



5 Rosewood, Shorefield Country Park, SO41 0LH

£45,000

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*5 Rosewood
Shorefield Country Park
Downton
Hampshire
SO41 0LH*

A fantastic and rare opportunity to purchase this spacious Willerby Boston holiday home, situated in an excellent position within the Rosewood development of Shorefield Country Park. The holiday home benefits from a high degree of seclusion and offers a large open plan kitchen/living area, a superb master bedroom with a large wardrobe and en-suite shower room, a twin second bedroom with a walk-in wardrobe, a family bathroom, a large decking area, and a long remaining license.

- 2011 Willerby Boston 40x20
- License Ends: 31/10/2036
- 2026 Site Fees: £8,832.92
- 2026 Rates: £1,607.32
- Second Home Only, Cannot Be Main Residence
- Spacious Open Plan Kitchen/Living Area
- Bedroom One With Large Wardrobe & En-Suite
- Twin Bedroom Bedroom
- Family Shower Room
- Unique Position On Shorefield



The Property

Entrance into the incredibly spacious open-plan kitchen/living area, with sliding doors onto the decking, a sitting area with a three piece suite and electric fireplace, a six seater dining table with chairs, a large storage cupboard, and a well equipped kitchen.

The kitchen has timber effect flooring, an excellent amount of gloss wall and base units with a contrasting marble effect worktop, a brand new tall fridge/freezer, and a slimline dishwasher. It also includes a stainless steel sink unit, a five burner gas hob with an extractor fan above, a raised microwave, and an electric oven.

Bathroom with timber effect flooring, a UPVC double glazed window, a panel bath with a mixer tap and shower attachments, a glass shower screen, a WC, and a wash hand basin with a mixer tap over and storage beneath.

Bedroom one is a large room with matching bedside cabinets, a spacious walk-in wardrobe, and a door leading to an en-suite shower room.

The en-suite comprises a corner shower cubicle with a glass shower screen, a WC, and a wash hand basin with a mixer tap and storage beneath.

Bedroom two is a large twin bedroom with two single beds and a generous walk-in wardrobe.





Gardens & Grounds

5 Rosewood is situated in a unique development of only a handful of holiday homes and can be accessed from within the Seabreeze development or Dane Park.

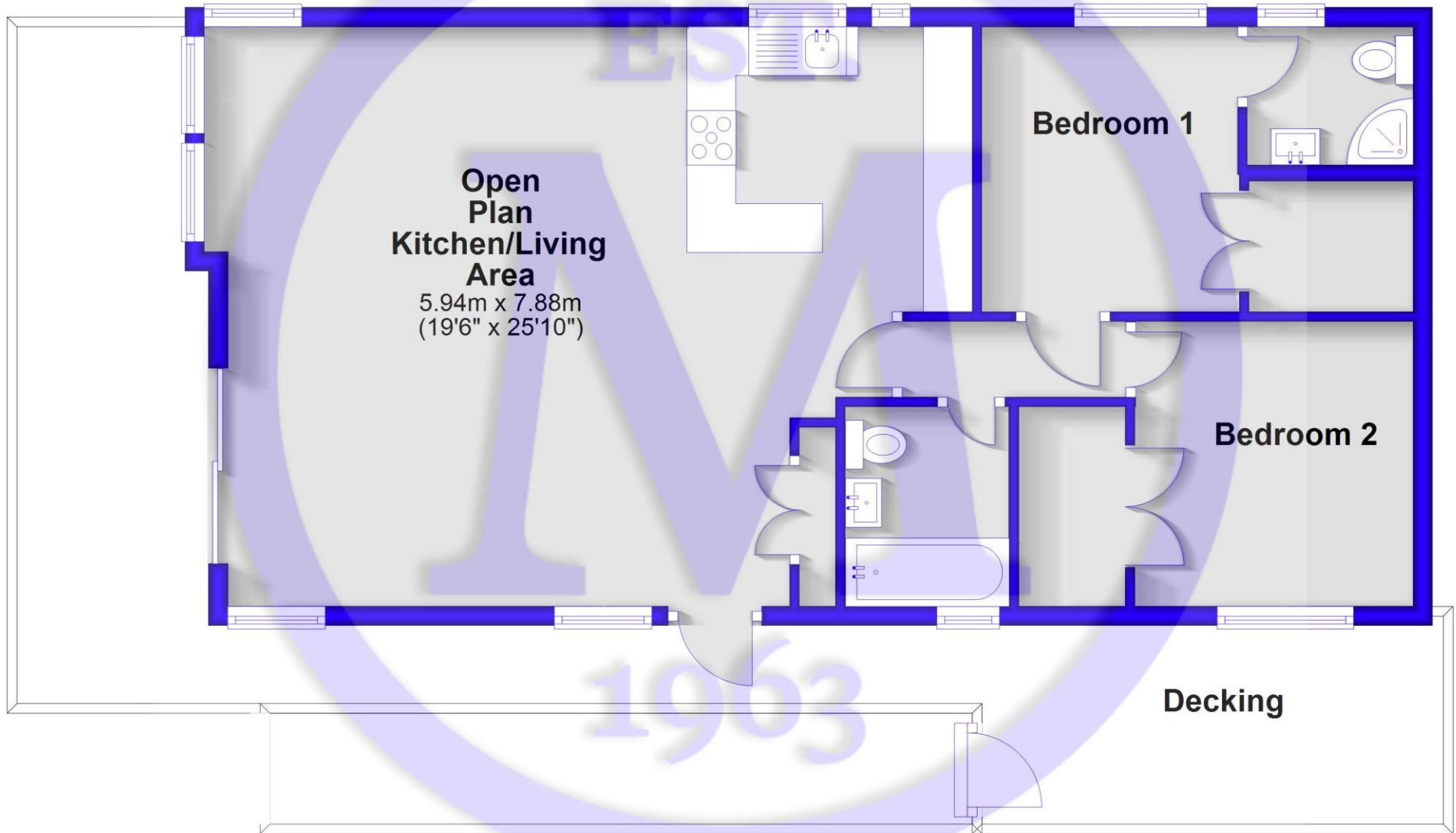
The holiday home includes a parking area to the side and a large decking area, both enjoying a good degree of privacy.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: NA
- Energy Performance Rating: NA

Floor Plan

Approx. 72.8 sq. metres (783.1 sq. feet)
(excluding Decking, Balcony)



Total area: approx. 72.8 sq. metres (783.1 sq. feet)

Situation

Located on the southern edge of the New Forest National Park and just a short stroll from the shingle beaches of Milford on Sea, the award-winning Shorefield Country Park offers an idyllic spot for the ultimate getaway. The park boasts a wide range of excellent facilities, including heated indoor and outdoor pools, a gym and day spa, bars, a restaurant, a fishing lake, pet-friendly areas, play areas, tennis courts, and live family entertainment.

At Shorefield Country Park, site fees run from November to October, while the rates are charged from April to March. These fees can be paid either over six or twelve months. Gas and electricity are metered, with bills issued in May and November. The park is open from 10th February to 5th January, providing a fantastic year-round retreat.





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