

**TOWN & COUNTRY**  
ESTATES



**Lake View, Brokerswood, Wiltshire, BA13 4EH**

**£149,995**

## LOCATION

Nestled in the heart of Wiltshire's picturesque countryside, Brokerswood is a charming holiday park offering a perfect blend of outdoor adventure and tranquility. Surrounded by 80 acres of ancient woodland, this idyllic retreat is ideal for families, couples, and nature enthusiasts. The park boasts a variety of activities, including water sports, archery, axe throwing, and a dedicated children's play area. For those seeking relaxation, the serene surroundings provide a peaceful escape from the hustle and bustle of daily life.

## DESCRIPTION

Nestled in a prime location overlooking the tranquil Brokerswood Lake, this stunning two-bedroom Carnaby Chantry lodge offers the perfect blend of comfort and luxury. Designed to an exceptional standard, it provides an idyllic escape for relaxation or adventure.

The private veranda, has an inset hot tub —perfect for unwinding while soaking in the serene lake views. Inside, the lodge boasts a stylish open-plan living area with exposed beams, creating a warm and inviting atmosphere. Whether you're entertaining guests or enjoying a quiet evening in, this space is designed for both comfort and elegance. The two generously sized bedrooms provide a peaceful retreat, ensuring restful nights after a day of exploration.

Set within a beautifully maintained holiday park, there's something for everyone to enjoy. On-site amenities include a convenience shop, water sports, axe throwing, archery, and a dedicated play area for children. Despite the range of activities, the park maintains a peaceful and calming ambiance, making it a true haven for relaxation.

With excellent subletting potential, this exceptional holiday home is a rare find. Don't miss out—call today to book your viewing!

## PITCH FEES

The pitch fee per annum £7886.70 note this is not payable whilst you are on GRI.

**GUARANTEED RENTAL INCOME (GRI)-** you will get 10% per year return on your purchase price  
Over 5 Years you would then receive equal to 50% of the net purchase price

Whilst under GRI there are no PITCH FEES, MAINTENACE AND REPAIRS ARE DONE WITH NO CHARGE, GAS AND ELECTRIC FEE'S PAID AND CLEANING FOR BOOKED GUEST STAYS.

Whilst under GRI you can use the Lodge for 4 weeks a year for personal use.













