



H62, Shorefield Country Park, SO41 0LH

£70,000

Mitchells
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H62
Shorefield Country Park
Downton
Hampshire
SO41 0LH

A fine example of the ABI Ambleside Premier situated within a lovely quiet cul de sac, close to all facilities at Shorefield Country Park. The property has been beautifully cared for by the current owners and offers a large kitchen/sitting/dining room, two good sized bedrooms with the master benefitting from an en-suite shower room, a family shower room, allocated parking and a spacious area of decking.

- 2021 ABI Ambleside Premier 41x14
- Entrance Hall
- Open Plan Kitchen/Living Area
- Bedroom One With En-Suite
- Second Twin Bedroom
- Family Shower Room
- Wrap Around Decking
- 2024/2025 Site Fees £7,380.30
- 2024/2025 Rates £954.34



The Property

Entrance hall with tile effect flooring and cupboard housing the gas fired central heating boiler.

Kitchen with an impressive range of shaker style wall and base units with a contrasting marble effect worktop, a continuation of the tile effect flooring, one and a half bowl sink unit with mixer tap over and drainer, five burner gas hob, raised electric ovens, integrated microwave, fridge/freezer, dishwasher and washing machine, extractor fan and space for a four seater dining table and chairs.

The sitting room is a generous size with a built in fireplace with inset electric fire, glass sliding doors onto the decking and a pleasant triple aspect.

Family bathroom with a suite comprising a WC, wash hand basin with mixer tap over and storage beneath, ladder style heated towel rail, shower cubicle with thermostatic controlled shower and sliding glass shower door, wall hung storage unit, tile effect flooring and a Velux window.

Bedroom one is a king sized bedroom with built in bedside tables, dressing table, double wardrobe and door leading to the en-suite with a suite comprising a WC, wash hand basin with mixer tap over and storage beneath, mirror fronted medicine cabinet, wall hung storage, extractor fan and shower cubicle with thermostatic controlled shower and sliding glass shower doors.

Bedroom two is laid out as a twin room with two single beds, a single wardrobe, matching dressing table with mirror above and bedside cabinet.





Gardens & Grounds

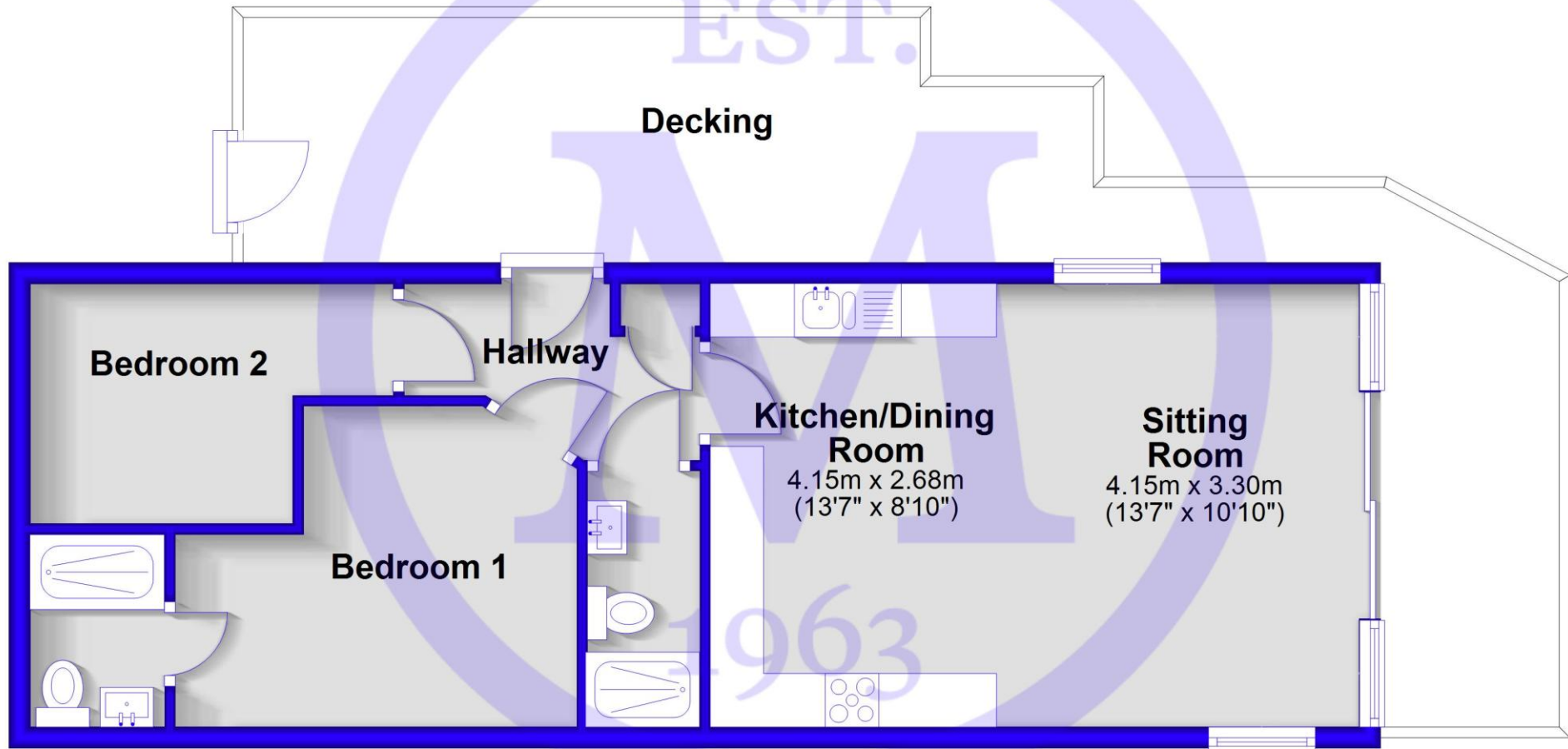
The holiday home sits on a fantastic plot within walking distance of the facilities and outside swimming pool yet still within a quiet cul de sac location. Two sides of the property have a wraparound decking providing ample space for outside entertaining and there is also an allocated parking bay.

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.

Ground Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



Total area: approx. 51.7 sq. metres (556.1 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.

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. Cross 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 H62.





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