



Cheltenham Road, Ashton-Under-Hill, WR11 7QP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A beautifully appointed park home in a peaceful rural setting with delightful views of Bredon Hill, offering generous living accommodation and bedroom space.

The property features an entrance hall leading to a spacious and comfortable living/dining room with double doors to a patio area. The fitted kitchen boasts an extensive range of units, ample storage, quality worktops, and integrated appliances, including a double oven, hob, and extractor, with convenient outside access.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from walk-in wardrobe and en-suite shower room. Additionally, there is an excellent study/office and a bathroom.

Outside, the beautifully landscaped wraparound garden is mainly laid to lawn, complemented by a sitting area, a storage unit, and rear access. To the front, a block-paved driveway provides parking.

This charming park home combines comfort, space, and scenic surroundings, making it an ideal countryside retreat.





Key Features

- OVER-50s
- PET-FRIENDLY
- RURAL LOCATION & COMMUNITY LIVING
- BEAUTIFUL GARDENS & LAKE
- SPACIOUS ACCOMODATION
- GENEROUS LOUNGE/DINER
- FITTED KITCHEN
- TWO BEDROOMS & STUDY
- BATHROOM & EN-SUITE SHOWER ROOM
- GARDEN & PARKING

Guide Price
£180,000

The Park

The park is located in an area of outstanding natural beauty, with 14 acres of grass and woodland with landscaped areas and a tranquil lake. The surrounding countryside offers an abundance of walks and situated a short walk from the picturesque village of Ashton Under Hill, where you can join in with the village activities.

Additional Information

Tenure: Virtual Freehold

Lease Length: In Perpetuity

Local Authority: Wychavon District Council

Pitch Fee: £187.82 per calendar month

Council Tax Band: We understand that the Council Tax Band for the property is Band A.

EPC Rating: Exempt

Utilities: Payment for gas and electricity is made quarterly through the estate manager, while water and sewage charges are paid semi-annually through the estate manager as well.

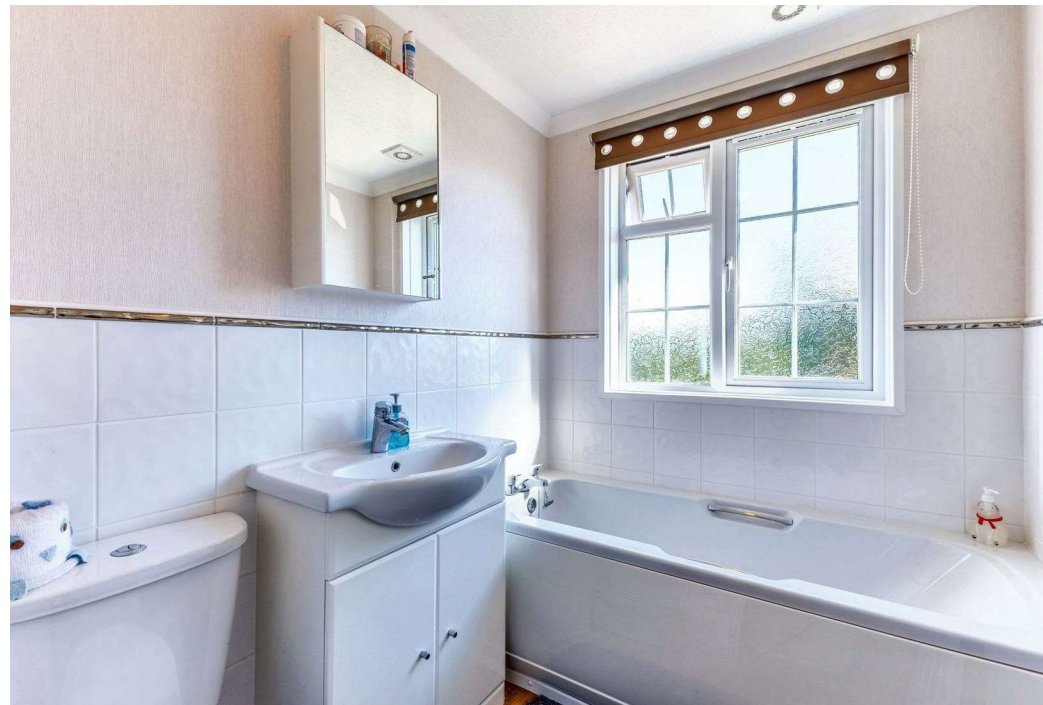
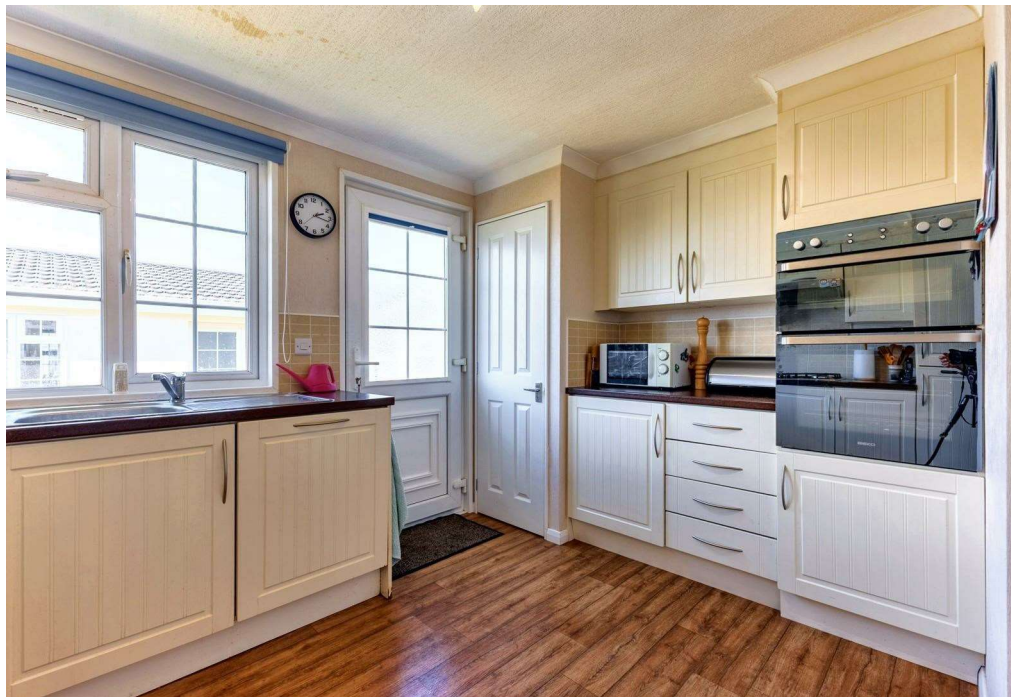
Tenure

Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information.

Agents Note

- (i) The information in this property listing is correct to the best of our knowledge. We recommend any potential purchaser is aware of all details including park rules and conditions before sale completion. We also recommend consulting the Mobile Homes Act 2013 for conditions of any future sale of this property.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan

Ground Floor

Approx. 75.4 sq. metres (811.3 sq. feet)



Total area: approx. 75.4 sq. metres (811.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating -

Tenure - Freehold

Council Tax Band - A

Local Authority
Wychavon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee