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Cherry Bird, Newbury

Guide price £130,000

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Key Features

- > Holiday home - non residential
- > Good investment opportunity
- > Next to Newbury Racecourse
 - > Private setting
 - > Hot Tub
- > Detached Park Home
 - > Tenure: Leasehold
 - > EPC rating exempt



Offered to the market as a cash purchase only, this beautifully presented holiday park home is nestled within the exclusive and peaceful surroundings of Cherry Bird Country Park, just moments away from the renowned Newbury Racecourse. Please note: non-residential occupancy only.

The home boasts a stylish and spacious interior, featuring three bedrooms, two of which benefit from en-suite shower rooms, along with a modern family bathroom. The heart of the property is the expansive open-plan kitchen, lounge and dining area, designed with vaulted ceilings and flooded with natural light. The kitchen is sleek and contemporary, perfect for entertaining or relaxing in comfort.



Externally, the property enjoys a wraparound deck complete with a feature hot tub—recently upgraded with a brand-new cover—and a seating area that takes in open countryside views from a private and peaceful aspect. Fully connected to mains gas, water, and drainage, this home combines modern convenience with tranquil park living in a truly enviable location.

Whether you're looking for a weekend retreat or a peaceful holiday base, Cherry Bird Country Park offers an exceptional lifestyle opportunity.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identify verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.

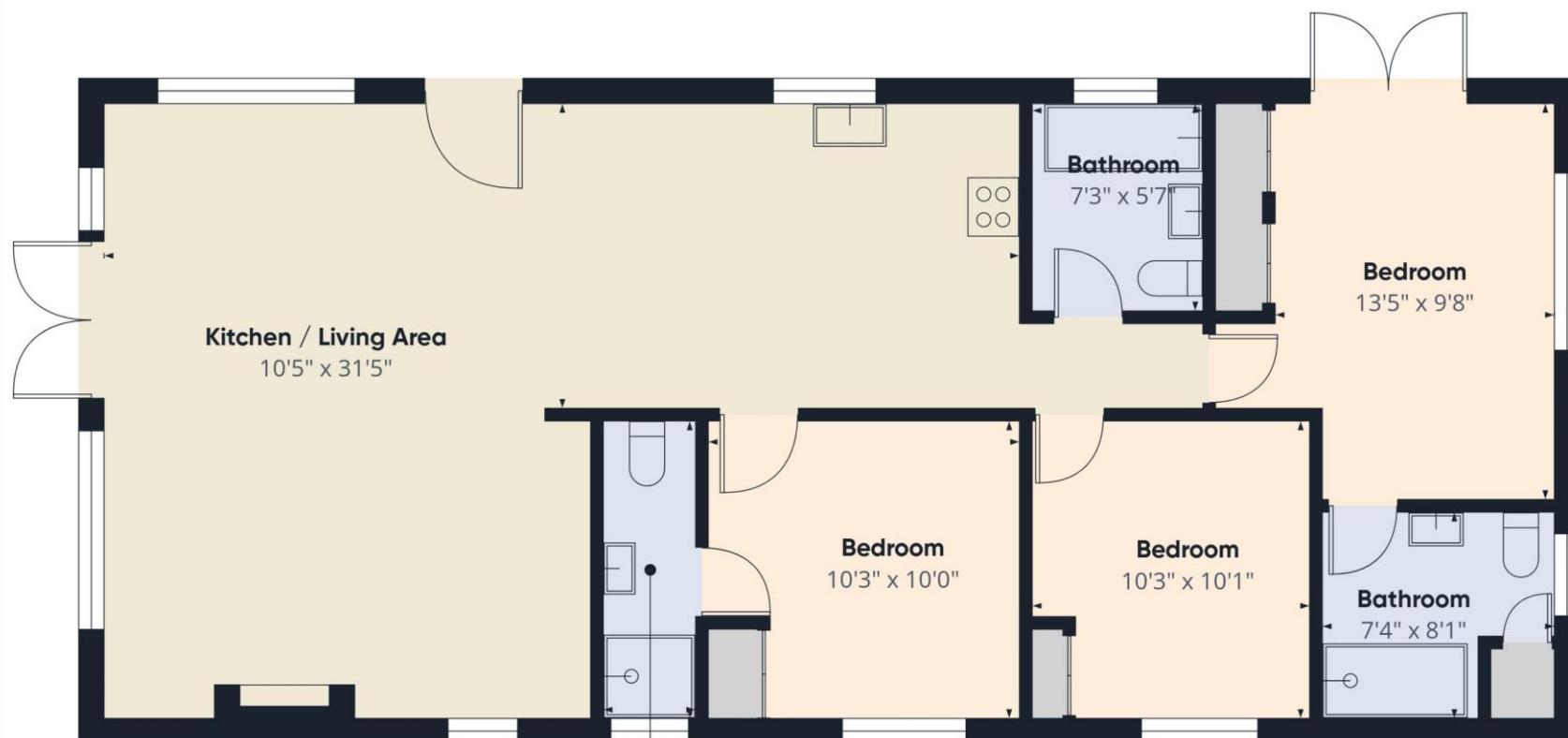






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Property is personal



Approximate total area⁽¹⁾
1008 ft²

Contact us today to arrange a viewing...

www.belvoir.co.uk

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