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DORSET PARK HOMES



Fillybrook Fields



**A Collection of 11 Luxury Park Homes
on a New Exclusive Residential Park**



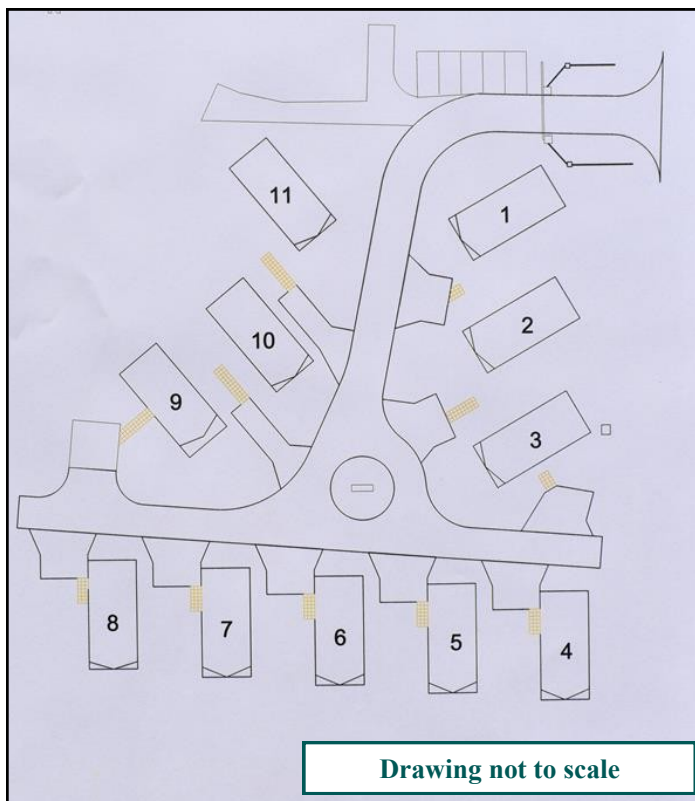
**Fillybrook
Fields**

A small, Gated Residential Development

Set between the thriving market towns of Christchurch & Ringwood, this exclusive Residential Park Home development is the proud concept of site owner Margaret Phipps, who has a mission to create a pleasant, high quality environment for the over 50's.

As each home arrives, this small gated development will simply get better and better, ending up with 11 high quality Park Homes each having a spacious, fenced plot, with the option of a maintenance free deck system. All plots have 'on-plot' parking for 2 cars and ample visitor parking has been allocated. Plots 4—8 have a wonderful outlook over 'greenbelt' fields and the Park Home designs will take full advantage of this special feature.

- **Full Residential Licence—essential for all year living**
- **Pet Friendly—simple conditions apply—please enquire for more information**
- **Parking—'On-Plot' for 2 cars—no commercial vehicles**
- **Utilities: Mains Water & Electricity—LPG Gas supplied by Fillybrook Fields—Individually metered, not for profit**
- **Internet Access: BT 'Openreach' is ready to connect to each property**
- **Council Tax Band 'A'**
- **Age Restriction 50 plus: Visitors under the age restriction can come to visit for days out & short holidays**
- **Pitch Fee £199 per month: Including sewerage, park lighting, electric gates, maintenance of communal areas**



**Fillybrook Fields
Matchams Lane
Hurn
Christchurch
Dorset. BH23 6AW**



A five star Residential high quality development, setting the standard for Park Home developments. With the New Forest on one side and the stunning Dorset coast the other, Fillybrook Fields occupies an ideal location. All homes will be energy efficient, come with an outstanding specification and at this early opportunity, bespoke homes may be catered for.

Various Park Home sizes are available, all homes are built to residential British standard BS3632, ensuring quality control and build specification and will have a 10 year structural warranty, for peace of mind.

Viewing by Appointment Only

Telephone: 01202 877511



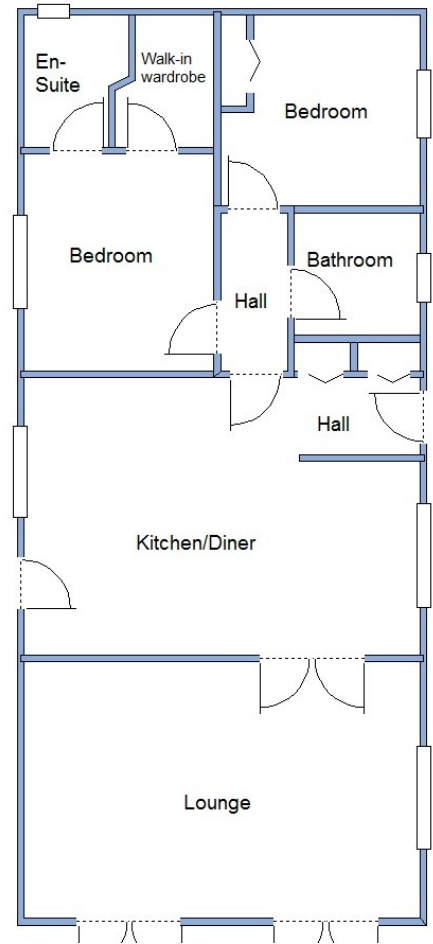
Luxury New Home—Ready for early occupation!



Plot 1
Prestige ‘Sofia’
45’ x 20’
Price £275,000

Kitchen/Diner: approx 19’ x 13’6”
Lounge: approx 19’ x 12’5”
Bedroom 1: approx 10’6” x 9’2”
Bedroom 2: approx 9’3” x 9’1”

- Hall with useful storage cupboards
- Superb Kitchen/Diner with integrated appliances
- Large Lounge with double doors to quality deck
- 2 Double Bedrooms (Bedroom 1 with walk-in wardrobe)
- En-Suite Shower Room
- Luxury Bathroom with bath
- Vaulted Ceilings with LED lighting
- Large raised Deck with glass balustrade
- Gas central Heating & PVCU Double-Glazing
- Ready for immediate occupation



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

Stylish Interior Design & Fully Furnished



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.