

FOR SALE

£249,950

42' x 22' Prestige Sonata



2024 Model
Twin unit
Two double bedrooms
Two bathrooms
Lounge with dining area
Kitchen with appliances
Furnished
Modern décor
Gas central heating
Driveway
Garden

8 Cherry Tree Close Orchard Park, Old Oxford Road, Chieveley, RG20 8RR

Don't miss this rare opportunity to own a new build residential park home located at Orchard Park in Chieveley. This Prestige Sonata model is larger than your average, standing at 42' x 22', with two double bedrooms, two bathrooms and a spacious lounge. Located in a quiet cul-de-sac within a well-maintained park, this is the perfect residence for those over the age of 50.

Sales Contact

Laura Mouldsdale | 023 8084 3011 | laura@general-estates.co.uk

Orchard Park is a part of

General Estates
—PARK HOMES—



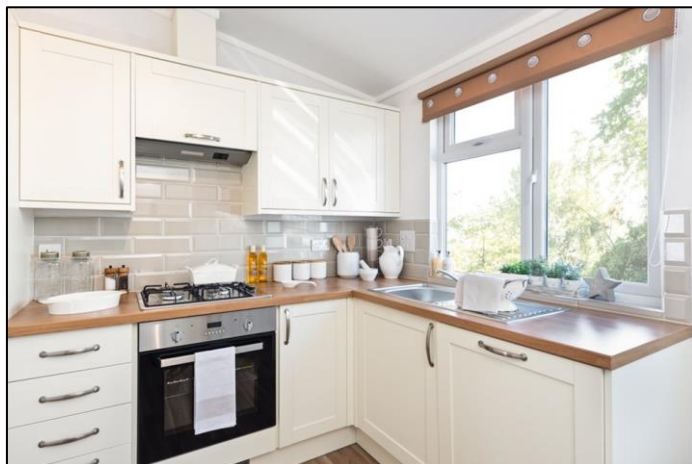
About the Home



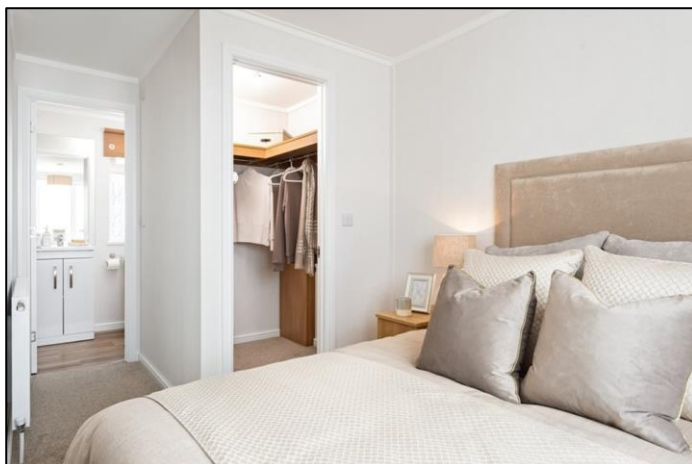
Living Room



Dining Area



Kitchen



Master Bedroom

The home opens to an entrance hallway with a cloak cupboard and loft access. The hall leads to the living area, two bedrooms and bathroom.

The Sonata's well-appointed lounge and dining area are cleverly configured to provide a cosy, traditional sitting space, whilst retaining an open and spacious feel. The area provides comfortable space for a four-seated dining table and three-piece suite. The Sonata boasts vaulted ceilings throughout the living area and kitchen. Alongside the large three-paned windows, this allows plenty of natural light to flow through the home. An electric fireplace is included for cosier evenings.

In the kitchen, you will find all the integrated appliances needed – a fridge/freezer, dishwasher, washing machine, oven, hob and extractor hood. The kitchen provides ample work surfaces and storage space throughout.

The primary bedroom is a good-sized double, making the most of the space with furniture including freestanding drawers, bedside cabinets, and a dresser. Alongside the furniture is a carpeted walk-in wardrobe with hanging rail which further maximises the space. This bedroom also includes an en-suite bathroom with a 1400mm x 700mm shower tray.

Included in the second bedroom is a built-in wardrobe and bedside cabinets. The second bedroom is also a double. Both bedrooms include high-level TV points.

