



*G49, Shorefield Country Park, SO41 0LH*

*£40,000*

**Mitchells**  
1963 — TODAY



*G49  
Shorefield Country Park  
Downton  
Hampshire  
SO41 0LH*

A fantastic example of the Swift Antibes 38x12, situated within the corner of a quiet cul-de-sac on the popular Shorefield Country Park. The holiday home has been kept in excellent condition by the current owner and offers an impressive open plan kitchen/living area, two good sized bedrooms, with the master bedroom benefiting from an en-suite shower room, a modern shower room, and a spacious decking area enjoying an excellent degree of privacy.

- 2017 Swift Antibes 38x12
- Licence Until 31/10/2036
- 2026 Site Fees: £7,694.68
- 2026 Rates: £930.32
- Excellent Cul-De-Sac Position
- Impressive Open Plan Kitchen/Living Area
- Two Large Bedrooms
- Two Shower Rooms
- Large Area Of Decking



## The Property

Entrance into the impressive kitchen/dining area with timber effect flooring, a four seater dining table and chairs, and a brilliant range of wall and base units with a contrasting worktop. The kitchen benefits from a one and a half bowl sink unit with mixer tap and drainer, a four-burner gas hob and oven with extractor fan above, an integrated dishwasher, and a fridge/freezer.

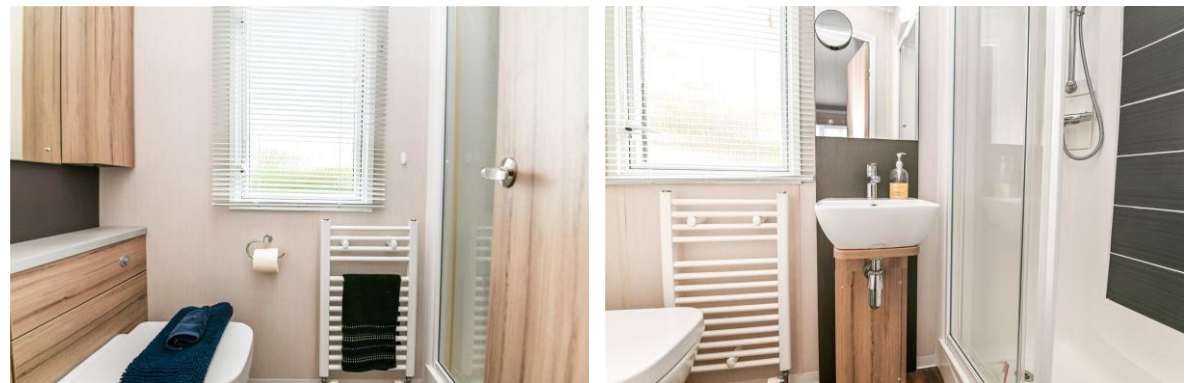
This opens up to the sitting room, which features a fitted media cabinet, a large corner sofa, and sliding doors leading onto the decking.

The shower room includes a UPVC double glazed window, extractor fan, and suite comprising a WC, ladder style heated towel rail, wash hand basin with mixer tap, and a shower cubicle with a glass shower screen.

Bedroom one is a large king size room with a fitted double wardrobe, a dressing area with additional storage, wall hung storage, and a door leading to the en-suite shower room.

The en-suite comprises a shower cubicle, WC, wash hand basin with mixer tap, and a ladder style heated towel rail.

Bedroom two is a generous twin room with a fitted single wardrobe, wall hung storage unit, and matching bedside cabinet.





## *Gardens & Grounds*

G49 sits on a fantastic pitch tucked within a quiet cul-de-sac.

There is a large area of decking with steps leading out onto the lawn and nearby parking, all enjoying a great degree of privacy. It also benefits from outside storage and an external tap.

