



**Connells**

Hillview Manor Park Winchester Road  
Fair Oak Eastleigh



# Hillview Manor Park Winchester Road Fair Oak Eastleigh SO50 7JF

for sale  
£90,000



## Property Description

Set within the peaceful and rural setting of Hillview Manor Park in Colden Common, this spacious two-bedroom park home offers a wonderful opportunity for those looking to retreat or retire in a tranquil environment, while still being close to local amenities and transport links.

Inside, the home boasts a generous lounge complete with a charming feature fireplace, perfect for relaxing evenings. The modern fitted kitchen offers ample storage and functionality, ideal for everyday living.

There are two well-proportioned bedrooms - a double and a single - with the smaller room offering versatile use as a guest bedroom, study, or even a walk-in wardrobe.

A fitted bathroom includes both a bath and shower over for added convenience.

To the side of the home is a conservatory/lean-to, providing additional living space and a lovely spot to enjoy the views of the garden.

Outside, the private garden is a true highlight, beautifully arranged with a mix of shingle and patio seating areas, mature planting, and an external storage shed. Residents also benefit from access to a communal car park.

This charming park home blends comfortable living with peaceful surroundings and is a perfect choice for those seeking a slower pace of life in a picturesque rural location.

## Lounge

9' 5" x 9' 7" ( 2.87m x 2.92m )  
Double glazed windows to front, side and rear aspect. Door to garden. Storage cupboard. Radiator. Feature fireplace. Boiler cupboard. TV port.

## Kitchen

7' 7" x 9' 5" ( 2.31m x 2.87m )  
Double glazed window to front and rear aspect. Modern fitted kitchen with wall and base units. Gas cooker. Space for washing machine and fridge freezer. Tiled.

## Conservatory

12' 3" x 4' 5" ( 3.73m x 1.35m )  
Windows to front and side aspect. Door to Park home.

## Bedroom 1

9' 5" x 6' 7" ( 2.87m x 2.01m )  
Double glazed window to side aspect.  
Radiator. Wall storage shelving.

## Bedroom 2/ Study

5' 10" x 6' 8" ( 1.78m x 2.03m )  
Double glazed window to rear aspect. Single room.

## Bathroom

Double glazed window to rear aspect. Shower over bath. Wash hand basin. Toilet. Radiator.

## Outside

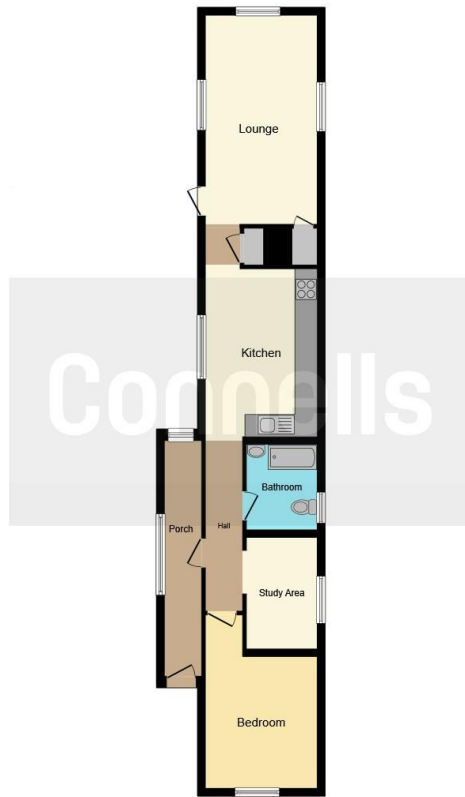
Communal car park.  
Shingle to front.  
The rear garden combines shingle, paving and plants. Outside storage.

## Agent Notes

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Exempt**

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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