



*B44, Shorefield Country Park, SO41 0LH*

£35,000

**Mitchells**  
1963 — TODAY







*B44 Shorefield  
Shorefield Country Park  
Downton  
Hampshire  
SO41 0LH*

A beautifully presented two bedroom, two bathroom holiday home situated in a quiet corner of a cul-de-sac within the popular Shorefield Country Park. Features of the property include two spacious bedrooms, with the main bedroom benefiting from an en-suite shower room and walk-in wardrobe, a modern kitchen/living area with a pleasant south-westerly aspect, and a family bathroom. The holiday home occupies a unique plot, and viewing is highly recommended.

- Delta Superior
- License Ends 31/10/2038
- Kitchen/Dining Room
- Sitting Room
- Bedroom En-Suite Shower Room
- Twin Second Bedroom
- Family Bathroom
- Spacious Corner Plot
- West Facing Decking



## The Property

The kitchen features timber effect flooring, modern cream wall and base units, a contrasting marble effect worktop, a stainless steel sink unit with mixer tap and drainer, a four burner gas hob with under counter oven and extractor fan above, and a freestanding American style fridge/freezer. There is a four seater table and chairs, and integrated appliances include a slimline dishwasher, a washer dryer, and an eye-level microwave.

Sitting room with wood effect flooring, sliding doors leading to the west-facing decking, a feature electric fireplace, and a pleasant triple aspect.

Bedroom one enjoys a fantastic bay window overlooking the nearby fields, matching bedside units with wall mounted storage, a large walk-in wardrobe, and an en-suite shower room.

The en-suite is fitted with tile effect flooring, an extractor fan, a cupboard housing the central heating boiler, and a suite comprising a WC, wash hand basin with mixer tap and storage beneath, ladder-style heated towel rail, and a shower cubicle with thermostatically controlled shower and glass sliding door.

Bedroom two is a good sized twin room with a single wardrobe and wall mounted storage.

Family bathroom with a UPVC double glazed window, extractor fan, and a suite comprising a WC, wash hand basin with mixer tap and storage beneath, ladder style heated towel rail, and a panelled bath with mixer tap, handheld shower attachments, and a glass shower screen.







## *Gardens & Grounds*

B44 Shorefield occupies a fantastic and unique pitch, enjoying a spacious corner position that gives the holiday home a wonderful sense of space and a high degree of privacy. From the decking, there is a westerly aspect with elevated views, while to the side of the unit lies a large lawned area bordered by mature hedging. To the rear, the property backs onto a row of woodland with open fields beyond.