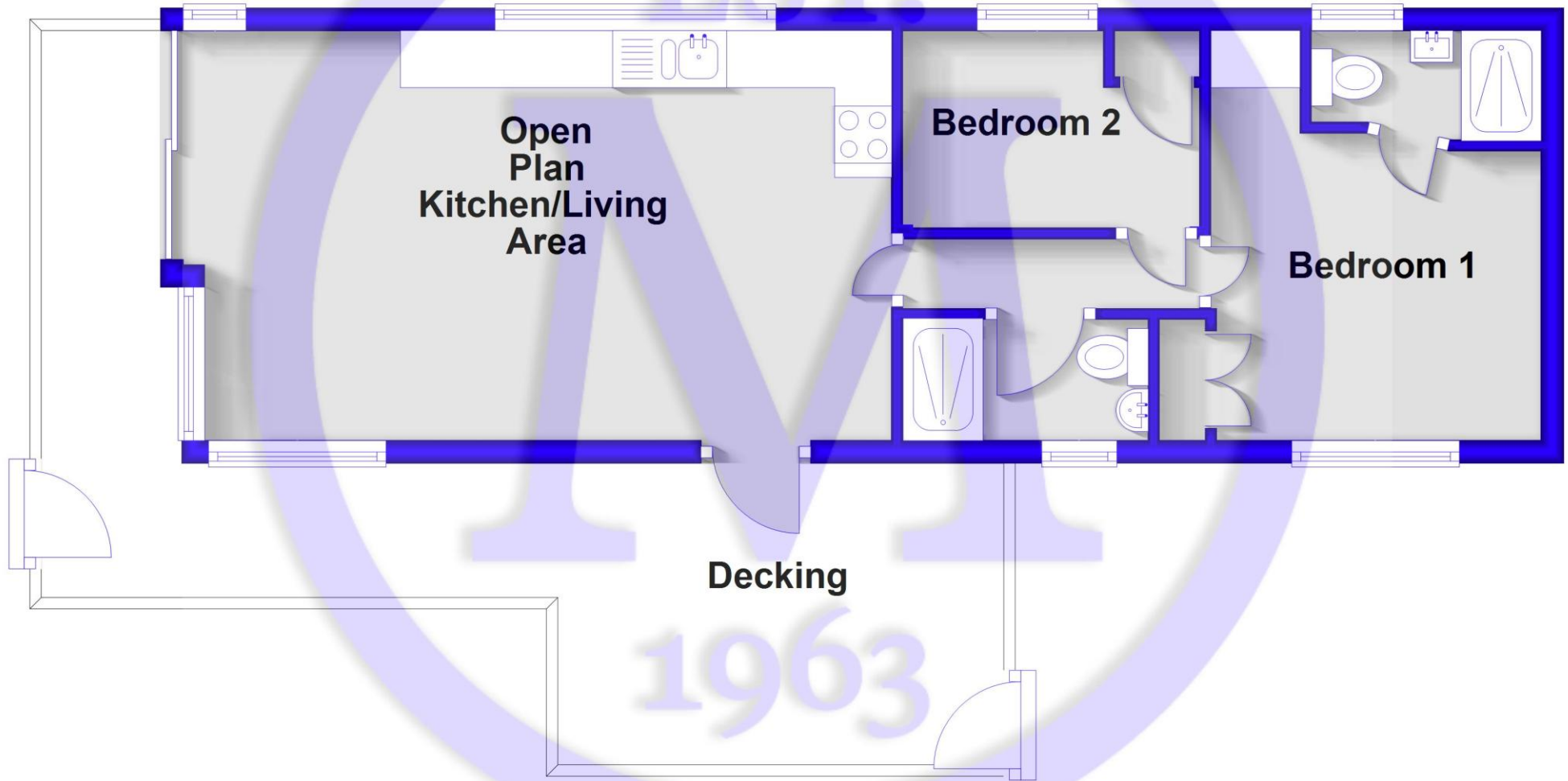
The holiday home offers the perfect balance of a peaceful setting yet is only a short walk from the facilities.

## *Services*

- Mains gas, electricity, drainage and water
- Council Tax Band: NA
- Energy Performance Rating: NA

## Floor Plan

Approx. 42.4 sq. metres (456.3 sq. feet)  
(excluding Decking)



Total area: approx. 42.4 sq. metres (456.3 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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