



*G25, Shorefield Country Park, SO41 0LH*

£35,000

**Mitchells**  
1963 — TODAY



*G25  
Shorefield Country Park  
Downton  
Hampshire  
SO41 0LH*

A brilliantly positioned holiday home presented in fantastic order throughout, within level walking distance of all the facilities at Shorefield Country Park. The property has been well cared for by the current owner and features a large open plan kitchen/dining area with vaulted ceilings, two good sized bedrooms, with bedroom one benefiting from an en-suite bathroom, a family shower room, two areas of decking, an additional garden area, parking, and a long remaining licence.

- 2017 Regal Symphony 40x12
- License Ends 31/10/2037
- 2026 Site Fees: TBC
- 2026 Rates: TBC
- Second Home Only
- Cannot Be Your Main Residence
- Open Plan Kitchen/Living Area
- Two Good Size Bedroom
- Family Bathroom
- En-Suite Shower Room
- Private Gardens
- Parking



## The Property

Kitchen/dining room with timber effect flooring and a generous range of gloss wall and base units with a contrasting worktop. There is a breakfast bar with two stools, integrated appliances including raised double ovens, an eye level microwave, a five burner gas hob with an extractor fan above, a wine fridge, and a slimline dishwasher. A cupboard houses the gas fired central heating boiler. The room also features two Velux windows and a one and a half bowl stainless steel sink unit.

The sitting room benefits from a pleasant triple aspect and double doors opening onto one of the decking areas. It includes a feature electric fireplace, a wall mounted TV unit, and ample space for furniture.

The family shower room has timber effect flooring and a suite comprising a WC, a wash hand basin with mixer tap and storage beneath, an extractor fan, recessed ceiling spotlights, a radiator, and a shower cubicle with a glass sliding door.

Bedroom one is an excellent king size room with matching bedside cabinets, a chest of drawers, fitted wardrobes, a large picture window, a vaulted ceiling with recessed spotlights, and a door leading to the en-suite bathroom.

The en-suite features timber effect flooring, a panel bath with mixer tap and wall-hung shower attachment, a glass shower screen, a radiator, a WC, a UPVC double glazed window, an extractor fan, and a wash hand basin with mixer tap and storage beneath.

Bedroom two is currently laid out as a double bedroom with matching bedside cabinets, wall hung storage, and a double fitted wardrobe.





## *Gardens & Grounds*

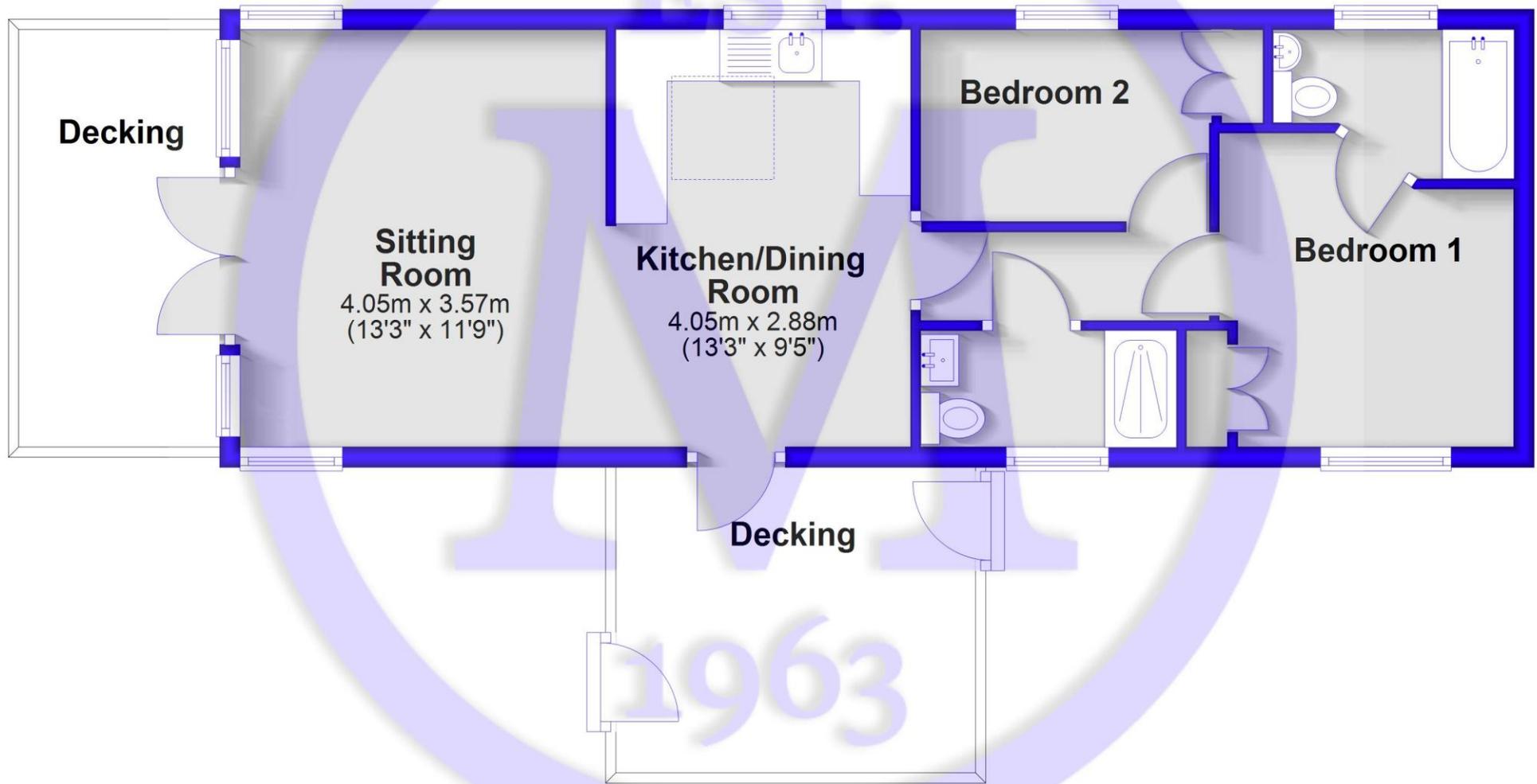
G25 benefits from two areas of raised decking, both ideal for outdoor entertaining, with steps leading down to an additional garden area that enjoys an excellent degree of privacy. The holiday home also includes parking and is only a short walk from all the facilities at Shorefield Country Park.

## *Services*

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

## Floor Plan

Approx. 50.4 sq. metres (542.7 sq. feet)



Total area: approx. 50.4 sq. metres (542.7 sq. feet)





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