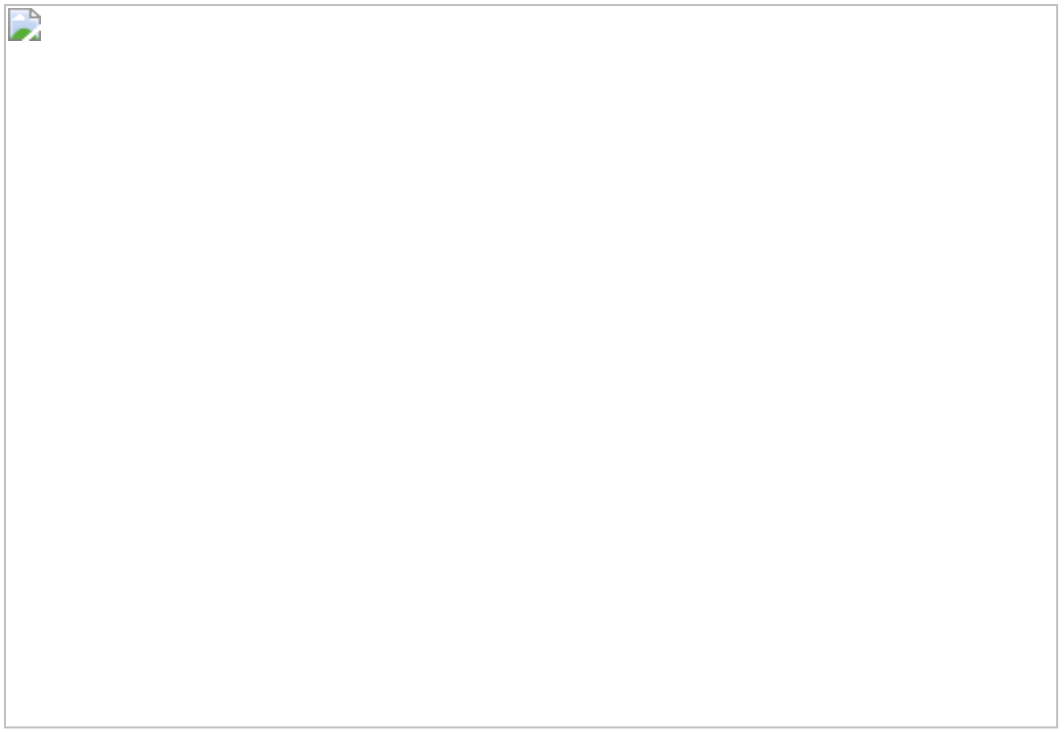
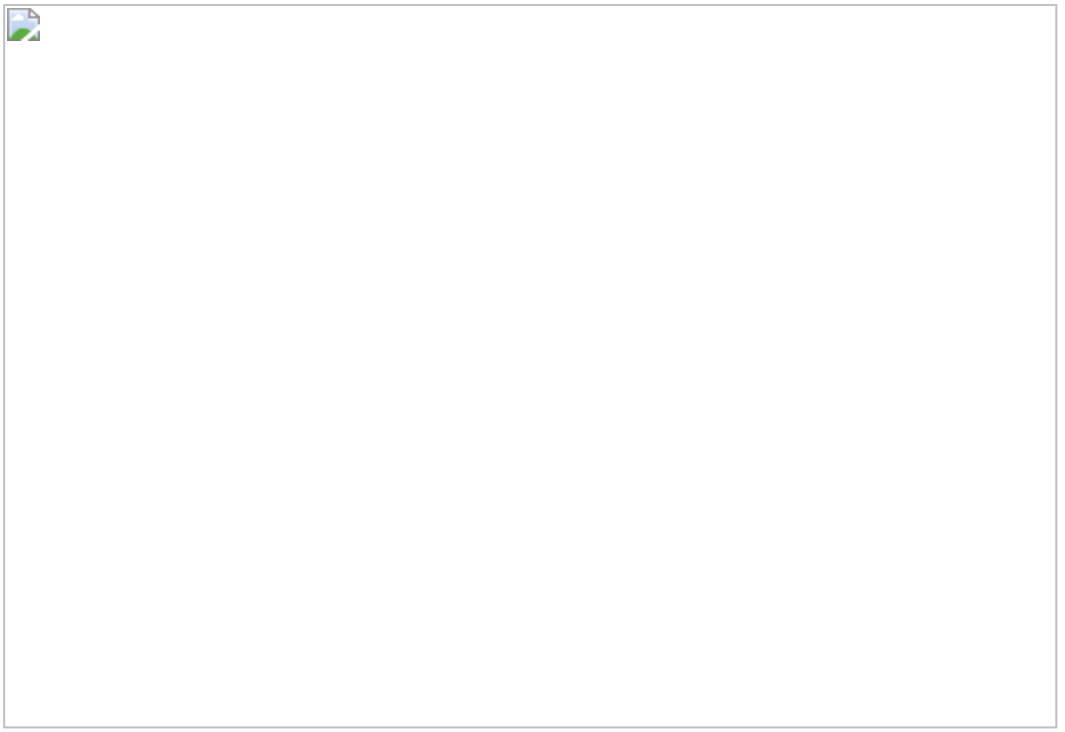


