

# FOR SALE

# £199,950

## 40' x 20' Prestige Sonnet



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

**11 Westfield Road**  
**Flowerdown Park, North Drive, Littleton, SO22 6QB**

Don't miss this rare opportunity to own a new build residential park home located in Westfield Road at Flowerdown Park. This Prestige Sonnet model stands at 40' x 20', with two double bedrooms, two bathrooms and a spacious lounge.

### Sales Contact

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Flowerdown Park is a part of

**General Estates**  
—PARK HOMES—



# About the Home



**Living Area**



**Lounge**



**Kitchen**



**Master Bedroom**

The Prestige Sonnet is a new model for 2024. It'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 dining table and three-piece suite. The Sonnet boasts vaulted ceilings throughout the living area and kitchen, allowing natural light to flow through the home.

In the kitchen, you will find all the integrated appliances needed – a 50/50 fridge/freezer, dishwasher, washing machine, under-counter oven, gas hob and extractor hood. The kitchen provides 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. Alongside the furniture is a walk-in wardrobe with fitted storage which further maximises the space. This bedroom also includes an en-suite bathroom with a 1200mm x 700mm shower tray.

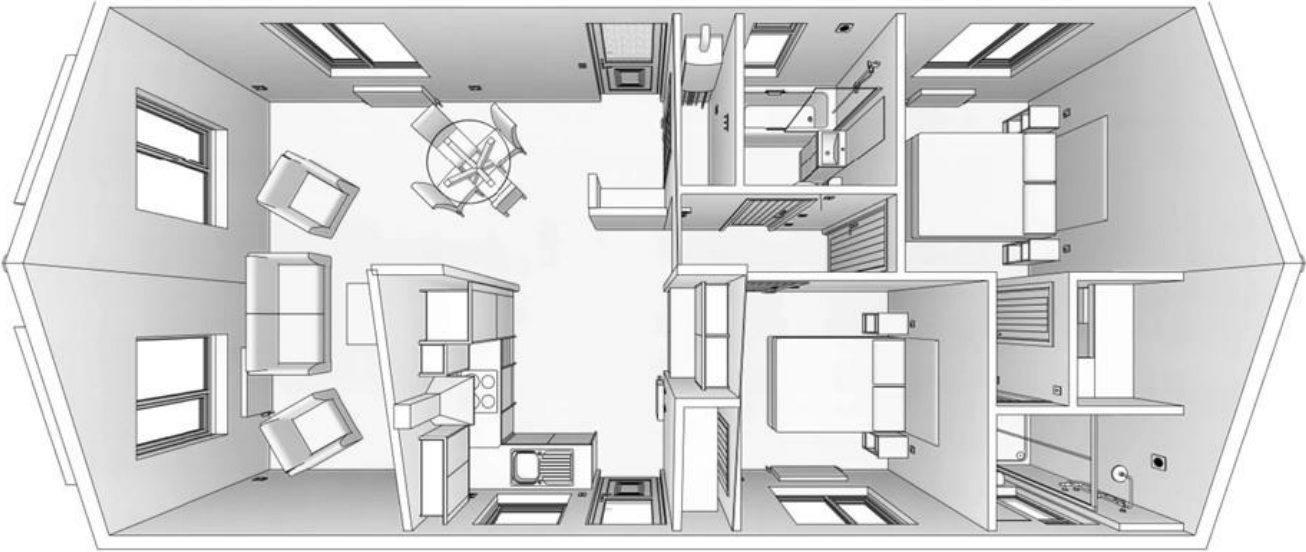
Included in the second bedroom is a built-in wardrobe and bedside cabinets. The second bedroom is also a double. Both bedrooms include high-level TV points.

