



*20 Rowan, Hoburne Bashley Holiday Park, BH25 5QR*

*£45,000*

**Mitchells**  
1963 — TODAY



*20 Rowan  
Hoburne Bashley  
Holiday Park  
New Milton  
Hampshire  
BH25 5QR*

A fine example of this ABI Keswick two bedroom holiday lodge situated within close proximity of all facilities at Hoburne Bashley Holiday Park. The holiday home features a spacious open planned living area with a modern kitchen, a family shower room and two good sized bedrooms with bedroom one benefitting from an en-suite cloakroom. The property has been well maintained by the current owner and an internal viewing is highly recommended.

- ABI Keswick
- Open Planned Kitchen/Living/Dining Area
- Family Shower Room
- Bedroom One With En-Suite Cloakroom
- Bedroom Two
- Wrap Around Decking
- Casual Parking
- Walking Distance Of Facilities
- Second Home Only
- Cannot Be Main Residence



## The Property

Entrance into kitchen area with modern wood effect wall and base units and a contrasting marble effect worktop, stainless steel sink unit with mixer tap over and drainer, four burner gas hob with twin oven beneath and an integrated tall fridge freezer.

The triple aspect sitting/dining room is a generous size with sliding doors onto the south facing decking, feature electric fireplace, corner dining table with bench and a large L-shaped sofa with a built in bed.

Modern family shower room with suite comprising of a WC, wash hand basin with mixer tap over and storage beneath, mirror fronted medicine cabinet, extractor fan, ladder style heated towel rail and a shower cubicle with glass sliding doors and thermostatic shower attachment.

Bedroom one is a generous double size with a built in dressing table with mirror above, wall hung storage units, matching bedside cabinets, a triple wardrobe and a door leading to the en-suite cloakroom with a suite comprising of a WC, wash hand basin with mixer tap over, gas radiator and a cupboard housing the central heating boiler.

Bedroom two is currently laid out as a twin bedroom with a wall hung storage unit, a bedside table and a single fitted wardrobe.

There is a great broadband connection providing the lodge with its own Wi-Fi network which enables the use of all the streaming services.





## *Gardens & Grounds*

The property benefits from a good sized area of south facing decking to the front which wraps around the side of the property.

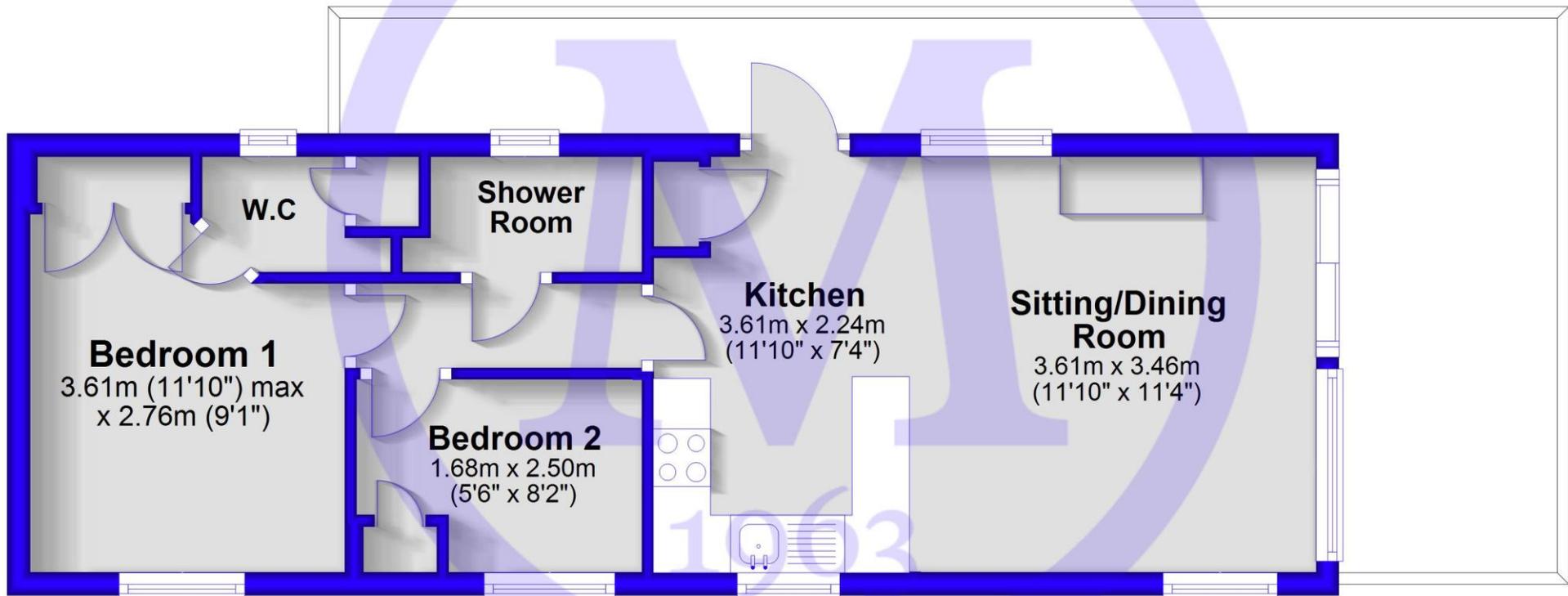
There is also two storage containers to the rear, an outside tap and lots of casual parking adjoining the lodge.

## *Services*

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

## Floor Plan

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 40.7 sq. metres (437.6 sq. feet)



## 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. Upon reaching the roundabout turn right onto Sway Road. After 500 yards turn left into Hoburne Bashley, take the second left into Rowan and follow the signage for number 20.



### Park map

- 1 Reception & entertainment complex
- 2 The Venue
- 3 Café h
- 4 Beauty h
- 5 Brasserie 1952
- 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 Laundrette
- 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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