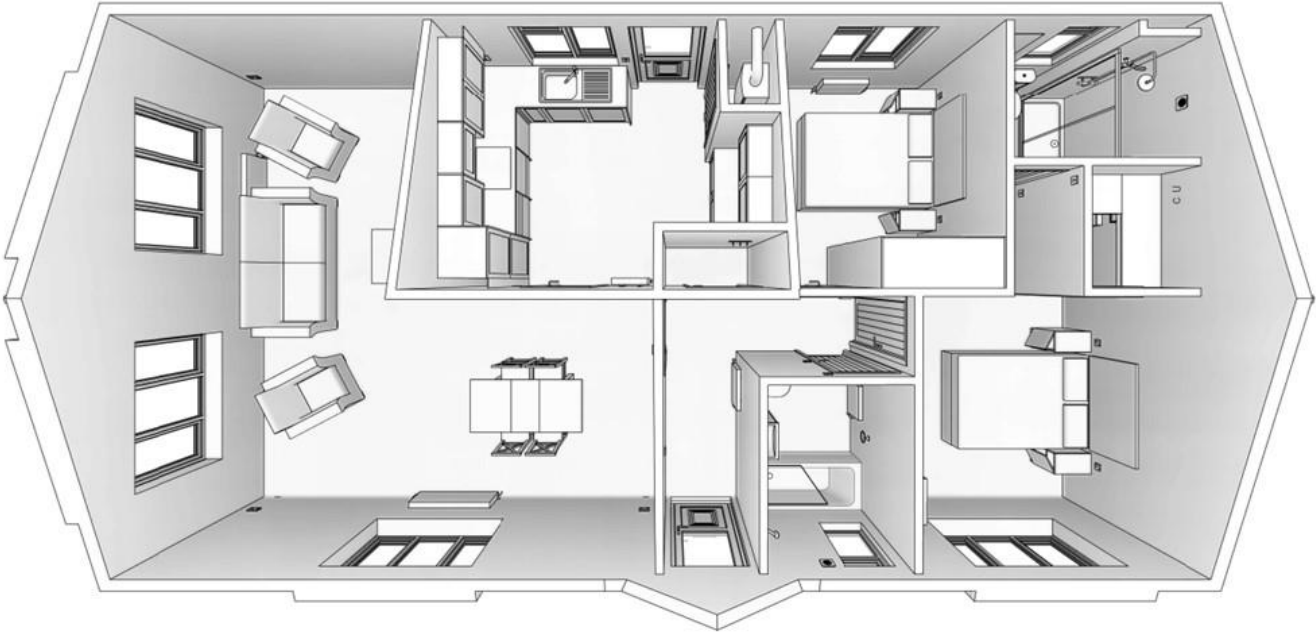
In the main bathroom, the bathtub includes a shower overhead and screen.

The home is decorated in desirable neutral tones. You will be able to enjoy the rare benefits of brand new, modern fittings throughout the home.

