

*26 Amberwood, Shorefield Country Park, SO41 0LH* £160,000

# Mitchells

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AND
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# *26 Amberwood*
# *Shorefield Country Park*
# *Downton*
# *Hampshire*
# *SO41 0LH*

A well presented three bedroom holiday home, situated in a quiet position on the ever popular Shorefield Country Park. This lodge has been well cared for by the current owner and features a spacious open plan kitchen/living area, three bedrooms, with bedroom one benefiting from an en-suite shower room, two parking spaces, and a large area of decking.

- 2019 Prestige Buckland
- 2026 Site Fees: £8,832.92
- 2026 Rates: £1,607.36
- License Ends: 31/10/2049
- Second Home Only
- Cannot Be Main Residence
- Open Plan Kitchen/Living Area
- Three Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Large Decking
- Two Parking Spaces





# *The Property*

Entrance hall with a large storage cupboard housing the central heating boiler and washer/dryer.

Open plan living area with a feature fireplace and electric fire, wall mounted TV, triple aspect windows, and casement doors onto the decking.

Kitchen with modern wall and base units, a contrasting wood effect worktop, integrated fridge/freezer, dishwasher, electric oven, inset stainless steel sink with mixer tap over, and gas hob.

Family bathroom with a modern suite comprising a panel bath with mixer tap over, handheld shower attachment, WC, pedestal wash hand basin, chrome ladder style heated towel rail, and fully tiled walls.

Bedroom one is a generous kin size room with ample space for furniture, and an en-suite shower room comprising a large walk-in shower cubicle with glass screen, WC, wash hand basin with mixer tap over and storage beneath, and part tiled walls.

Bedroom two and three are also good sized bedrooms, with bedroom two being a large double and bedroom three currently laid out as a twin room with two single beds, both with built-in wardrobes.

















## Gardens & Grounds

To the front of the lodge is a large area of decking with ample space for outdoor entertaining, as well as two allocated parking spaces.

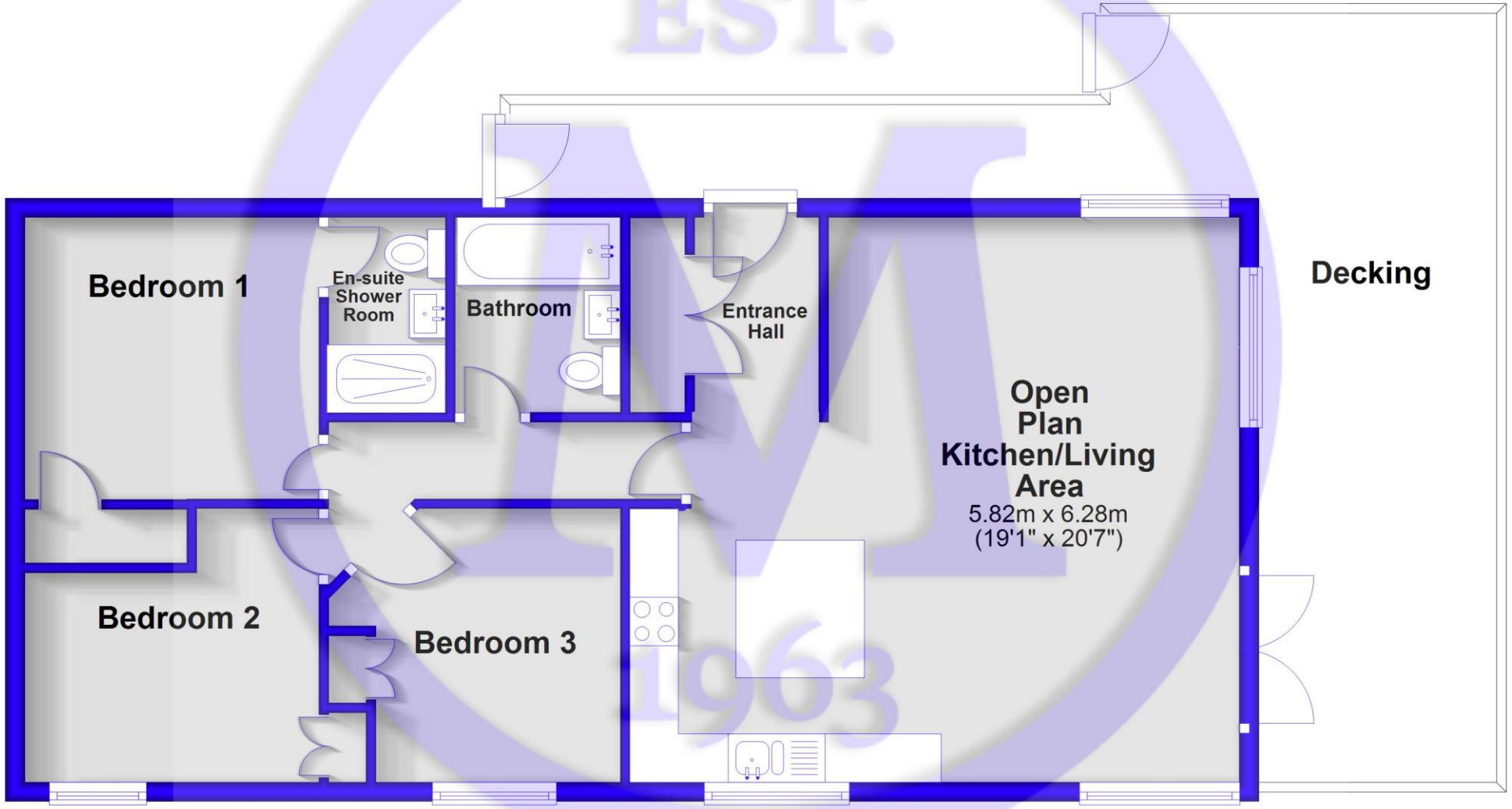
The property benefits from ramped access, making it accessible for a wide range of buyers.

## Services

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

# Ground Floor

Approx. 72.8 sq. metres (783.9 sq. feet)




Total area: approx. 72.8 sq. metres (783.9 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.







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