



B44, Shorefield, Shorefield Country Park, Downton, SO41 0LH

£30,000

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*B44 Shorefield
Shorefield Country Park
Downton
Hampshire
SO41 0LH*

A beautifully presented two bedroom, two bathroom holiday home situated in a quiet corner of a cul-de-sac within the popular Shorefield Country Park. Features of the property include two spacious bedrooms, with the main bedroom benefiting from an en-suite shower room and walk-in wardrobe, a modern kitchen/living area with a pleasant south-westerly aspect, and a family bathroom. The holiday home occupies a unique plot, and viewing is highly recommended.

- Delta Superior
- License Ends 31/10/2038
- 2026 Site Fees: £7,694.68
- 2026 Rates: £930.32
- Second Home, Cannot Be Main Residence
- Open Plan Kitchen/Living Room
- Two Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Spacious Corner Plot



The Property

The kitchen features timber effect flooring, modern cream wall and base units, a contrasting marble effect worktop, a stainless steel sink unit with mixer tap and drainer, a four burner gas hob with under counter oven and extractor fan above, and a freestanding American style fridge/freezer. There is a four seater table and chairs, and integrated appliances include a slimline dishwasher, a washer dryer, and an eye-level microwave.

Sitting room with wood effect flooring, sliding doors leading to the west-facing decking, a feature electric fireplace, and a pleasant triple aspect.

Bedroom one enjoys a fantastic bay window overlooking the nearby fields, matching bedside units with wall mounted storage, a large walk-in wardrobe, and an en-suite shower room.

The en-suite is fitted with tile effect flooring, an extractor fan, a cupboard housing the central heating boiler, and a suite comprising a WC, wash hand basin with mixer tap and storage beneath, ladder-style heated towel rail, and a shower cubicle with thermostatically controlled shower and glass sliding door.

Bedroom two is a good sized twin room with a single wardrobe and wall mounted storage.

Family bathroom with a UPVC double glazed window, extractor fan, and a suite comprising a WC, wash hand basin with mixer tap and storage beneath, ladder style heated towel rail, and a panelled bath with mixer tap, handheld shower attachments, and a glass shower screen.



Gardens & Grounds

B44 Shorefield occupies a fantastic and unique pitch, enjoying a spacious corner position that gives the holiday home a wonderful sense of space and a high degree of privacy. From the decking, there is a westerly aspect with elevated views, while to the side of the unit lies a large lawned area bordered by mature hedging. To the rear, the property backs onto a row of woodland with open fields beyond.



Site Fees & Charges

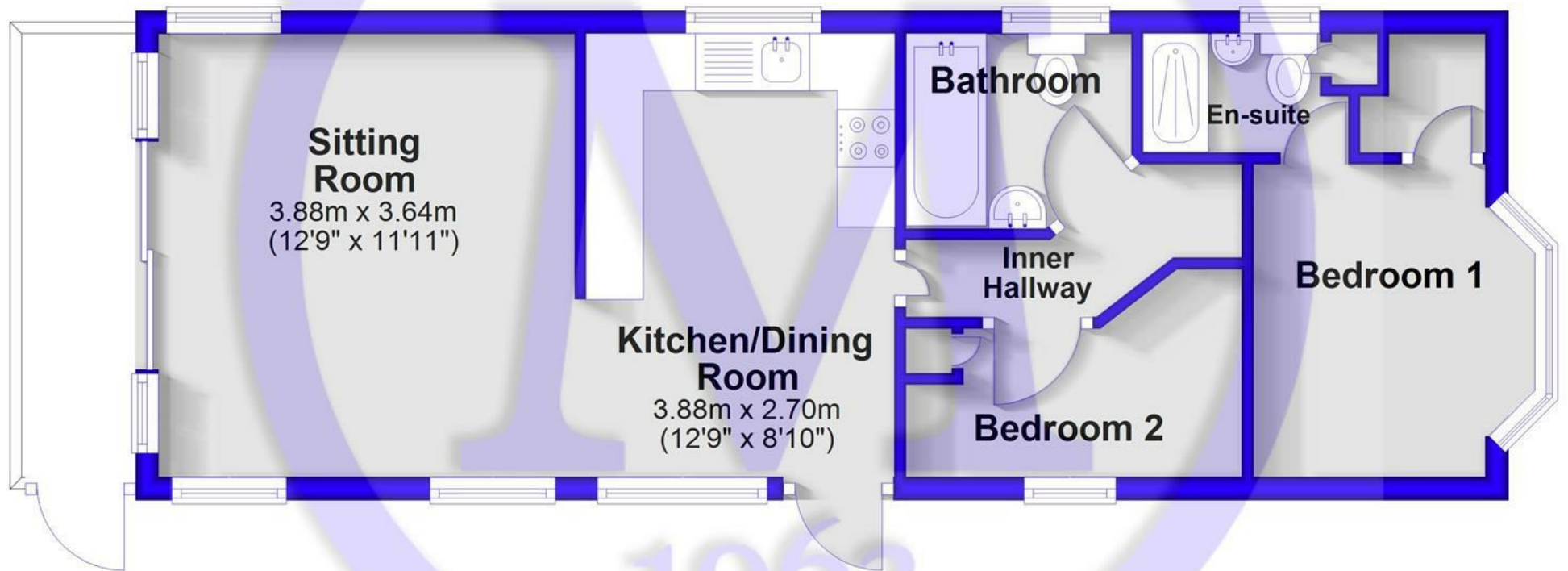
Annual Site Fee:

Rates:

Licence Valid Until:

Floor Plan

Approx. 45.3 sq. metres (487.5 sq. feet)



Total area: approx. 45.3 sq. metres (487.5 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.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

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