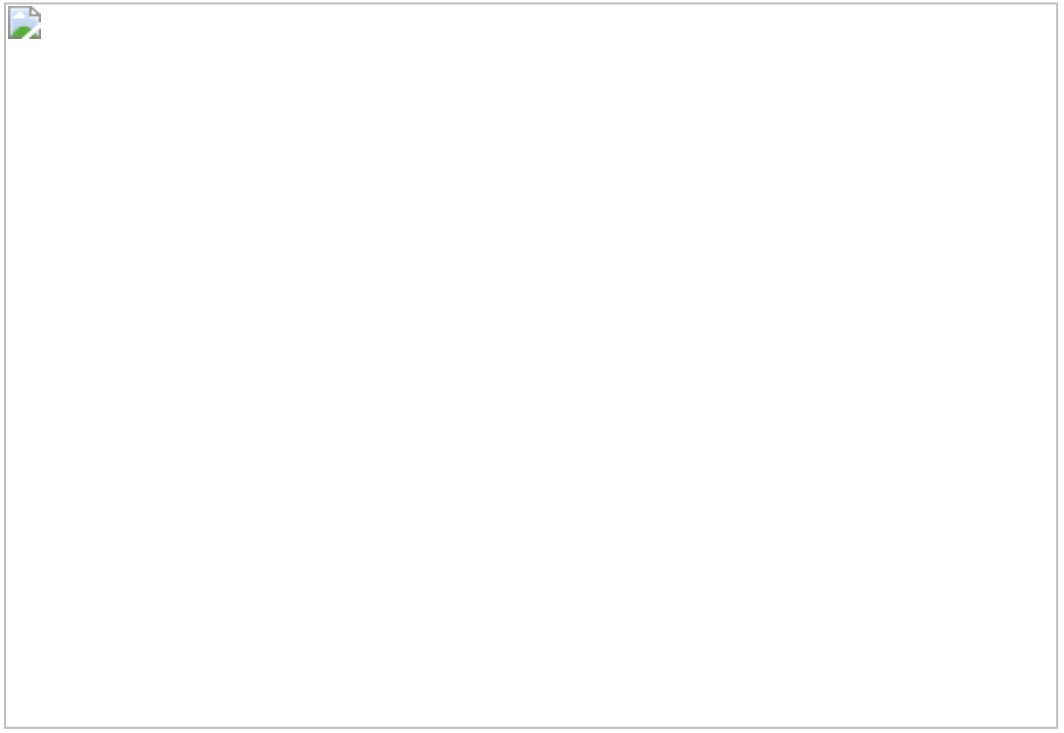
5 West Drive Wootton Hall, Wootton Wawen, Henley-in-arden, B95 6EJ

