

**TOWN&COUNTRY**  
ESTATES



**The Paddock, Brokerswood, Wiltshire BA13 4EH**

**£104,950**



## 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

**NO ONWARD CHAIN** - Tucked away in a peaceful private paddock with just a handful of other lodges, this beautifully renovated two-bedroom lodge offers the perfect retreat for those seeking privacy and comfort. Completely renovated just a year ago, the lodge is in excellent condition, combining modern finishes with a homely feel.

Step outside onto the private veranda and enjoy your own inset hot tub — an ideal spot to relax and unwind in total seclusion. Inside, the open-plan living area features stylish décor, creating a cozy and inviting space that's perfect for both entertaining and quiet evenings in.

The two spacious bedrooms offer a calm and restful environment, ideal after a day of exploring the surrounding countryside or simply enjoying the peace and quiet of this tucked-away setting.

Though secluded, the lodge is set within a well-maintained holiday park offering a range of activities including water sports, axe throwing, archery, a convenience shop and a children's play area. The balance of amenities and tranquility makes this a truly special escape.

This lodge comes with a 365-day residential licence until 2043 (terms apply), the perfect all year round retreat. There are two private parking spaces directly outside for added convenience, and a fishing lake within Brokerswood Country Park is just a five-minute walk away, offering even more opportunities to enjoy the outdoors.

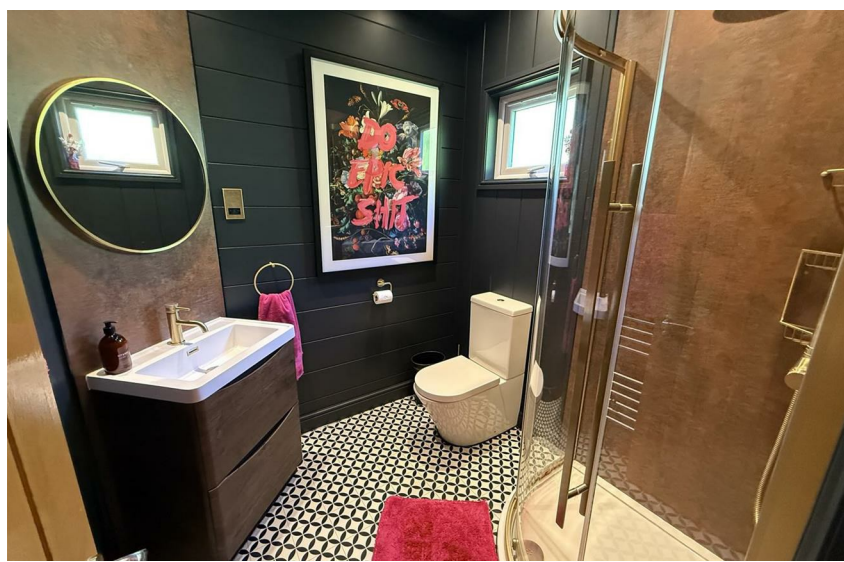
With fantastic subletting potential, this hidden gem won't be available for long. Call today to arrange your viewing!

## PITCH FEES

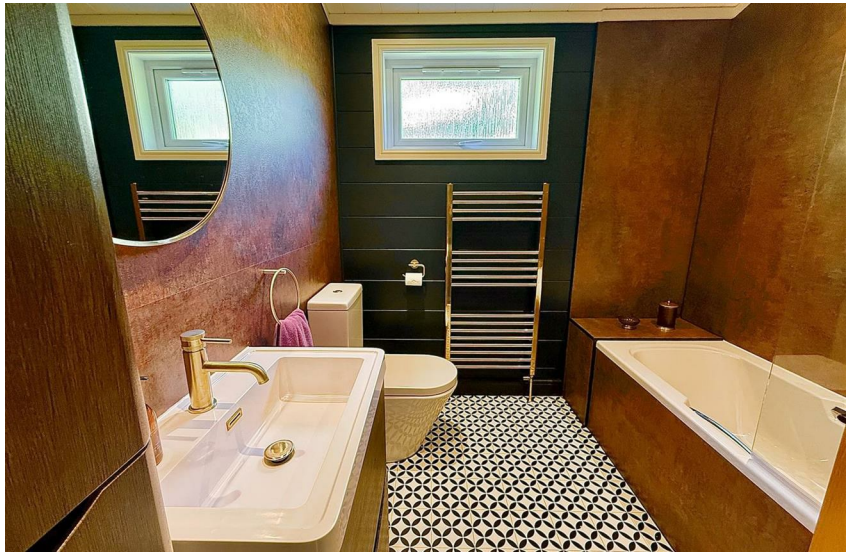
Pitch fees are fully paid for the remainder of 2025, offering excellent value.

From January 2026, pitch fees will be £7,885 for 2026.

Fantastic potential to earn rental income through existing agreements with Haulfryn and Hoseason Holidays — a seamless way to generate returns when you're not using the lodge yourself.

















# GROUND FLOOR





GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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