

**WW 101 Wilksworth Farm, Cranborne Road,
Wimborne, BH21 4HW**



Property overview

Guide Price £125,000

A high specification luxury holiday park home in the sought after rural Wilksworth holiday park well placed close to Wimborne and ideally situated for travel routes to the New Forest National Park, Wimborne, Beaulieu Motor Museum, Hurst Castle, Exbury Gardens, Moors Valley, Monkey World, The Tank Museum, Bournemouth Beaches, Brownsea Island, Swanage Railway, The Jurassic Coast and much more.

The lodge is located ideally in the park, next to a duck pond (has ducks, moorhens and recently a pair of kingfishers), close to the site office and shop, generously surrounded by lawn with fruit trees and slabbed path leading to the steps to access the raised deck.

The lodge itself is upgraded to building specification (BS3632:2015 Residential Standard) and has many features including gas fired central heating, PVC double glazing, fully galvanised chassis, exterior lighting, USB sockets, multiple TV points, rigid PVC exterior finish with exterior feature panel and graphite windows and doors. It is also offered fully furnished as seen.

The accommodation offers master (double) bedroom with en-suite bathroom, second (twin) bedroom with en-suite shower room, hallway and inner lobby, utility/W.C., and feature vaulted open plan incorporating unique study area, dining/breakfast area, lounge area with patio doors to South facing raised decking area (which wraps down one side of the lodge), and fully fitted kitchen with integrated appliances.

The park itself has secure gated access and features a convenience shop (open 7 days a week), site managers office, kids play park, dedicated dog exercise paddock, cycle track, table tennis table, heated swimming pool play area, tennis court, volleyball court and football field. There is also a large number of pitches for tents and caravans with wash and laundry facilities. Being part of the Shorefield group, owners benefit from access to other facilities and sites (e.g. Shorefield clubhouse at another site is open to Wilksworth owners), all backed by an experienced Ownership Team. General rentals and holiday lets allowed.



Accommodation

Entrance Via:

UPVC double glazed door to:

Hallway:

8' 8" x 4' 7" (2.64m x 1.40m)

Vaulted ceiling, high level glazed lights, inset cloak recess with bench, central heating digital control panel, opening to inner lobby, door to:

W.C. / Utility:

6' 10" max x 5' 6" max (2.08m x 1.68m)

Sloped ceiling, obscured window to side aspect, extractor fan, sink/drainage with storage below, washer/dryer (included), cupboard housing gas fired combination boiler, W.C., radiator.

Inner Lobby:

10' 0" x 2' 8" (3.05m x 0.81m)

Hatch to loft storage area, CO2 detector, radiator, cupboard providing storage, doors to accommodation.

Bedroom One:

11' 5" max x 10' 0" max (3.48m x 3.05m)

Vaulted ceiling, window to rear aspect, radiator, king size bed with feature headboard and plinth, range of fitted (incorporating mirror fronted wardrobes, dressing table area, further bedroom suite storage), feature lighting, door to:

En-Suite Bathroom:

8' 3" x 4' 11" (2.51m x 1.50m)

Sloped ceiling, panelled bath with mixer shower attachment over, W.C., inset sink with storage below and illuminated vanity mirror over, ladder style towel radiator.

Bedroom Two:

12' 4" max x 7' 6" max (3.76m x 2.28m)

Sloped ceiling, window to side aspect, range of fitted bedroom furniture (incorporating two single beds with feature headboard and plinth, dressing table and two mirror fronted wardrobes), radiator, door to:

En-Suite Shower Room:

6' 5" x 5' 6" (1.95m x 1.68m)

Sloped ceiling, obscured window to side aspect, shower enclosure with mixer shower over, W.C., inset sink with storage below and mirror over, integrated shelving, ladder style towel radiator.

Open Plan Living Area Overall:

21' 3" max x 19' 9" max (6.47m x 6.02m)

Dining/Breakfast Area:

Sky light, smoke alarm, window to side aspect, dining table, further breakfast island, full wall storage unit (incorporating shelving, cupboards and recess for TV), radiator.

Kitchen Area:

Window to front aspect, CO2 alarm, smoke detector, fire extinguisher, range of eye and base level units. work surfaces, integrated fridge/freezer, integrated oven, integrated microwave, wine fridge, five ring gas hob with hood over, composite sink/drainage, integrated dish washer.

Study Area:

Desk with drawers, mirror, range of shelving, full height window to side aspect.

Lounge Area:

Range of fitted furniture (incorporating shelving, cupboards and TV recess – TV, Freeview box and satellite dish included), radiator, window to side aspect, patio doors to front aspect leading to:

Wrap Around Decking:

Enclosed by balustrade, South facing to front, East facing towards duck pond and green area.