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

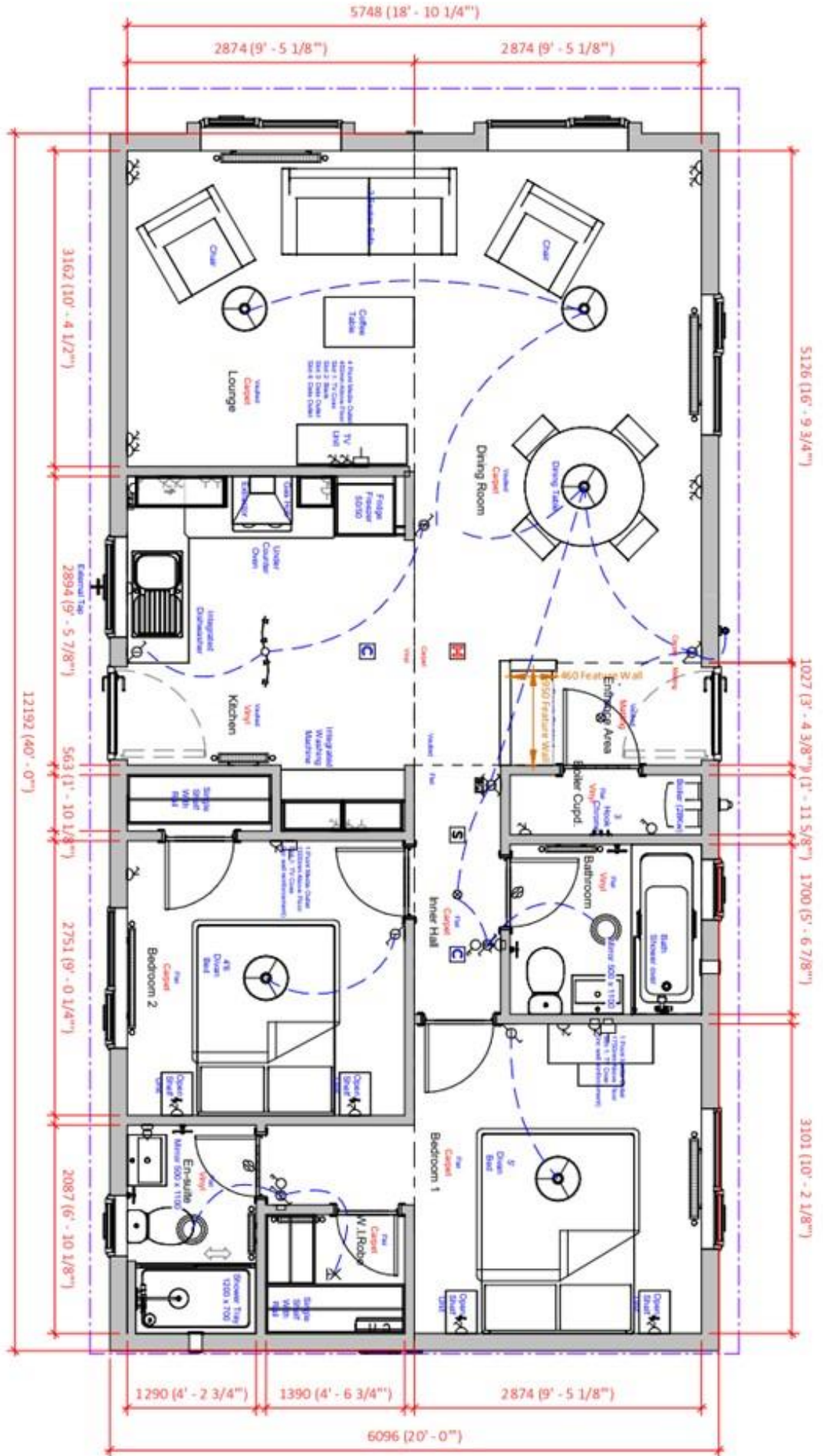
The home is decorated in desirable neutral tones. You will be able to enjoy the rare benefits of brand new, modern fittings throughout the home.

Externally, the home offers off-road parking outside the home and a low maintenance rear garden.

# Home Drawings



# Floorplan



# Colour Scheme



# Colour Scheme



# About the Pitch



The Sonnet will be pitched on 11 Westfield Road.

The garden will consist of a low-maintenance lawn, ready for the new owner to create their own space.

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

## Other Information

- The pitch fee for this home will be £250 each month.
- General Estates charge for electricity and incoming water usage at Flowerdown 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 Flowerdown Park

Flowerdown is a very peaceful and tranquil park. It is situated just 3 miles north of the historic city of Winchester in the popular hamlet of Littleton. Within close proximity is the church, a restaurant, bowling, cricket, tennis and croquet clubs, and a football team. There is also a village hall and a post office. The park is set within gently rolling hills and open countryside yet is close to a main bus route. The local shops are a 10-minute car drive away.

The transport links from Winchester are excellent with the main London Waterloo/Southampton-Weymouth train line and beyond to the south is the Southampton/Eastleigh airport, accessible from the M3/M27.

### Notable Park Rules:

- Accepts all ages
- One cat and one dog permitted per home
- One vehicle permitted per home.

**To arrange a viewing or for any further information, please contact:**  
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