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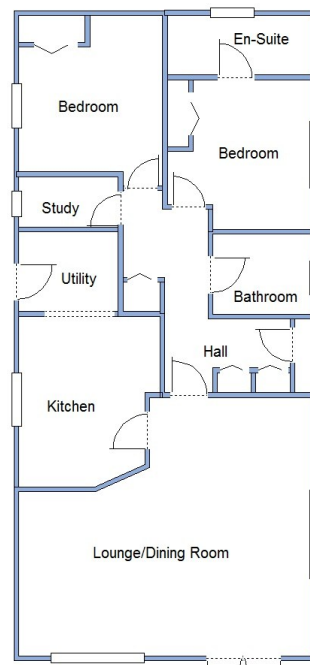
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**51 North Drive, Oaktree Park, St Leonards, Ringwood. BH24 2RU**



This drawing has been prepared for diagrammatic purpose only. Not to scale.

## 2-Bedroom Park Home - approx 44' x 20'

### Accommodation & approximate room dimensions:

- **Hall:** 2 Cloaks cupboards. Linen cupboard. Hatch to roof with ladder fitted.
- **Kitchen:** approx 11'8" x 9'6". Range of floor and wall cupboards. Built-in double oven, hob & cooker hood over. Space for dishwasher. Opening to:
- **Utility Room:** Space for washing machine. Cupboard housing combination gas boiler. Door to garden.
- **Lounge/Dining Room:** approx 19'9" x 17'7" overall. Feature fireplace. Double doors onto large Deck with meadow view.
- **Study:** Fitted desktop.
- **Bedroom 1:** approx 10'5" x 9'6". Fitted wardrobes
- **Luxury En-Suite Shower Room:** Large shower cubicle, vanity wash basin & WC. Chrome heated towel rail.
- **Bedroom 2:** approx 10'8" x 9'6". Fitted wardrobes.
- **Bathroom:** Panelled bath, vanity wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating & PVCu Double-Glazing**
- **Delightful Garden with Large Raised Deck PLUS private patio area with wooden Gazebo & Metal Shed.**
- **Wide Driveway for 'On-Plot' Parking**
- **Age Restriction 50+ Pets Considered'**

## Wonderful Meadow View



**Price: £225,000**

**Pitch Fee: approx £229.76 per month**

**Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S AGENT Dorset Park Homes 01202 877511**

**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref.W05271

*The recommended specialist in Park Home sales*  
Partner: Simon Dixon





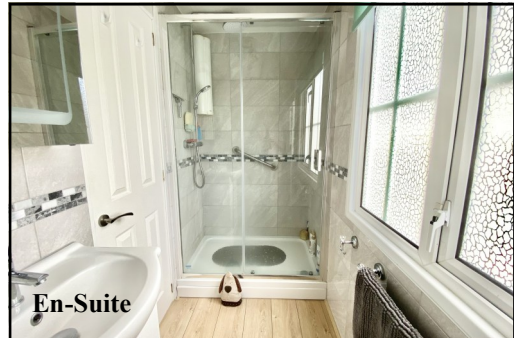
**Large Lounge/Dining Room**



**Dining Area**



**Bedroom 1**



**En-Suite**



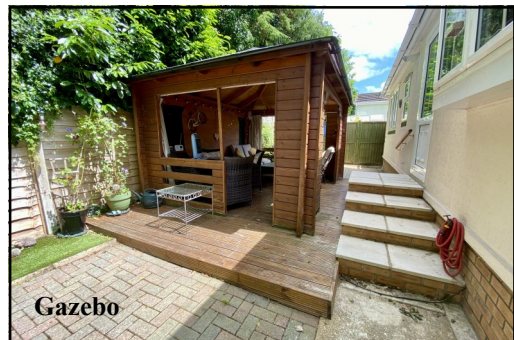
**Bedroom 2**



**Bathroom**



**Secluded Plot**



**Gazebo**



**Large Deck with Meadow View**

**Homeseeker 'Langdale Plus' Park Home approx 44' x 20' Manufactured 2003**  
Well presented throughout, having a spacious lounge/dining room leading to a large deck with views over meadow farmland. Popular 'Pet Friendly' Residential Park with easy access to forest walks. Ideal location between Ringwood & Ferndown and a short drive to the seaside resorts of Bournemouth & Poole and the New Forest National Park