



*49, Woodland View, Shorefield Country Park, SO41 0LH*

*£30,000*

**Mitchells**  
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*49 Woodland View  
Shorefield Country Park  
Downton  
Hampshire  
SO41 0LH*

A unique and excellent opportunity to purchase this Carnaby Oakdale Centre Lounge, situated on a fantastic pitch within the popular Woodland View development at Shorefield Country Park. The holiday home benefits from a long remaining licence, a distinctive and impressive open plan kitchen/living area, a utility space, two large bedrooms, two shower rooms, a spacious decking area, and a large parking bay.

- 2017 Carnaby Oakdale Centre Lounge 37x12
- 2026 Site Fees: £7,694.68
- 2026 Rates: £930.32
- License Ends 31/10/2036
- Unique Centre Lounge Design
- Two Large Bedrooms
- Two Shower Rooms
- Large Area Of Decking
- Parking Bay
- Second Home, Cannot Be Main Residence



## The Property

Entrance leads into the open plan living area, where the sitting room benefits from carpeted flooring, a pleasant dual aspect, a corner sofa, and a fitted fireplace with an electric fire and storage. This opens through to the dining area, which features a four seater dining table and chairs, space for a fridge/freezer, and provides access to the utility area with space and plumbing for a washing machine.

The kitchen has timber effect flooring, cream wall and base units offering excellent storage, and a contrasting marble effect worktop. It includes a stainless steel sink unit with a mixer tap and drainer, a UPVC double glazed window, a gas cooker with a four burner hob, and an extractor fan above.

Bedroom one is a large king sized room with a fitted double wardrobe, matching wall hung storage, and bedside cabinets. A door leads through to the en-suite shower room, which has timber effect flooring, a radiator, a UPVC double glazed window, and a suite comprising a shower cubicle with a glass shower screen and electric shower, a pedestal wash hand basin, and a WC.

Bedroom two is a twin room with a fitted single wardrobe and additional wall hung storage. A door leads to the Jack and Jill shower room, which can also be accessed from the utility area. The shower room includes a UPVC double glazed window, a radiator, useful shelving, a wall hung medicine cabinet, and a suite comprising a shower cubicle, a WC, and a pedestal wash hand basin.



## *Gardens & Grounds*

49 Woodland View occupies a brilliant pitch within a short walk of the facilities at Shorefield Country Park. The holiday home benefits from a large decking area with two entrances, a parking bay suitable for two vehicles, and is situated in a quiet cul-de-sac location.



## *Site Fees & Charges*

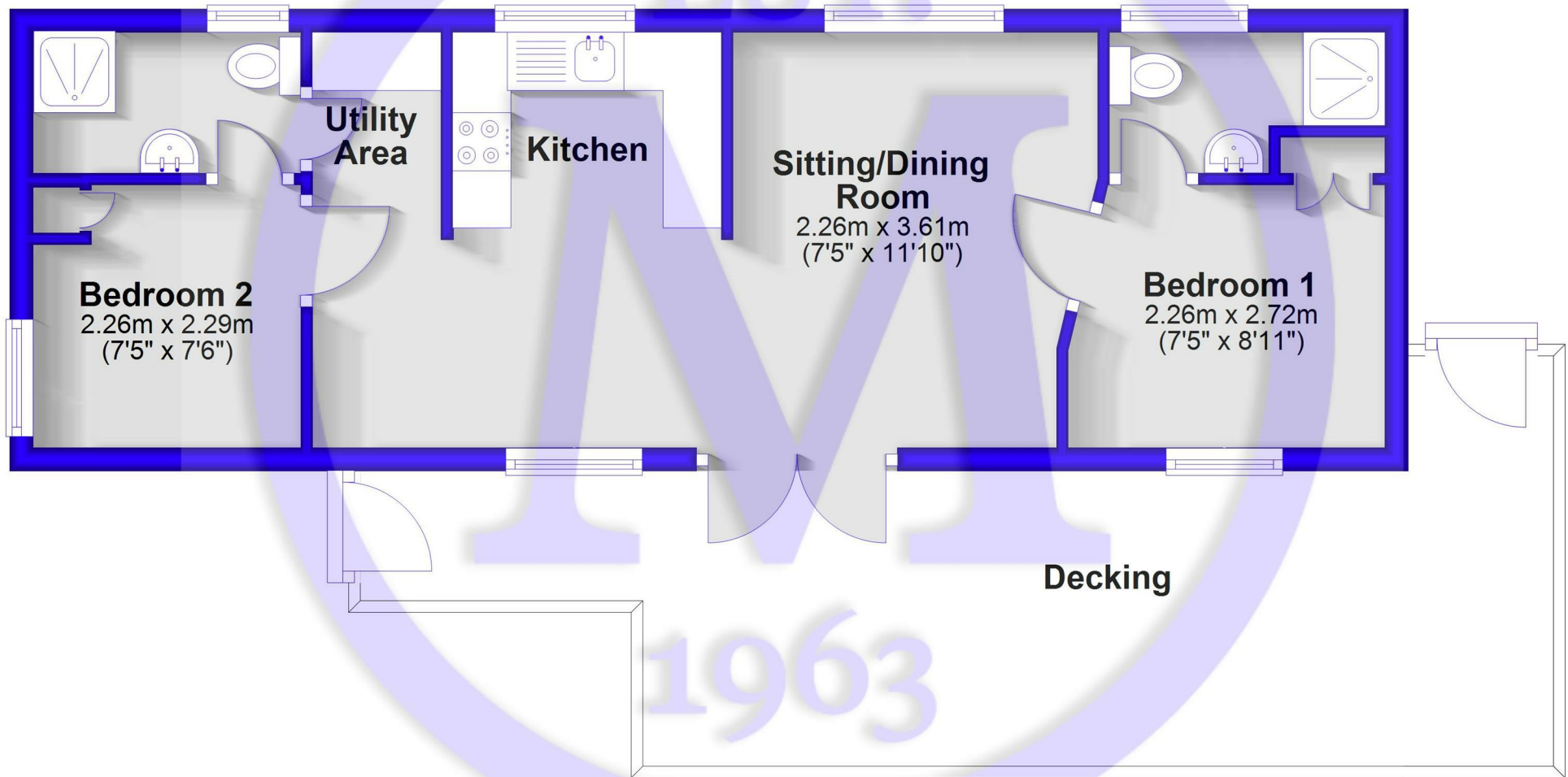
Annual Site Fee: £7,694.68

Rates: £930.32

Licence Valid Until: 31/10/2036

## Floor Plan

Approx. 41.4 sq. metres (445.9 sq. feet)  
(excluding Decking)



Total area: approx. 41.4 sq. metres (445.9 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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