



*H27 Shorefield, Shorefield Country Park, SO41 0LH*

£60,000

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*H27 Shorefield  
Shorefield Country Park  
Downton  
Hampshire  
SO41 0LH*

A beautifully presented two bedroom holiday home situated in a quiet cul-de-sac on the popular Shorefield Country Park. The property has been immaculately kept by the current owners and offers a spacious open plan kitchen/living room with doors leading out onto the decking, two generously sized bedrooms, both with built-in storage, one of which has an en-suite bathroom, a family shower room with a Jack and Jill door leading to the second bedroom, and two allocated parking spaces.

- Willerby New Hampshire
- License Ends: 31/10/2038
- 2026 Site Fees: £8,832.92
- 2026 Rates: £1,607.36
- Second Home Only, Cannot Be Main Residence
- Impressive Open Plan Kitchen/Living Room
- Bedroom One With Walk In Wardrobe & En-Suite
- Large Bedroom Two
- Jack & Jill Bathroom
- Fantastic Pitch In Cul De Sac Location



## The Property

Entrance into the open plan kitchen/living room, which benefits from a pleasant triple aspect and doors leading onto the decking. The modern kitchen comprises a generous range of wall and base units with a contrasting timber effect worktop, a range style cooker with an electric extractor fan above, feature vaulted ceilings, recessed ceiling spotlights, space and plumbing for a washing machine, a one and a half bowl sink unit with a mixer tap and drainer, a freestanding fridge/freezer, and a dining table with seating for four.

Bedroom one is currently laid out with bunk beds, but it could easily be used as a large double bedroom. It features sliding doors leading to a walk-in wardrobe and then to the en-suite bathroom. The en-suite has tiled flooring, a panel bath, a UPVC double glazed window, a ladder style heated towel rail, a wash hand basin with a mixer tap over and storage beneath, a WC, and an extractor fan.

Bedroom two is a generously sized double bedroom with a fitted triple wardrobe, a pleasant side outlook, and a door leading to the Jack and Jill shower room.

The family shower room has tiled flooring, a UPVC double glazed window, and a suite comprising a chrome ladder style heated towel rail, a WC, a large shower cubicle, and a wash hand basin with mixer tap and storage beneath.





## *Gardens & Grounds*

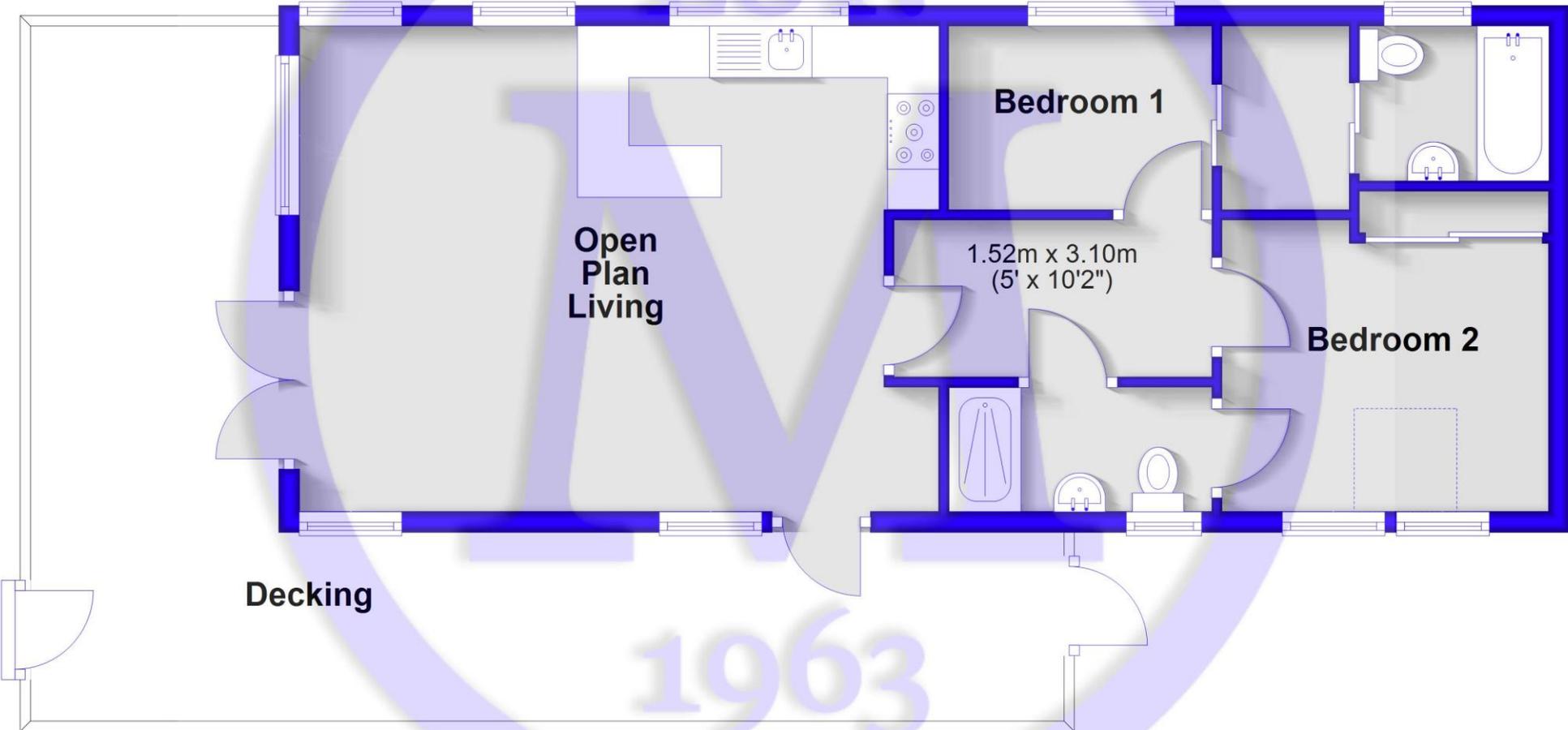
The holiday home is situated on a fantastic pitch within a quiet cul-de-sac, just a short walk from all the facilities at Shorefield Country Park. H27 benefits from a large decking area adjoining the unit, two parking spaces, and excellent spacing from its neighbours, with no other units directly behind it.

## *Services*

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

# Floor Plan

Approx. 57.3 sq. metres (616.3 sq. feet)



Total area: approx. 57.3 sq. metres (616.3 sq. feet)





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