. The park is open from 10th February to 5th January.

## Floor Plan

Approx. 66.1 sq. metres (711.9 sq. feet)



Total area: approx. 66.1 sq. metres (711.9 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.









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