



B48, Shorefield Country Park, Downton,

Asking Price £48,000

Mitchells
1963 — TODAY



*B48 Shorefield Country
Park
Downton
Hampshire
SO41 0LH*

This lodge is currently in one of the best locations in the park . After the current license ends, the new owner will be able to upgrade to a brand-new lodge and keep a top location, making it a great long-term investment. You're not just buying a unit — you're securing one of the strongest pitches in the park. An outstanding example of a fully refurbished, bespoke fitted luxury lodge which occupies a unique plot in a fantastic location, with a private wooded backdrop and just a couple of minutes' level walk from the clubhouse and all facilities. The lodge has been refurbished to the highest of standards and features an extremely generous open plan living arrangement, two generous double bedrooms, two luxury bathrooms, extended wrap around decking, a private area of lawn to the rear of the lodge, and allocated parking. This lodge comes fully equipped and is ready for immediate use.

- License Ends 31/10/2031
- 2026 Site Fees: £8,832.92
- 2026 Rates: £1,607.36
- Second Home Only, Cannot Be Main Residence
- A Successful Holiday Let Business
- Open Plan Kitchen/Living Room
- Two Bedrooms
- Shower Room
- En-Suite Bathroom
- Wrap Around Decking



The Property

A superb open plan kitchen/living space with triple aspect windows and access to the decking. The fully equipped kitchen features timber effect worktops, a range style stove, fridge/freezer, washing machine, and a breakfast bar that separates it from the living area.

The master bedroom boasts a vaulted ceiling, large mirrored built-in wardrobes, a decorative feature wall, twin windows offering a green outlook, Velux roof windows, and a door leading to the main bathroom.

Bedroom two is a generous twin with its own dressing area and a private en-suite, fitted with a matching white suite comprising a full sized bath, low flush WC, wash hand basin inset into a vanity unit with storage beneath, window, ladder style towel rail, and decorative wood grain panelling.

The main shower room is accessible from both the hallway and the master bedroom. It includes a large double width walk-in shower cubicle, low flush WC, wash hand basin with storage under, decorative panelling, chrome ladder towel rail, window, and tiled effect vinyl flooring.





Gardens & Grounds

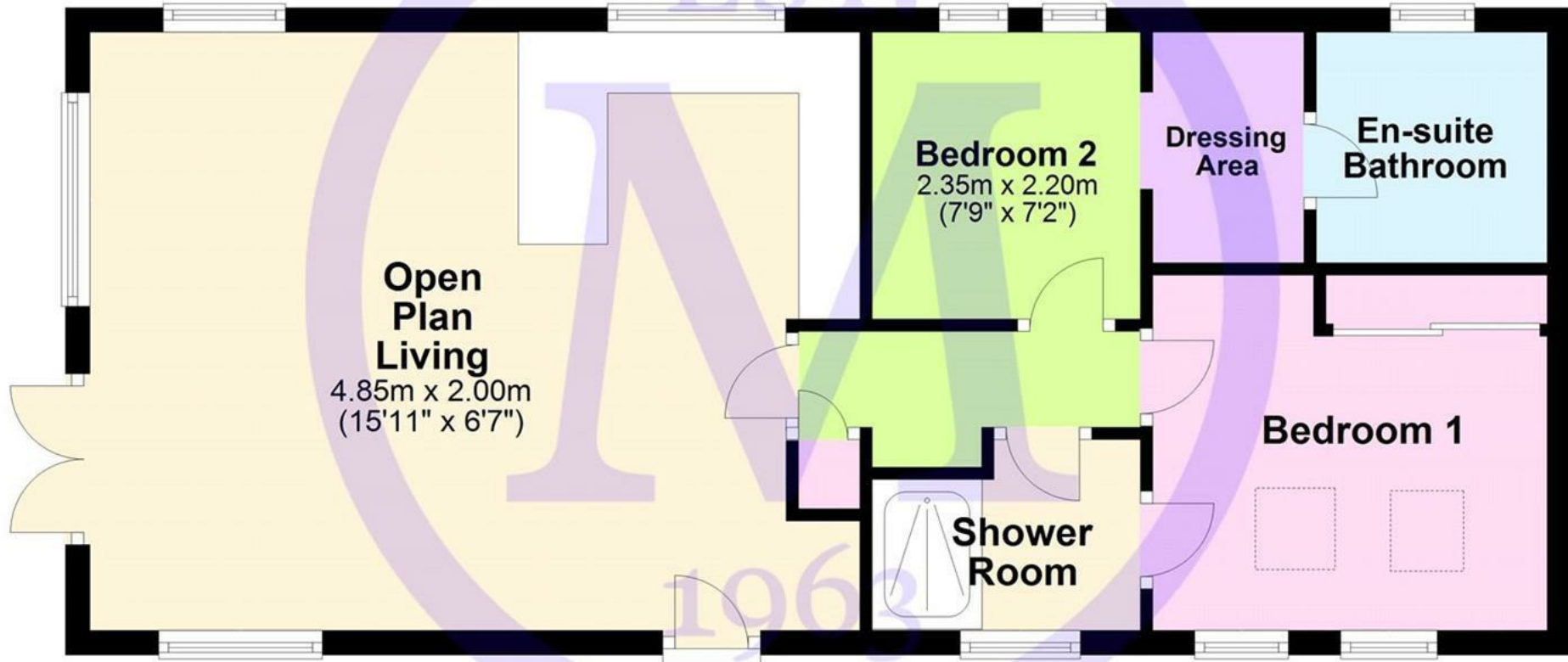
This lodge occupies a unique plot with an unrivalled outlook over local farmland. An extended decking wraps around from the south to the east elevation, providing a generous dining area. There is also a large private lawn, outside storage, and allocated parking.

Services

Mains gas, electric, water and sewerage
Council Tax Band
Energy Performance Rating

Ground Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



Total area: approx. 55.4 sq. metres (596.7 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'
Plan produced using PlanUp.

Situation

From Mitchells turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road, continue across the next roundabout and take the second right into Downton Lane, first left into Shorefield Road where Shorefield Country Park will be found ahead of you.





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