



60 Dane Park

*Shorefields Holiday Park, Downton, Lymington, SO41 0LH*

SPENCERS  
NEW FOREST









## The Property

**\*\* HOLIDAY HOME \*\*** An outstanding five star holiday home on Shorefield Country Park, situated on the very edge of the park, a short walk to the beach and a short drive into the New Forest. The two double bedroom , two bathroom Wessex Holiday Home Lodge offers spacious 50ft x22ft accommodation, private parking and elevated views across the Danestream.

A truly outstanding example of this 50ft x 22ft Wessex Holiday Home lodge which occupies a superior elevated view towards Danestream and is presented in as new condition. Features of this stunning lodge include a superb open plan living/kitchen/dining room which enjoys a double aspect and has casement doors leading to the vast elevated and extended decking, two double bedrooms, two luxury bathrooms and a dressing area to the master bedroom. There is also gas fired central heating with modern gas combi boiler and a fully integral kitchen and generous island/breakfast bar. The position of the lodge is arguably one of the most preferred on the park being the quiet eastern side with a pleasant walk to either Hordle clifftop or Shorefield Country Park clubhouse and facilities.

The lodge occupies an elevated position with lovely far reaching views. There is a wrap around decking which has been extended on the left hand side as you look towards the lodge from the stream which benefits from the sun all day. This area is ideal for alfresco dining, surrounded by well maintained lawned gardens and a private double parking area.

## The Situation

Downton is a delightful hamlet with a lovely local pub, the Royal Oak and is only a short distance from the cliff top walks leading to Milford on Sea, considered one of the area's prime hot spots. This popular coastal village is centred around a delightful green, offers a selection of highly regarded bistros and restaurants, and an 'outstanding' primary school. There is easy access to the town of New Milton, the New Forest with extensive walks and riding opportunities and Lymington, a vibrant Georgian market town with train service to Brockenhurst mainline station, nearby Keyhaven has a yacht and dinghy sailing club and there are local beaches for bathing and water sports. Shorefields Holiday Park has a large super market, bar and restaurant, swimming pool and tennis courts.

**£190,000**

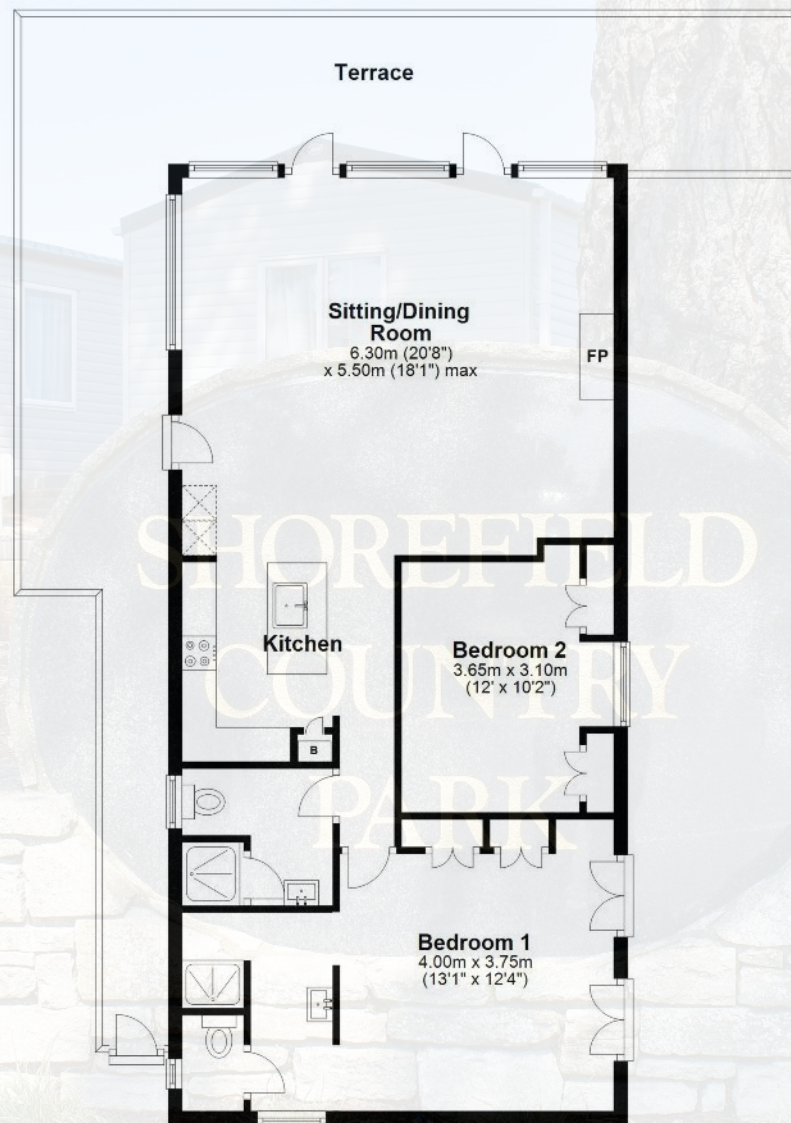




## FLOORPLAN

### Ground Floor

Approx. 85.8 sq. metres (923.5 sq. feet)



Total area: approx. 85.8 sq. metres (923.5 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch  
Plan produced using PlanUp.





## Directions

From Lymington, take the Christchurch Road (A337) to Downton and take a left turn immediately before the Royal Oak pub on the left hand side. Proceed along Downton Lane for approximately 1 mile and turn left into Shorefield Holiday Park. Go straight ahead to the barrier which will open automatically. At the round about turn right and follow the road over the danestream bridge up round to the the left and you will find 60 Dane Park on the left hand side after around 200 yards.

## Services

Owner Benefits:

- \* Full use of facilities on site including gym, sauna, steam room and outdoor/indoor pools, tennis courts.
- \* 11 Month Season
- \* Discount on Local Attractions
- \* All year round entertainment
- \* Large Shop and Impressive and newly refurbished restaurant and bar areas.
- \* Owners Events
- \* Annual Pitch Fee approx. £7,464.08

## Property Video

Point your camera at the QR code below to view our professionally produced video.



## Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: [lymington@spencersnewforest.com](mailto:lymington@spencersnewforest.com)

[www.spencerscoastal.com](http://www.spencerscoastal.com)