

Winchcombe Camping and Caravanning Site, Brooklands Farm, Alderton

Guide Price: £115,000

RA Bennett & Partners













A beautifully presented holiday lodge, offered for sale with no onward chain.

Located within the popular Winchcombe Camping and Caravanning Site on the outskirts of Alderton, this property offers a peaceful lifestyle and the opportunity to make this stunning area home for 10 months of the year.

Upon entering the property, the welcoming hallway allows access to all principal rooms. The open plan living space is wonderfully bright, with dedicated areas for dining and lounging. The kitchen is well-proportioned and is home to a range of integral appliances housed in modern gloss cabinetry. The decking area leads off the sitting room and is Westerly-facing, ideal for evening sunshine.
Both bedrooms are comfortable "double" rooms, however the principal bedroom with its' en suite shower room and dressing area is a standout feature. There is a second bathroom with tub and shower over, ideal for when guests visit.

Outside, the lodge offers driveway parking and sits within well-manicured grounds with a stunning lake and views over the Cotswold escarpment. The lodge is one of ten holiday homes located in a private position within the site. The holiday park has a 10 month open season from 16 March to 16 January for second home / leisure use only and is an owners only park where subletting is not permitted.











Council Tax Band: **n/a**

Tenure: **Leasehold**

Service Charge: **£0**

Years Left on Lease: **37**

Ground Rent: **£3,800 approx.**

Viewing by appointment

T: 01386 852456
E: broadway@rabennett.co.uk
41-43 High Street, Broadway, Worcestershire, WR12 7DP

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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