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# DORSET PARK HOMES

**DRAFT**

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

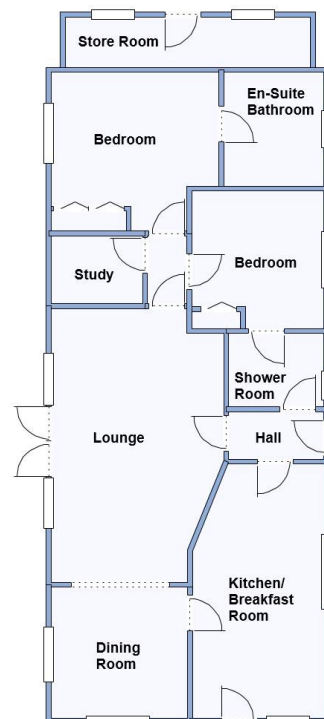
**Telephone: 01202 877511**

**1 Tulip Court, Organford Manor Country Park, Organford, Poole. BH16 6ES**



Manor Park Home 'Carlyon Grange' 2010

**Exceptionally Spacious, Well Presented Park Home on Wonderful Park**



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

## 2-Bedroom Park Home - approx 46' x 20'

Accommodation & approximate room dimensions:

- Entrance Hall
- Kitchen/Breakfast Room: approx 17'7" x 9'4". Excellent range of floor and wall cupboards. High level double oven, hob & hood over. Integrated dishwasher & fridge/freezer. Space for washing machine & dryer. Cupboard housing combination boiler. Breakfast bar. Door to garden.
- Lounge: approx 19'2" x 12'max. Feature fireplace. Double doors to patio garden. Archway to:
- Dining Room: approx 9'6" x 9'2". Double aspect.
- Inner Hall
- Study: approx 6'6" x 4'9". Fitted desk unit.
- Bedroom 1: approx 11'9" x 11'2"max. Fitted wardrobes.
- En-Suite Bathroom: Corner bath. 'His & Hers' Vanity wash basins & WC.
- Bedroom 2: approx 9'8" x 9'3". Fitted wardrobes.
- Shower Room: Shower cubicle. Vanity wash basin & WC.
- Gas Central Heating (new boiler 2023) & Double-Glazing
- Excellent 'On Plot' Parking
- Delightful Patio Garden with raised terrace
- Substantial Store Room
- Age Restriction 45+      Pets Considered
- Wonderful Residential Park with dog walking field, in semi-rural location near to Poole & Wareham.

## Pets Considered



Kitchen/Breakfast Room



Lounge



Dining Room



Wide Driveway

**Pitch Fee: approx £297.19 per month including Water & Sewerage**  
**Subject to Annual Review**  
**Council Tax Band: 'A'      Tenure: 1983 Mobile Homes Act Agreement**

**Price: £230,000**

**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.W05162

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





Large Lounge



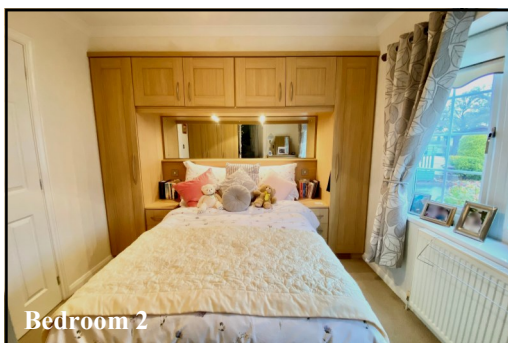
Dining Room



Bedroom 1



En-Suite Bathroom



Bedroom 2



Shower Room



Study



Large Store Room



Patio Garden

**Manor Park Home**  
**'Carlyon Grange' approx 46' x 20'**  
**Manufactured circa 2010**  
 Well-planned accommodation with generous room dimensions. Good plot with delightful patio garden and excellent wide driveway. Beautifully presented 'Gated' Residential Park with wonderful grounds including large dog walking area, set in a semi-rural location near to Poole & Wareham.

*Viewing essential!*