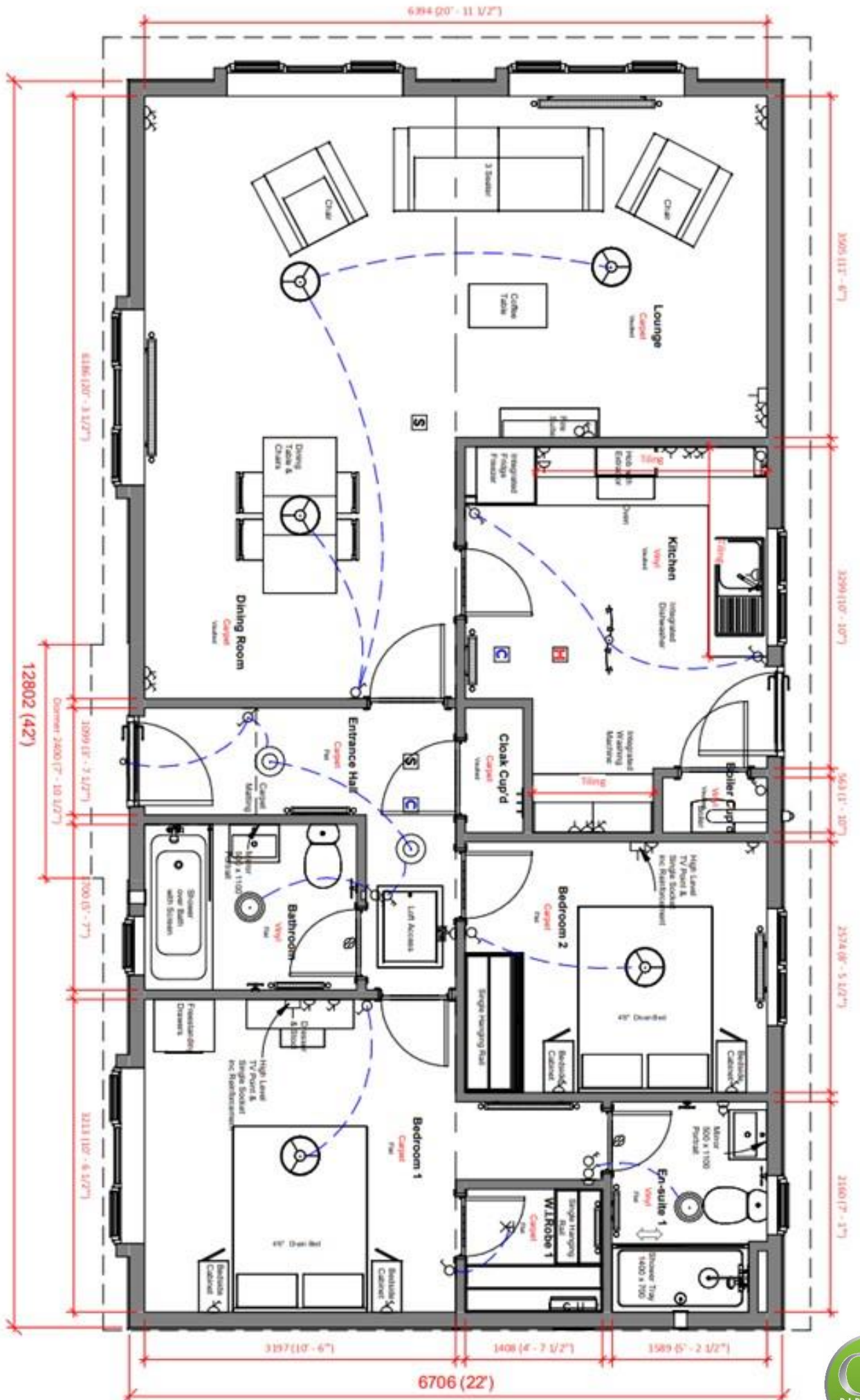
*Please note: the photos in this brochure are CGI representations from Prestige. Aspects, including colour-schemes, may vary in the final product *



Home Drawings



Floorplan



About the Pitch



The Sonata will be pitched on 8 Cherry Tree Close, a quiet cul-de-sac within Orchard Park that consists of 13 homes in total. Cherry Tree Close is a T-road with no through traffic.

No. 8 is an enviable corner plot with a good-sized garden. This will consist of a low-maintenance lawn, ready for the new owner to put their stamp on the garden.

There will also be on-pitch parking available with driveway space for one car.

Other Information

- The pitch fee for this home will be £280 each month.
- General Estates charge for electricity and water usage at Orchard Park. The charge is based on your usage. We operate a budget billing system whereby your annual expected usage is calculated over a twelve-month period, from 1st February to 31st January, but charged over a ten-month period between April and January.
- The gas connection will be LPG.
- Council tax charge is Band A.
- Residential mobile homes must be bought as a full cash purchase.

About Orchard Park

Orchard Park, Newbury is a mature park which is more or less surrounded by beautiful farmland, with a mixture of hedging and fencing which marks its perimeter. A high-quality way of life for the over 50s. There are a small variety of fruit trees left from the days of the Orchard which originally stood in this area.

The plots at Orchard Park are sympathetically planned and developed with ornamental dwarf conifers with colourful tubs and hanging baskets adorning residents well-tended gardens.

There are many attractions for all in the locality of Orchard Park. If you fancy a flutter on the horses, the famous Newbury racecourse is very close with flat racing and hurdles being a feature every month throughout the year. Snelmore Common is not too far so why not pack up a picnic and spend a peaceful afternoon in the beauty of this country park. Or why not spend a day exploring Donnington Castle with its striking twin towers and 14th century gatehouse.

Notable Park Rules:

- Residents must be over the age of 50 years
- One cat and/or one dog permitted per home
- One vehicle permitted per home.

To arrange a viewing or for any further information, please contact:
Laura Mouldsdale 023 8084 3011 laura@general-estates.co.uk

