



*H43, Shorefield Country Park, SO41 0LH*

£25,000

**Mitchells**  
1963 — TODAY



*H43  
Shorefield Country Park  
Downton  
Hampshire  
SO41 0LH*

A brilliant example of this Willerby Cameo holiday home situated in a fantastic pitch on the popular Shorefield Country Park. The holiday home offers spacious open plan living accommodation with three good size bedrooms, a family shower room, an en-suite WC to bedroom one, a south facing decking and a parking space.

- 2014 Willerby Cameo
- License Until 31/10/2034
- 2026 Site Fees: £7,694.68
- 2026 Rates: £930.32
- Second Home Only
- Cannot Be Main Residence
- Open Plan Kitchen/Living Area
- Three Bedrooms
- Family Shower Room
- En-Suite WC
- South Facing Decking
- Quiet Cul De Sac Location



## The Property

Entrance into the kitchen/dining room with tile effect flooring, shaker style wall and base units with a contrasting marble effect worktop, a stainless steel sink unit with a mixer tap over, integrated appliances including a tall stand up fridge/freezer, a four burner gas hob, an oven and an extractor fan over, along with a dining table with built-in bench seat and stools.

Sitting room with double casement doors onto the private decking, a built-in sofa which extends to sofa bed and a feature electric fireplace.

Family shower room with suite comprising a WC, a wash hand basin with mixer tap over, a cupboard housing gas fired central heating boiler, a shower cubicle, an extractor fan and a useful storage cupboard.

Bedroom one is a generous king size bedroom with a feature bay window overlooking the rear, matching bedside cabinets, wall hung storage and built-in triple wardrobe. Bedroom one also benefits from an en-suite WC with a UPVC window, a wash hand basin, a WC and a corner mirror fronted medicine cabinet.

Bedroom two is currently laid out with bunkbeds however, would also make a good size single bedroom with a UPVC window, and matching bedside cabinet and wall hung storage.

Bedroom three is currently set out as a twin room with a UPVC window and a wall hung wardrobe.





## *Gardens & Grounds*

H43 is situated in a quiet corner plot within level walking distance of the outside pool and a short walking distance from all the other facilities at Shorefield Country Park.

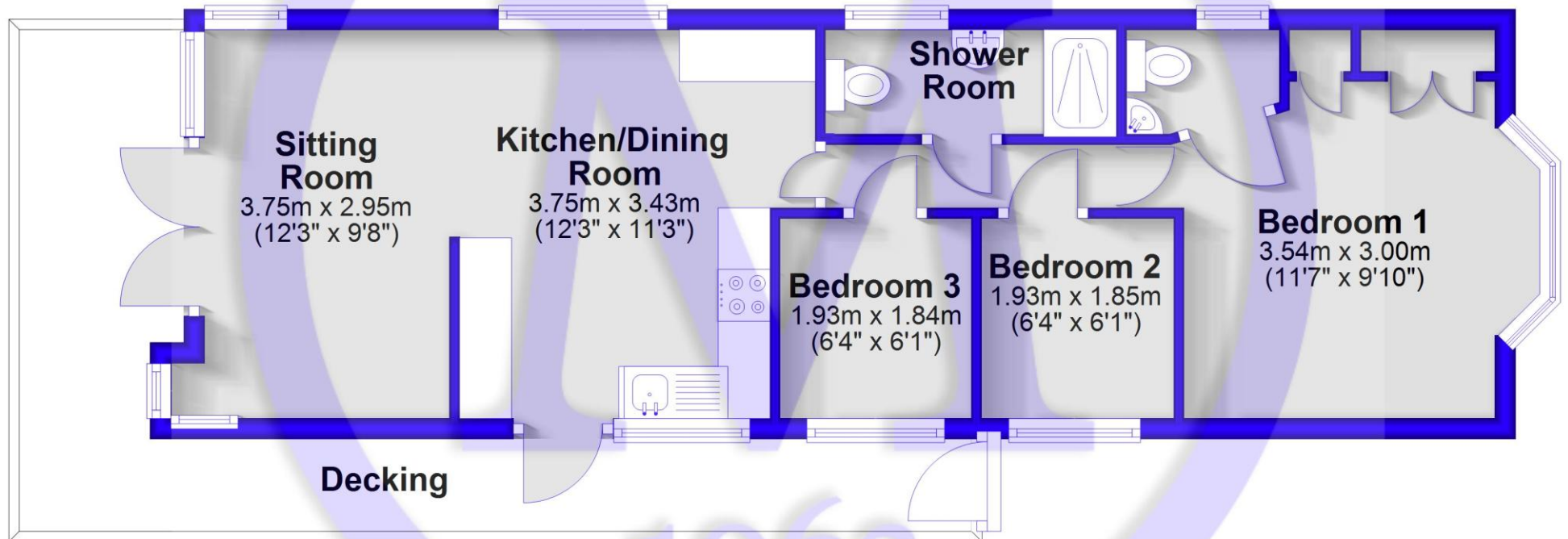
The decking enjoys a bright southerly aspect and the holiday home also benefits from an area of paved patio adjoining the property providing an additional space for outside entertaining and an outdoor storage container.

## *Services*

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

# EST. Floor Plan

Approx. 48.0 sq. metres (517.0 sq. feet)



Total area: approx. 48.0 sq. metres (517.0 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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