



*F11 Shorefield, Shorefield Country Park*

*£60,000*

**Mitchells**  
1963 — TODAY



*F11 Shorefield  
Shorefield Country Park  
Downton  
Hampshire  
SO41 0LH*

A beautifully presented three bedroom holiday home, situated within a short walking distance of all the facilities at the popular Shorefield Country Park. This holiday home has been well maintained and features include a modern open plan kitchen/living room, an en-suite shower room to the master bedroom, two twin bedrooms, a family shower room, and a large west facing deck.

- 2022 Regal Charmouth 42x14
- License Ends 31/10/2042
- 2026 Site Fees: £7,694.68
- 2026 Rates: £930.32
- Second Home Only, Cannot Be Main Residence
- Open Plan Kitchen/Living Room
- Three Bedrooms
- Two Shower Rooms
- West Facing Decking



## The Property

Entrance hall with two useful storage cupboards.

The open plan kitchen/living room benefits from a pleasant triple aspect and features a modern kitchen with timber effect flooring. It offers a generous range of wall and base units with a contrasting marble effect worktop. Appliances include an integrated tall stand up fridge/freezer, slimline dishwasher, four burner gas hob with under counter oven and extractor fan, eye level microwave, and a one and a half bowl stainless steel sink unit with mixer tap and drainer. The dining area includes a table and chairs for four. The sitting room features a built-in media wall with a feature electric fire and sliding doors opening onto the decking.

Family shower room with timber effect flooring, an extractor fan, a UPVC double glazed window, wall hung storage, and a modern suite comprising a WC, a radiator, a wash hand basin with a mixer tap over and storage beneath, and a shower cubicle with a glass sliding screen.

Bedroom one is a generous king size room with matching bedside cabinets, a dressing table with built-in storage, a double wardrobe, and a door leading to the en-suite shower room.

The en-suite includes timber flooring, an extractor fan, a UPVC double glazed window, a WC, a wash hand basin, and a shower cubicle.

Bedrooms two and three are both twin rooms with built-in storage.





## *Gardens & Grounds*

F11 is situated between the outdoor pool and all the facilities at Shorefield Country Park, with the reception just a short walk away. The large west facing decking provides an ideal space for outdoor entertaining.

## *Site Fees & Charges*

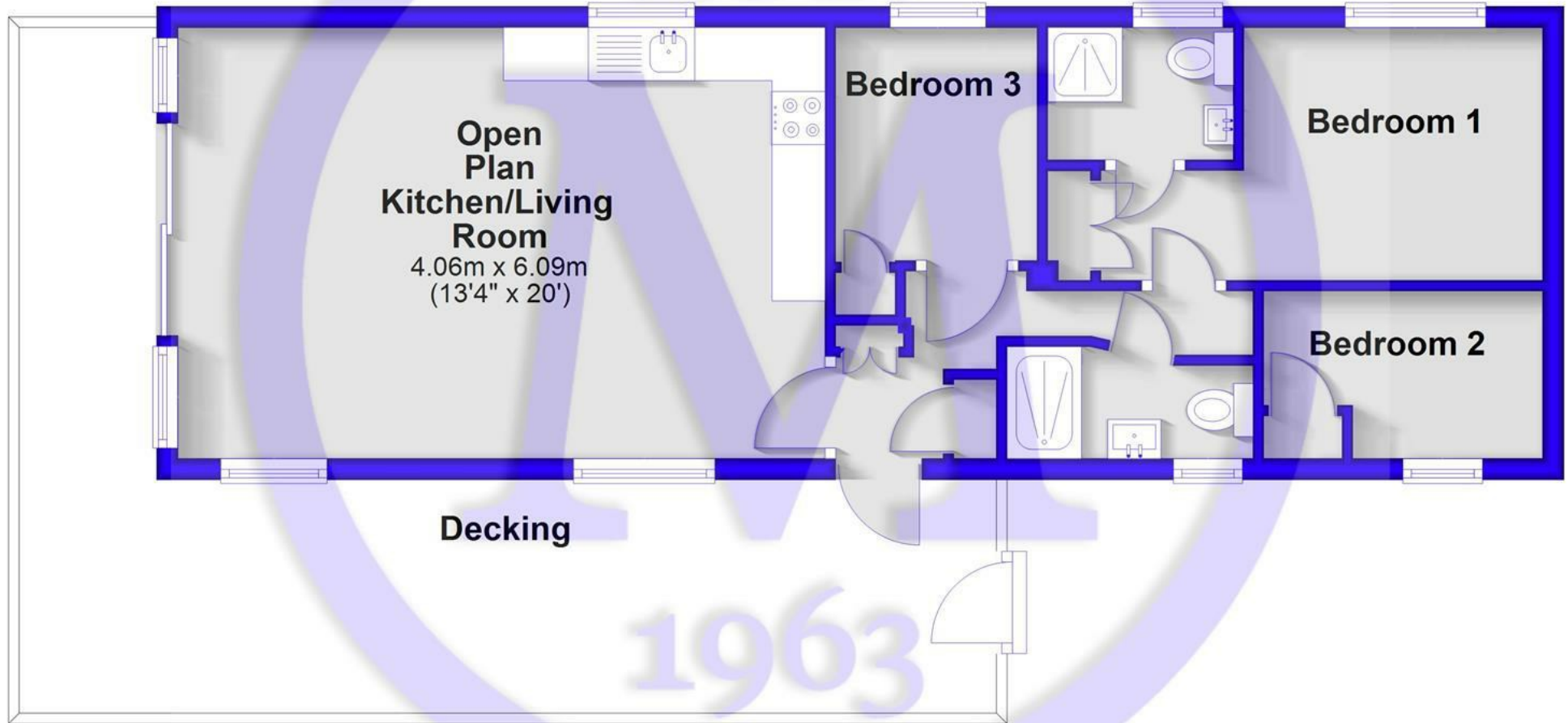
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## Floor Plan

Approx. 52.1 sq. metres (560.6 sq. feet)



Total area: approx. 52.1 sq. metres (560.6 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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