Externally:

There is an area laid to shingle providing dedicated parking for two cars, a good sized area laid to lawn (officially communal so maintained by the groundsman) with fruit trees and direct aspect towards the pond. A slabbed path leads to the entrance steps up to the raised decking. Two under unit gated external storage areas, a separate shed, outside tap and access to the gas canisters.

Agents Note:

The Mobile Homes Act 2013 places a number of obligations on both sellers and buyers to follow a set procedure when completing the process and it is therefore recommended to use a solicitor for a transaction like this. Sites often have requirements specific to the purchase of a property and to Holiday Park in general, including paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements.

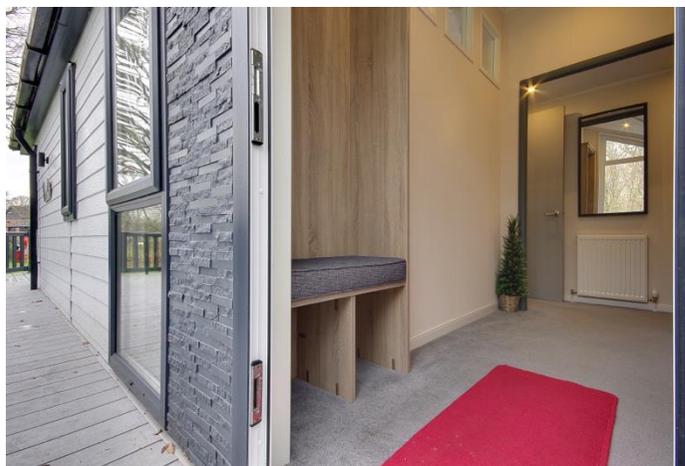
Remaining License:

27 Years.

Site Fees:

£2,346.64 + VAT for the period 1st November 2021 to 31 October 2022, which have been paid.

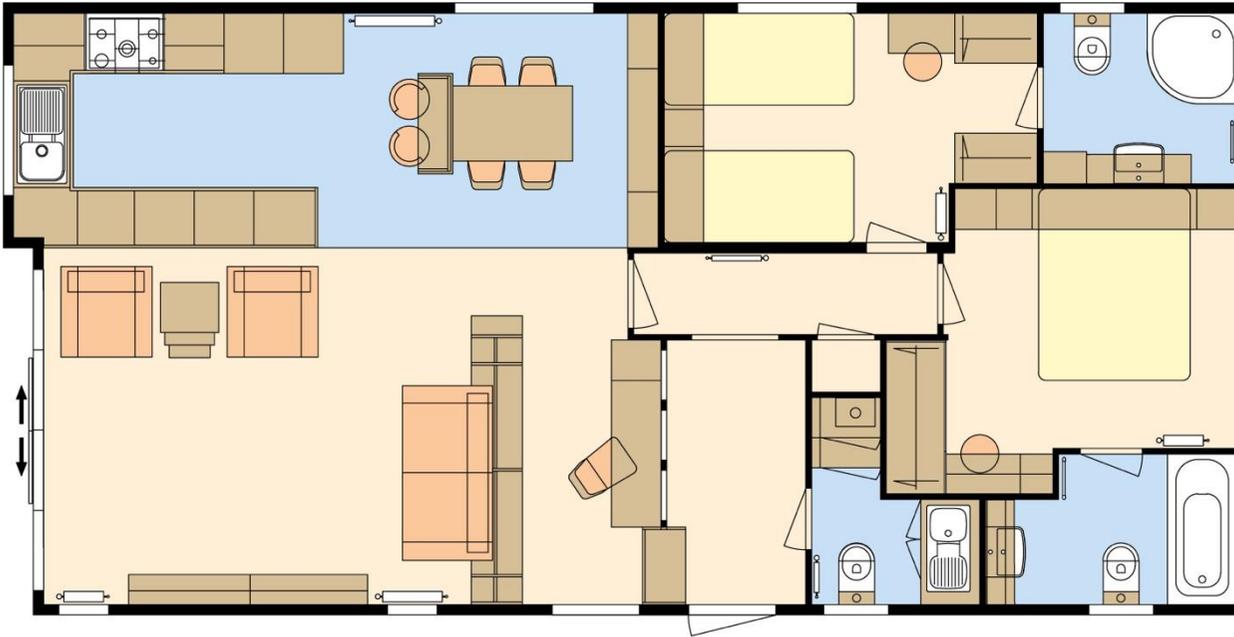
Photography







Floor Plan



Bed Sizes

3' 0" x 6' 3" Large Single	•
5' 0" x 6' 3" Kingsize	•

Dimensions

Length	12,469mm	40' 11"
Width	6,684mm	22'
Height	3,940mm	13'

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details

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