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# DORSET PARK HOMES

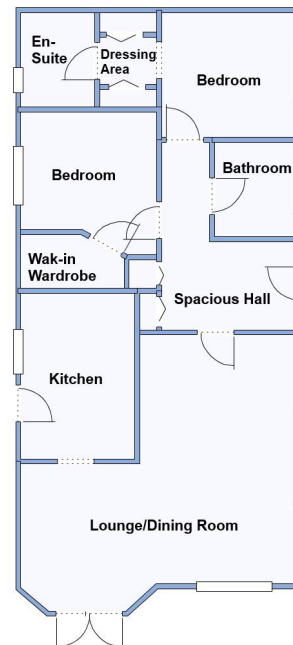
**DRAFT**

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

**2 Beech Tree Rise, Deer Court, Horton Road, Three Legged Cross, Wimborne. BH21 6FN**



**Spacious Modern Park Home on Newly Developed Park**



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

## 2-Bedroom Park Home - approx 40' x 20'

**Accommodation & approximate room dimensions:**

- Omar 'Sandringham' circa 2021
- Lounge/Dining Room: approx 19' x 17'4" max. Feature fireplace. Bay windows & double doors to Raised Deck.
- Kitchen: approx 11'3" x 7'9". Superb fitted kitchen with an excellent range of floor and wall cupboards. Built-in oven & hob with cooker hood over. Integrated washing machine, dishwasher & fridge/freezer. Cupboard housing gas combination boiler. Door to garden & field views.
- Bedroom 1: approx 9'2" x 8'6" Plus Dressing Area with fitted wardrobes.
- Luxury En-Suite Shower Room
- Bedroom 2: approx 9'2" x 8' Plus Walk-in wardrobe. Field view.
- Bathroom: Panelled bath. Wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Small Private Garden with field views
- Parking on Plot
- Age Restriction 45+ Pets Considered
- Gated, newly developed Residential Park set in 34 acres of private country park.

**Price: £200,000 offers in excess**

**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.W05039

## Good Position with Field Views



**Pitch Fee: approx £321.86 per month including sewerage**  
**Subject to Annual Review**  
**Council Tax Band: 'B'**      **Tenure: 1983 Mobile Homes Act Agreement**

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

