



At first glance

- 2 double bedrooms
- En-suite
- Garden
- Parking
- Rural views
- wide variety of rural walks
- Car charging point

In detail

A fantastic opportunity to acquire brand new "luxury" two bedroom (1 en-suite) park home with opportunity to customise prior to completion. Each home will come with parking (charging point included) and garden space. Situated within Valley View Park, overlooking countryside and with good access to neighbouring villages, towns and cities.

With only 11 pitches in total, this intimate and select site offers prospective buyers a private and cost effective alternative when looking for homes in the Forest of Dean and surrounding areas. With high specification and generous accommodation, the space on offer is truly unique within the price bracket.

Available plots -

P1 - £150,000

P2 - £150,000

P3 - £150,000

P4 - £150,000

P5 - £150,000

P6 - SOLDSTC

P7 - £160,000

P8 - £160,000

P9 - £160,000

P10 - £140,000

P11 - £135,000

(Prices can increase subject to additional optional extras)

Please note: these park homes are restricted to over 50s and are licensed for 365 days a year but all residents must have a secondary address

Situated on the edge of the quaint village of Blakeney, Gloucestershire, which has its own; convenience store, post office, doctor's surgery, social club, public houses, fish and chip shop, primary schools and church,

It is close to main bus routes and Lydney/Gloucester train stations which can be reached from the A48. A48 also leads into Chepstow, Newport and gives direct access to M4 towards Bristol and the M5 towards Gloucester, Cheltenham and The Midlands. School bus services offer access to all senior schools and colleges.

Council Tax Band: Exempt (Forest of Dean District Council)

Tenure: Leasehold

Parking options: Off Street

Garden details: Private Garden





Entrance hall

Radiator, built-in storage cupboard, access to loft space.

Kitchen/diner/family area

w: 19' x l: 25' (w: 5.79m x l: 7.62m)

Open plan layout providing a spacious and sociable living space.

Lounge area: Windows to side aspect and window to front aspect with beautiful views, feature fireplace.

Dining area: French doors providing access to raised and enclosed patio area, window to rear aspect.

Kitchen area: Fitted units at eye and base level with worktop space, sink unit with mixer tap and drainer, integrated appliances to include; fridge freezer, dishwasher and wine rack, oven with gas hob and extractor hood above, space and plumbing for washing machine/dryer, breakfast bar, velux roof light, tiled splash backs.

Bedroom 1

w: 10' x l: 13' (w: 3.05m x l: 3.96m)

Window to side aspect, carpeted flooring, radiator, built-in bedroom furniture, access to en-suite.

En-suite

Shower cubicle, wash hand basin with vanity unit underneath, WC, heated towel rail.

Bedroom 2

w: 9' x l: 11' (w: 2.74m x l: 3.35m)

Window to rear aspect, carpeted flooring, radiator, built-in bedroom furniture.

Bathroom

Wash hand basin with vanity unit underneath, bath with mixer taps and shower attachment, WC, radiator, extractor fan.

Outside

Outside the property, there are wrap around landscaped gardens and patio area which are low maintenance and well maintained. There is a raised patio area enclosed via fencing which offers a fantastic space to sit outside and relax.

There is off road parking with an electric car charging point.

Services

Pitch fee: £250pcm.

Electricity will be supplied by the site - prices and management will be confirmed upon request.

Water and drainage will be supplied by the site - charged at £30pcm.

Gas will be supplied directly to the lodge by supplier of your choice.

Please note

TENURE

Leasehold in perpetuity.

Viewings

By prior appointment with Hills.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.





Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

