

Amberwood, Shorefield Country Park, SO41 0LH

£199,995

Mitchells

1963 — TODAY



Amberwood
Shorefield Country Park
Downton
Hampshire
SO41 0LH

An excellent opportunity to purchase this high specification, luxury holiday home, situated on an impressive pitch within a quiet cul-de-sac in the popular Shorefield Country Park. The holiday home has been beautifully maintained by the current owners and features a spacious open plan living area with sliding doors leading onto the private, south-facing decking, two bedrooms, both with dressing areas and en-suites, a separate utility room, two allocated parking spaces, and a long remaining licence.

- Pathfinder Special Edition 42x20
- License Ends 31/10/2052
- 2026 Site Fees: £8,832.92
- 2026 Rates: £1,607.36
- Open Plan Kitchen/Living Room
- Separate Utility Room
- Two Bedrooms, Both With Dressing Areas & En-Suites
- Two Allocated Parking Spaces
- Large South-Facing Decking With Fantastic Private Outlook
- Second Home Only, Cannot Be Main Residence





The Property

Entrance into the utility room, with timber effect flooring, a useful coats cupboard, and an additional cupboard housing the Worcester gas fired central heating boiler and integrated washer/dryer.

Kitchen/dining room with timber effect flooring, a four seater dining table and chairs, and modern shaker style wall and base units with contrasting wood effect worktops and splashback. The kitchen includes a stainless steel sink unit with mixer tap and drainer, a four burner gas hob with extractor fan over, and an under counter electric oven. Integrated appliances include an eye level microwave, wine cooler, tall freestanding fridge/freezer, and a full size dishwasher.

This leads through to the sitting room, with a continuation of the timber effect flooring, a stylish fireplace with a freestanding electric wood burner style fire and sliding doors opening onto the south-facing decking.

Bedroom one is a spacious king size room with a pleasant southerly aspect, wall mounted TV, matching bedside units, and a dressing area with fitted wardrobes and shelving. A door leads through to the en-suite bathroom, with timber effect flooring, extractor fan, UPVC double glazed window, electric shaver point, and a modern suite comprising his and hers wash hand basins with mixer taps and storage beneath, a panelled bath with tiled surround, glass shower screen and waterfall shower overhead, WC, and a chrome ladder style heated towel rail.

Bedroom two is also a generous king size room with a dressing area offering ample wardrobe space and shelving. It enjoys a side aspect and has access to its own en-suite bathroom, with timber effect flooring, part tiled walls, extractor fan, electric shaver point, WC, wash hand basin with mixer tap and storage beneath, a large shower cubicle with glass sliding door and thermostatically controlled waterfall shower, and a chrome ladder style heated towel rail.

















Gardens & Grounds

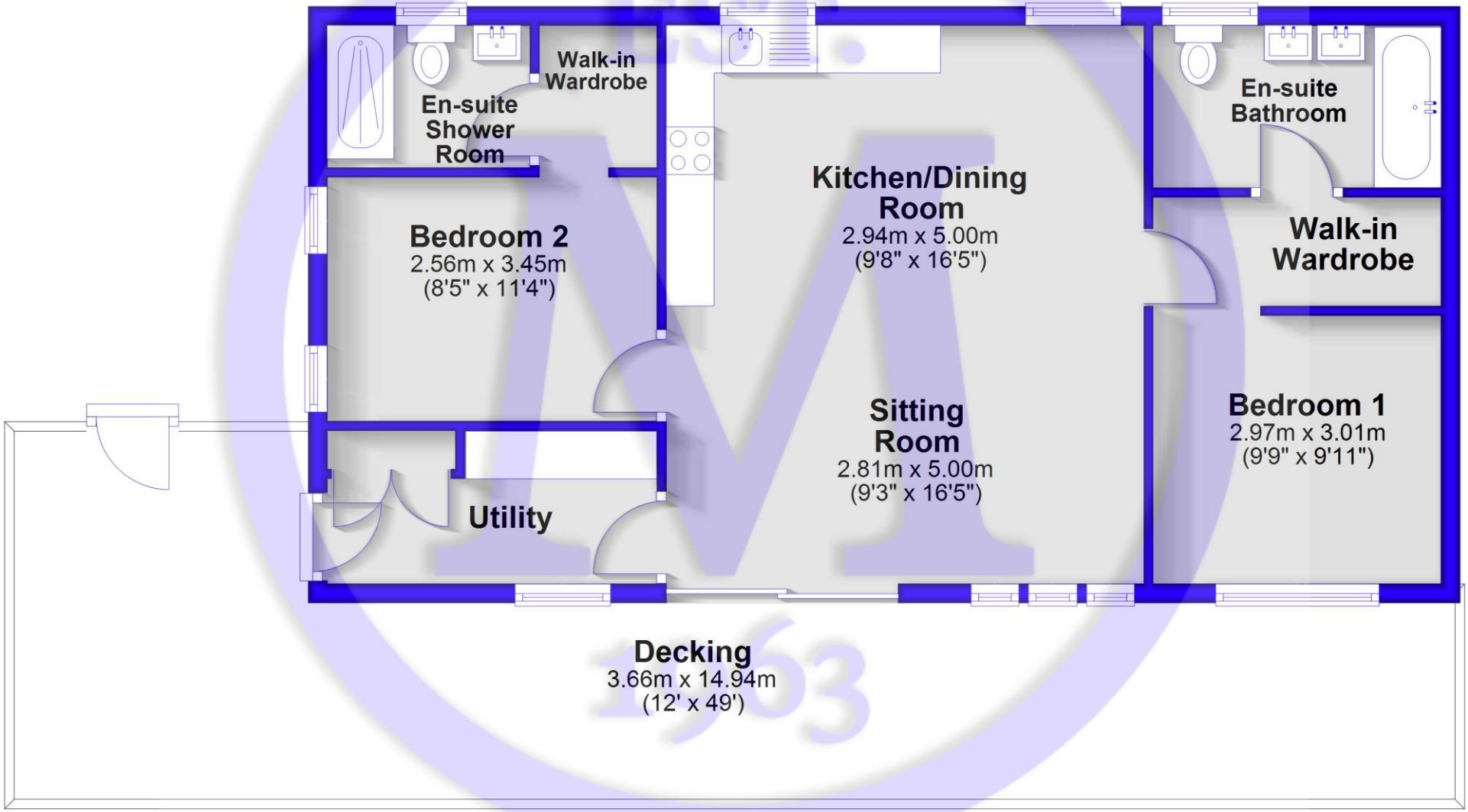
6 Amberwood is situated in an impressive and quiet location at the bottom of a cul-de-sac. This holiday home benefits from a backdrop of mature shrubs with open fields behind and is private from both neighbours. There is a large area of south-facing decking that enjoys sunshine all day long, making it the perfect space for outdoor entertaining. The holiday home also benefits from two allocated parking spaces, two outside taps, and external electric points.

