

**TOWN&COUNTRY**  
ESTATES



**Lake View, Brokerswood, Wiltshire, BA13 4EH**

**£149,995**



## LOCATION

Nestled in the heart of Wiltshire's picturesque countryside, Brokerswood is a charming holiday park offering a perfect blend of outdoor adventure and tranquility. Surrounded by 80 acres of ancient woodland, this idyllic retreat is ideal for families, couples, and nature enthusiasts. The park boasts a variety of activities, including water sports, archery, axe throwing, and a dedicated children's play area. For those seeking relaxation, the serene surroundings provide a peaceful escape from the hustle and bustle of daily life.

## DESCRIPTION

Nestled in a prime location overlooking the tranquil Brokerswood Lake, this stunning two-bedroom Carnaby Chantry lodge offers the perfect blend of comfort and luxury. Designed to an exceptional standard, it provides an idyllic escape for relaxation or adventure.

The private veranda, has an inset hot tub —perfect for unwinding while soaking in the serene lake views. Inside, the lodge boasts a stylish open-plan living area with exposed beams, creating a warm and inviting atmosphere. Whether you're entertaining guests or enjoying a quiet evening in, this space is designed for both comfort and elegance. The two generously sized bedrooms provide a peaceful retreat, ensuring restful nights after a day of exploration.

Set within a beautifully maintained holiday park, there's something for everyone to enjoy. On-site amenities include a convenience shop, water sports, axe throwing, archery, and a dedicated play area for children. Despite the range of activities, the park maintains a peaceful and calming ambiance, making it a true haven for relaxation.

With excellent subletting potential, this exceptional holiday home is a rare find. Don't miss out—call today to book your viewing!

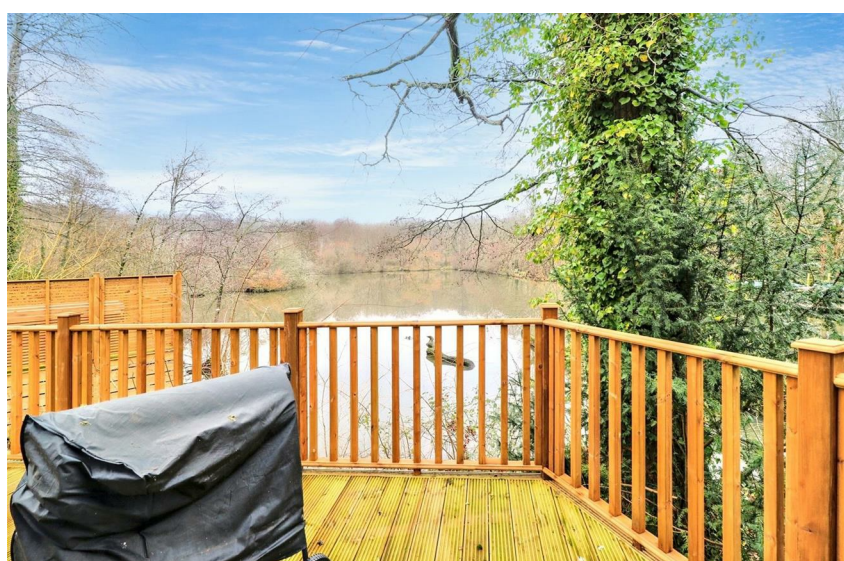
## PITCH FEES

The pitch fee per annum £7886.70 note this is not payable whilst you are on GRI.

**GUARANTEED RENTAL INCOME (GRI)-** you will get 10% per year return on your purchase price  
Over 5 Years you would then receive equal to 50% of the net purchase price

Whilst under GRI there are no PITCH FEES, MAINTENANCE AND REPAIRS ARE DONE WITH NO CHARGE, GAS AND ELECTRIC FEE'S PAID AND CLEANING FOR BOOKED GUEST STAYS.

Whilst under GRI you can use the Lodge for 4 weeks a year for personal use.

























TROWBRIDGE OFFICE  
9 Fore Street, Trowbridge,  
Wiltshire BA14 8HD

WESTBURY OFFICE  
16 High Street, Westbury,  
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99  
Email: [trowbridge@townandcountryestates.com](mailto:trowbridge@townandcountryestates.com)

Telephone: 0 137 3 8244 44  
Email: [westbury@townandcountryestates.com](mailto:westbury@townandcountryestates.com)

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

# SALES & MORTGAGES & LETTINGS

## TOWN & COUNTRY MORTGAGES

### FEE FREE Mortgage Services

- RE-MORTGAGES
- FIRST TIME BUYER
- HOME MOVER
- BUY TO LET



YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT  
KEEP UP REPAYMENTS ON YOUR MORTGAGE

OFFICE, HOME AND TELEPHONE  
APPOINTMENTS AVAILABLE

CONTACT US ON:  
01225 776699

BOOK ONLINE:  
[www.townandcountrymortgages.net](http://www.townandcountrymortgages.net)

FIND US ON  

OLIVER BROWNING  
Managing Director

NB. Town and Country Estates have not tested any equipment, fixtures, fittings or services and cannot guarantee that they are in working order. Buyers are advised to seek professional advice from their solicitors or surveyor. Internal measurements should not be relied upon for fitting of carpets or furniture without checking. These details have been prepared in good faith and whilst believed to be correct give notice that none of the statements are to be relied upon as statements or representations of fact. Some statements are inevitably subjective and are therefore the view of the author at the time the information was prepared. If any items are particularly important to you then please check with this office first, especially if travelling some distance to view.