

# FOR SALE

# £239,950

## 40' x 20' Rosehill

New park home  
Twin unit  
Two double bedrooms  
Master with en-suite  
Family bathroom  
Spacious lounge  
Kitchen with appliances  
Dining area  
Rear and front garden  
Off-road parking



### 105 Drapers Copse Claypits Lane, Dibden, Southampton, SO45 5TR

Don't miss this rare opportunity to own a new residential park home located in Drapers Copse. This Rosehill Manor model stands at 40' x 20', with two double bedrooms, two bathrooms, kitchen with integrated appliances and a spacious lounge with dining room.

#### Sales Contact

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Drapers Copse is a part of

General Estates  
—PARK HOMES—



# About the Home



**Living area**



**Kitchen**



**Master bedroom**



**Second bedroom**

This brand new 40' x 20' Rosehill Manor park home is located in a sought-after spot on the back row of Drapers Copse - a residential mobile home park.

The L-shaped living area offers a lounge and dining space. With front, side and rear aspect windows, the room offers a great amount of natural light, enhanced by the light décor and vaulted ceiling. The sliding double doors open to the low-maintenance rear garden.

The kitchen is decorated to a modern standard, with navy shaker-style cupboard doors and chrome handles, oak worktop, a matte black double sink and parquet-style flooring. The kitchen offers plentiful cupboard and worktop space, and includes an array of integrated appliances, including: fridge/freezer, dishwasher, washing machine, microwave, oven, gas hob and extractor hood.

The master bedroom is a true highlight of the home - the king-sized sleeping area offers a vaulted ceiling, bay window and is finished with modern wooden panelling behind the headboard. This bedroom also includes a walk-through wardrobe which leads to the stylish en-suite bathroom. The en-suite bathroom includes a large ground-level shower and floating vanity unit - all complemented by the brass finishings.

The second bedroom is double-sized with fitted storage and rear-facing window.

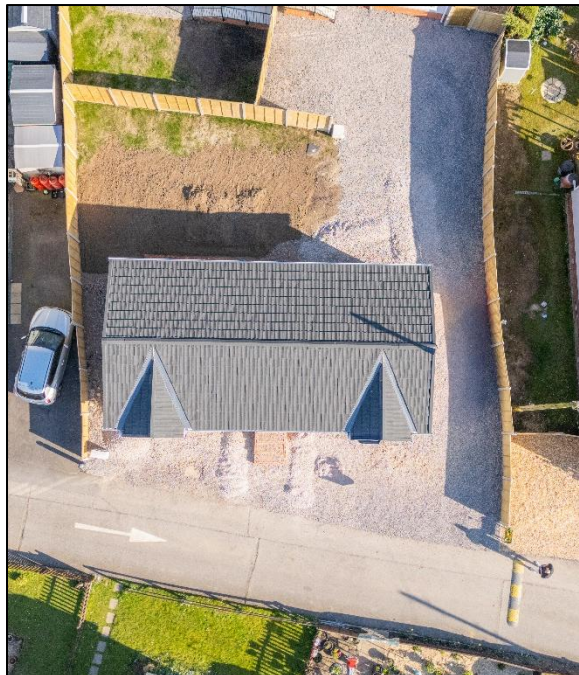
The main bathroom includes a bath with overhead shower, floating vanity unit, heated towel rail, and storage cupboard. The modern décor boasts a marble-style wallboard, parquet-style flooring and black accents throughout.

As an added bonus, the furnishings are included so moving couldn't be easier!

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



# About the Pitch



The home is pitched on 105 Drapers Copse – located on the sought-after back row.

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

The pitch offers off-road parking.

## Other Information

- The pitch fee for this home is £280 each month.
- General Estates charge for electricity and water usage at Drapers Copse. 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 but charged over a ten-month period.
- The gas connection is LPG.
- Council tax charge is Band A.
- Residential mobile homes must be bought as a full cash purchase.

## About Drapers Copse

Drapers Copse is well located within walking distance of the New Forest and the historic village of Hythe with its good selection of local shops, bars, and restaurants.

The park is situated a short walk from a supermarket and leisure centre.

Southampton is a 15-minute drive and there are good public transport links from the park – a bus stop is situated opposite the park.

### Notable Park Rules:

- Accepts ages 18+ years
- One cat and one dog permitted per home

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