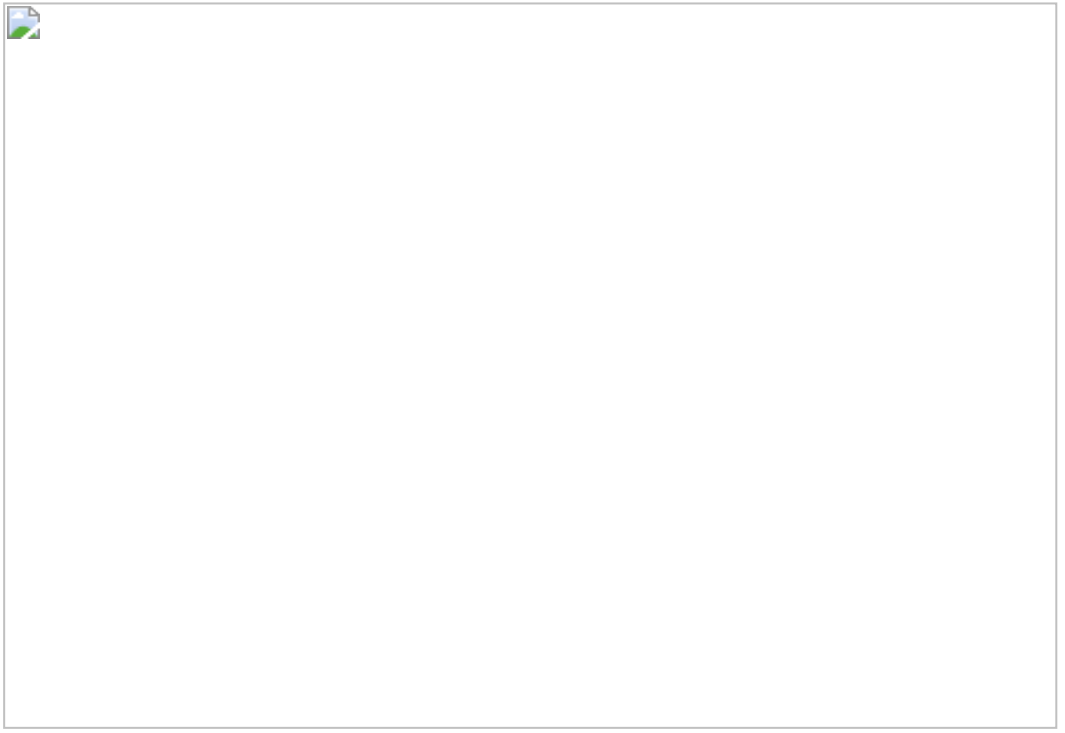
Offers in the Region of **£169,950**

Hawkins Patterson











Wootton Hall residential park is ideal for much more than just stunning scenery and getting back in touch with nature. With Henley-in-Arden just a few short miles away, our residents also reap the benefits that come from having a town close by. Boasting a selection of shops and facilities including supermarkets, healthcare, churches, and a traditional town market, everything you need is within easy reach at Wootton Hall.

Set back behind a gravelled foregarden with paved drive to the side, gated side access leading to the side garden which is mainly paved. Access is gained via a double glazed entrance door leading to;

ENCLOSED PORCH

Double glazed frosted windows to front and side, space for freezer and double glazed door to;

LOUNGE/ DINING ROOM

DINING AREA

Double glazed bow window to front, radiator, laminate flooring, cupboard housing the Worcester Bosch boiler and door to kitchen.

LOUNGE AREA

Double glazed window to side and bow window to front, laminate flooring, radiator and door to inner hallway.

KITCHEN

Fitted white gloss units, granite effect worktops, sink drainer unit, Electric oven, four ring gas hob, extractor over, space for fridge freezer, plumbing for washing machine, double glazed window to side, integrated dishwasher.