Services

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

Floor Plan

Approx. 68.7 sq. metres (739.4 sq. feet)



Total area: approx. 68.7 sq. metres (739.4 sq. feet)

Situation

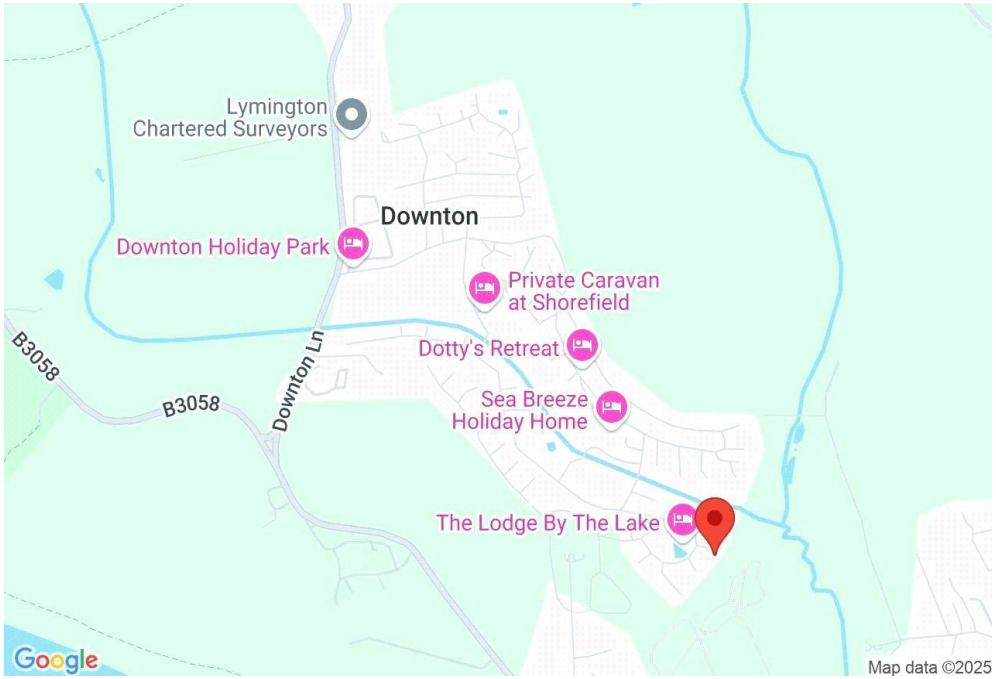
Located on the southern edge of the New Forest National Park and just a short stroll from the shingle beaches of Milford on Sea, the award-winning Shorefield Country Park offers an idyllic spot for the ultimate getaway. The park boasts a wide range of excellent facilities, including heated indoor and 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.

Directions

From Mitchells, proceed down Station Road and continue straight across the roundabout towards Milford on Sea. After approximately two and a half miles, turn left into Downton Lane. Take the first turning on the right into Shorefield, continue through the electric barriers, then turn right into Dane Park and follow the signs for Amberwood. As you approach the end of the development, the pond will be on the right hand side, and number 6 will be found a short distance.







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