



SANDY BALLS HOLIDAY LODGE



AVAILABLE EXCLUSIVELY TO SUSSEX POLICE FEDERATION MEMBERS

5 Tawny Wood, Sandy Balls

In 2019, the Sussex Police Federation branch purchased a beautiful three bedroomed holiday lodge at Sandy Balls Holiday Village in the heart of the New Forest, Hampshire. Surrounded by the outstanding natural beauty of the New Forest National Park, Sandy Balls combines a stunning location with an excellent choice of facilities. Our holiday lodge provides the perfect getaway for families, couples or groups of friends in this wonderful, unique area of England.

Take your pick from a whole host of services conveniently located within the Village Square. For great pub grub, visit The Woodside Inn, a convenient and cosy on-site pub, or the newly refurbished Italian restaurant, Aubrey's Forest Kitchen for something a little more special (or a good cup of coffee!). The Village Store is also well stocked with all the essentials that you will need for your stay.

For those needing to relax, indulge in a massage, manicure or facial at the on-site spa, The Retreat. For those with energy to burn, work out in the gym and enjoy a post-workout swim at the onsite Leisure Centre and for the more adventurous, you can hire a bike from the Cycle Centre and ride to your hearts content through the forest.

There is also a wide range of activities for all the family to take advantage of, including alpaca walks, body zorbing, archery and horse riding.



About the lodge



Our Holiday Lodge has all you need for a relaxing break with extra special touches of luxury. With a large, decked area at the front of the property, you can enjoy the sunshine with great company, or sit back in the hot tub under the stars while you experience the ultimate in relaxation.

This is a fantastic holiday home with stunning attention to detail and situated in one of the most enchanting locations with access across the 120-acre estate and down into the Avon Valley.

This is a real home from home with features including:

- Open plan living.
- Sleeps up to 8 people.
- Modern, well-appointed kitchen.
- Hot tub on outside decking.
- Bed linen and towels.
- Disabled Access.
- Pet friendly (At an additional cleaning cost).
- Central heating, wood-effect burner and instant hot water.
 - Check in from 2.00pm and check out at 10.00am
 - TVs in the living room as well as the bedrooms.
 - Complimentary use of the gym (over 16s only)
 - Wi-fi in lodge
- Amazing walks, challenging hikes, fabulous fishing, energetic bike rides, horse riding or a round of golf, it's all on offer at Sandy Balls.

The thoughtfully designed layout includes a generous utility room; an addition that makes it a hit not only with pet owners but with those with young children in the family.

Open plan Kitchen



The kitchen really is the heart of your holiday lodge – and the Pinewood Lodge is no exception. Boasting a double larder, integrated oven, hob, microwave, a wonderful island unit with breakfast bar, an air fryer and all the utensils you could need.

Relax in the lounge



The lounge, diner and kitchen are open plan, allowing the optimum amount of natural light to flood throughout. With a 'sink- in-to' 2-seater sofa, love seat and a chair, get cosy round the 55" HD TV and watch a movie (don't forget the popcorn!).

The dining area comfortably seats up to six guests.

Sleep well in the bedroom



The property has three well equipped bedrooms. The Master double bedroom has an en-suite shower room and walk in wardrobe. The property also boasts a second double bedroom and a comfortable twin bedroom all of which are equipped with wall mounted HD SMART TV's complete with Freeview. There is also a pull-out sofa bed in the lounge meaning the lodge can sleep up to 8 people.

Get squeaky clean in the bathroom



The lodge has a modern family bathroom with a shower and bath and another shower in the master bedroom.

How to book your stay

- You must be a subscribing member of the Sussex Police Federation.
- You will not be able to stay at the lodge for 2 consecutive years.
- The holiday lodge is open for use all year round.
- Bookings can be made for either a four-night stay (Mon – Fri) or three-night stay (Fri – Mon). Longer stays may be offered at the discretion of the Sussex Police Federation.
- Applications open on Friday 22nd August 2025 and close on Friday 3rd October 2025. All applications must be made via [this form](#).
- Members will be invited to submit applications to attend the holiday lodge. Each member can nominate up to a maximum of three preferred dates.
- When there are multiple applications for the same date a random selection method will be used to determine the successful applicant.
- All successful applicants will be notified by 10th October 2025 with the result of their application. Any member who is unsuccessful in the random ballot will be offered the opportunity to apply for any remaining vacant slots
- Successful applicants will be provided with a booking reference number.
- Once you have received your booking confirmation please make a bank transfer to Sussex Police Federation Holiday Lodge, account details will be within the confirmation you will receive. A minimum payment of £40 is to be paid within 30 days of the holiday confirmation being sent out. Full payment for your break must be paid 8 weeks prior to your stay.
- If you have any concerns about your payment dates, please contact the Branch Treasurer/ Deputy Treasurer sussex.treasurer@polfed.org
Failure to make payment within the allotted time period will result in the cancellation of the booking and the letting period will be offered to another member who has specified the same letting period in their preferences. If the letting period remains vacant the holiday letting will be made available to the wider membership.
- You will need to present your warrant card as proof of identity when you check in at Sandy Balls on your visit so you must be a serving, federated member at the time of your stay. You will not be granted access to the holiday lodge if you cannot produce your warrant card.

- **The cost of stay is £400.**

- The Sussex Police Federation member who is allocated the booking reference number will be responsible for any damage caused to or at the property during their stay. Any items broken or otherwise damaged must be replaced.
- Inappropriate behaviour will not be tolerated and may result in disciplinary action being taken.

Check in is 14.00 and you are asked to check out by 10:00 on the day of your departure.

Cot Hire Cost- £15.00 payment to be made directly to Sandy Balls (they provide only the base mattress in the cot; all bed linen would need to be provided).

Highchair Hire Cost - £12.00 payment to be made directly to Sandy Balls

Pet Friendly:

Please note that the lodge is pet friendly (Max 2 pets allowed) and **there is an additional cleaning fee of £45 per stay if you wish to take your pet(s) with you which is payable directly to Sandy Balls.** If you are bringing your pets(s) then please state this at the time of booking. **Pets are not allowed on the furniture and must not be left unaccompanied at any time.**

The Sussex Police Federation has purchased the holiday home for the benefit of its members.

We hope that you enjoy your stay at your holiday home.

Contact

For further information contact sandyballs@sussex.polfed.org

For further information about Sandy Balls please visit:
<https://www.awayresorts.co.uk/sandy-balls/>

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