INNER HALL

Double glazed door to side garden, deep storage cupboard.

BEDROOM ONE

Double glazed window to side and radiator.

BEDROOM TWO

Double glazed window to rear and radiator.







SHOWER ROOM

Frosted double glazed window to side, chromed heated towel rail. White suite with WC, wash basin and storage beneath, corner shower cubicle with thermostatic shower, tiled walls and floor

OUTSIDE

The gardens are low maintenance, being mainly paved with small flower bed, garden shed, Flo gas propane tank, fenced boundary and side gates to both sides.

SITE INFORMATION

One owner has to be 50 years or older. The current monthly site fee is £205.75 payable on the 6th of the month. Water is billed to the owner by the site owner. Electricity is owners own supplier. Council tax id Band A. The unit can be occupied for 12 months of the year.

HELPFUL INFORMATION ABOUT LIVING AT WOOTTON HALL 2024

Ground Rent for a twin Park Home is £205.75 and £191.64 for a single (2023/2024). This is taken around the 6th of each month by Direct Debit. This is reviewed yearly and goes up in relation to inflation in July.

Electric is charged individually to each home - Quarterly.

Water is one bill that comes in to Allens Caravans who pay 25%, the remaining amount is then divided equally amongst the rest of the residents - Quarterly.

Wootton Wawen has no natural gas so residents need to arrange gas deliveries with a supplier i.e., Calor Gas, Flogas etc.

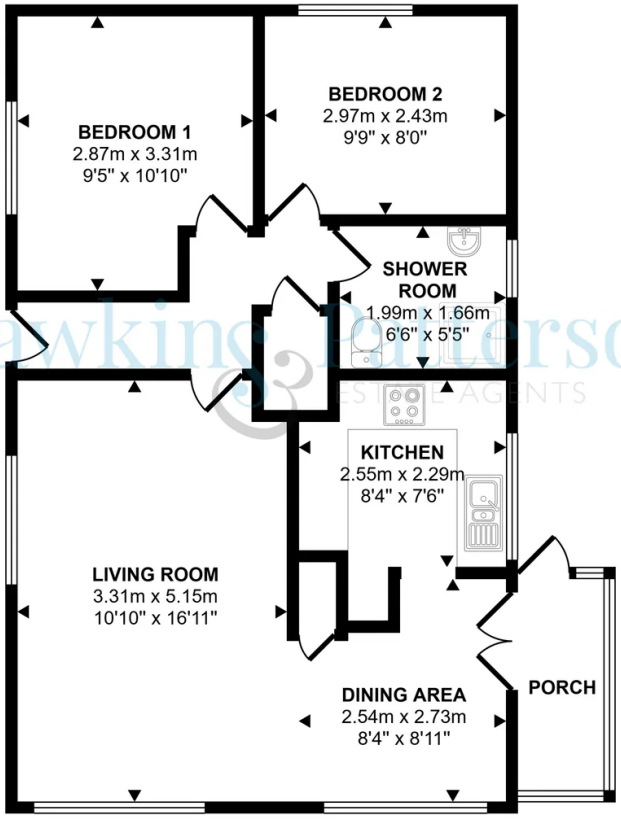
The Council Tax is majority Band A.

You are allowed to have 4 domestic pets per home but only one of these can be a domestic cat or dog.

The X20 bus picks up hourly on the Stratford Road and goes to Stratford upon Avon and Solihull. Tuesday and Friday there is a free bus service which picks you up from outside the Post Office at approximately 9.35 and goes to Redditch. Approximately 1.5 miles from Henley in Arden, 5 miles from Stratford and 9 miles from Redditch.

Social Activities: Bowling, Keep Fit, Bingo, Craft Club, and more plus lovely country walks and fishing. Country Club is based on Park. Local Pubs: The Navigation, The Bulls Head and The View together with the Social Club are all based in the Village.

Approx Gross Internal Area
60 sq m / 651 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Hawkins & Patterson

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