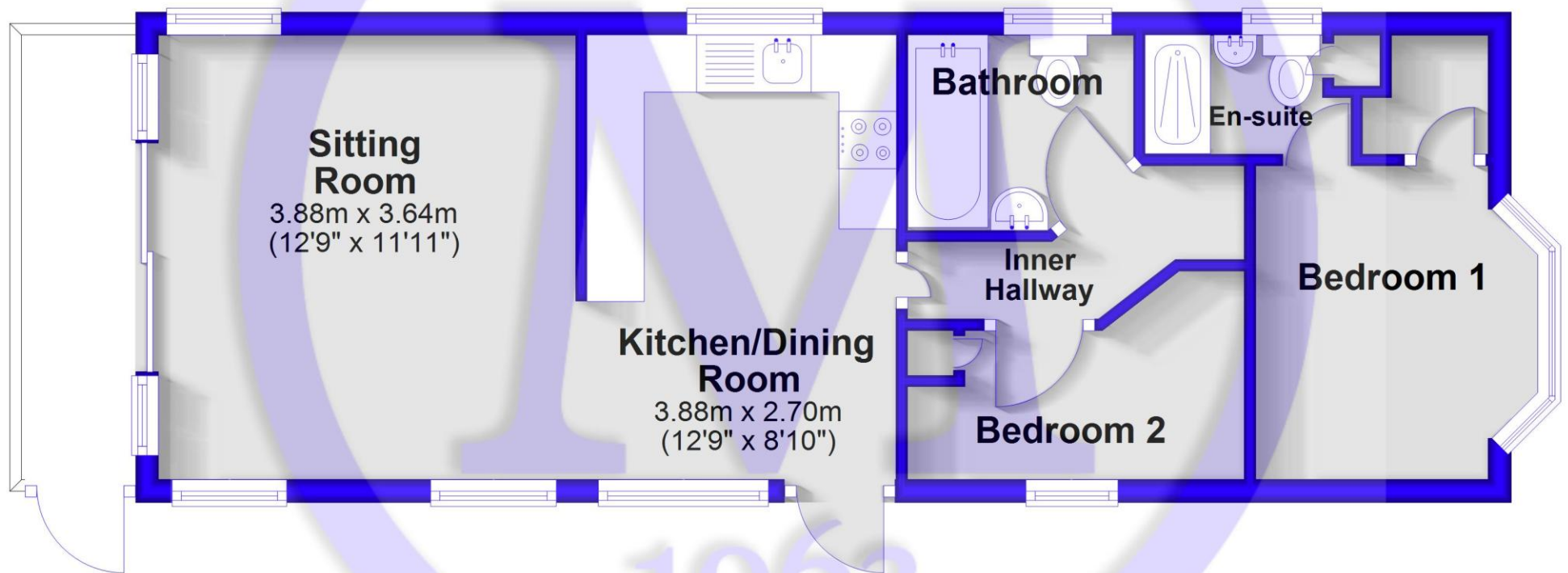
## *Services*

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



## Floor Plan

Approx. 45.3 sq. metres (487.5 sq. feet)



Total area: approx. 45.3 sq. metres (487.5 sq. feet)

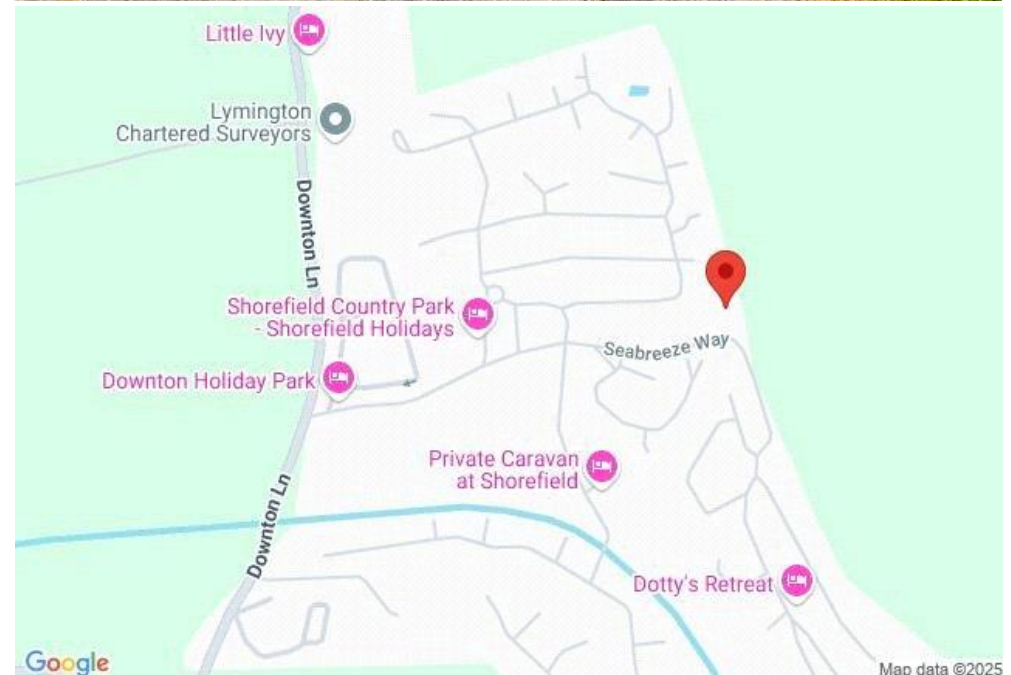


## Situation

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. Continue across the mini roundabout onto Milford Road, continue for approximately one and a half miles, turn left into Downton Lane, immediately right into Shorefield, continue along Shorefield Way, through the barriers which will open automatically. At the roundabout turn left and follow the signage to B44.







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