

**Head Office:**  
Dixon Kelley Estate Agents  
1 Penn Court  
Station Road, West Moors  
Dorset. BH22 0JJ

# DORSET PARK HOMES

**DRAFT**

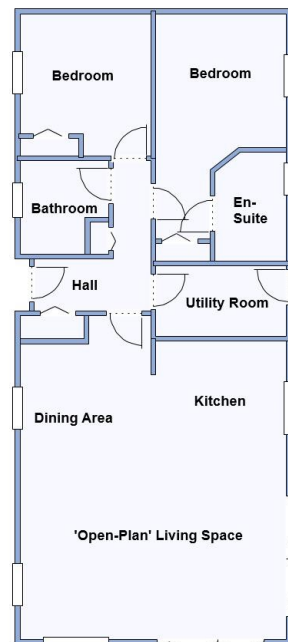
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**45 Tall Trees Park, Matchams Lane, Christchurch, Dorset. BH23 6TT**



**Stunning Modern Park Home**



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

## 2 Bedroom Park Home approx 45' x 20'

Accommodation & approximate room dimensions:

- Pathfinder 'Retreat' circa 2010
- Hall: Cloaks cupboard & Linen cupboard
- 'Open Plan Living Space' approx 22'6" x 18'10". Kitchen: Range of floor and wall cupboards. Integrated fridge & dishwasher. Built-in oven, microwave & hob with cooker hood over (untested). Inset LED spot lights & Vaulted ceiling. 2 set of Bi-fold Doors to raised DECK leading to garden.
- Utility Room: approx 9'3" x 5'. Built in washing machine & freezer. Boiler cupboard. Door to Deck.
- Bedroom 1: approx 12'6" x 9'4" max. Plus fitted wardrobes.
- Modern En-Suite Wet Room.
- Bedroom 2: approx 10'1" x 9'2". Fitted wardrobes.
- Bathroom: Panelled bath, wash basin & WC.
- Gas Central Heating (LPG Gas) & Double-Glazing
- Double length block driveway
- Very Large Garden with Summerhouse & large Shed.
- Age Restriction 45+. Pets Considered
- Communal Heated Outdoor Swimming Pool, Playground & Fishing Lake. Electric security gates.

**Price £225,000**

**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.W05003

## Extremely Large Plot



**Pitch Fee: approx £474 per month including water & sewerage**  
**Subject to Annual Review**  
**Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement**

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

