



Connells

The Lawns Wootton Hall
Wootton Wawen Henley-In-Arden

The Lawns Wootton Hall Wootton Wawen Henley-In-Arden B95 6EB

for sale
£185,000



Property Description

An idyllic two bedroom park home situated within the popular Wootton Hall Estate and residential park. The site is available for occupation ALL YEAR round and benefits from an onsite shop, post office, bowling green and being close to a bus route with links to Stratford-upon-Avon, Henley-in-Arden and beyond. The property offers entrance porch, two bedrooms, kitchen, bathroom, sizeable lounge/diner, there is a patio garden and a driveway providing parking for two vehicles.

LOCATION: Situated in a rural, quiet, and peaceful environment with many countryside walks on offer.

Porch

Featuring windows to the front and side elevation. Entrance into park home hallway.

Lounge/Diner

10' 7" x 19' 5" (3.23m x 5.92m)

Carpeted. Two bay windows to the side elevation. One window to rear elevation. Back door leading through to garden. Wall mounted radiator. Door leading through to inner hallway. Wall lights.

Kitchen

6' 9" x 19' 10" (2.06m x 6.05m)

Tiled flooring. Partly tiled walls. Window to front elevation. Space for washing under counter washing machine and fridge/freezer. Wall mounted work tops with cupboards under. Wall mounted cupboards. Ceiling light fixture. Extractor fan. Space for single oven.

Bedroom One

9' 5" x 5' 3" (2.87m x 1.60m)

Carpeted. Fitted wardrobes and drawers. Window to rear elevation. Wall lights.

Bedroom Two

9' 9" x 8' 4" (2.97m x 2.54m)

Carpeted. Wall mounted radiator. Ceiling light fixture. Window to side elevation.

Bathroom

Lino flooring. Corner bath with electric shower over. W/C. Hand wash basin. Extractor fan. Window to rear elevation. Part tiled walls. Wall mounted radiator.

Garden

Patio featuring shed and storage. Mature trees and shrubs surrounding the park home.

Driveway

Paved drive with space for one to two vehicles.

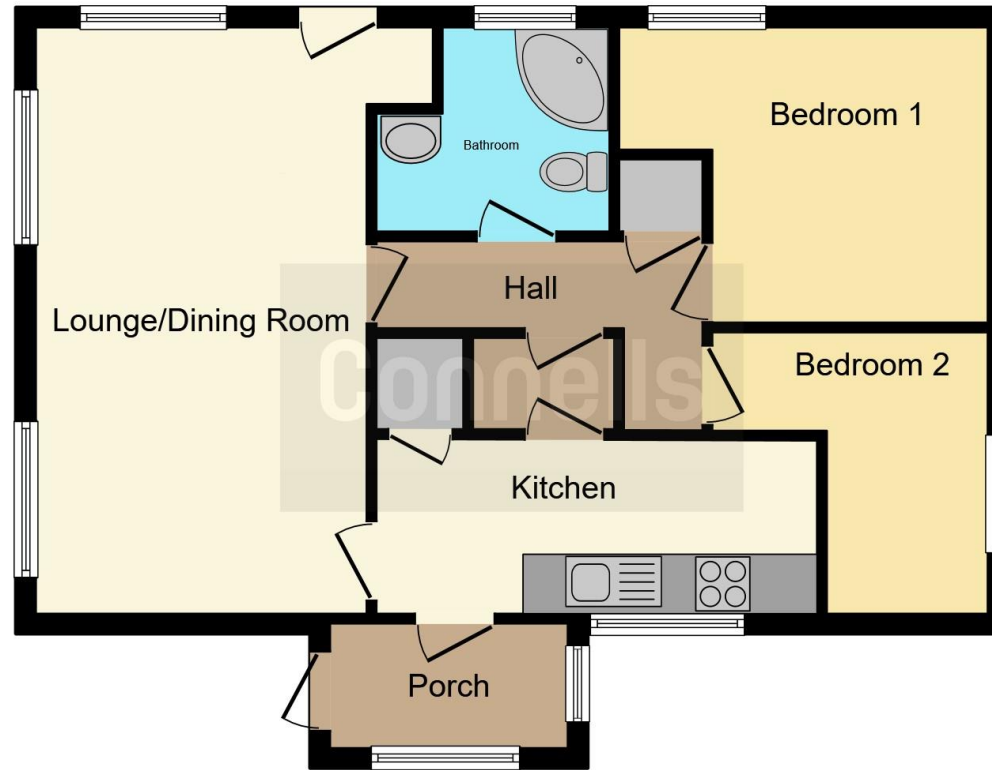
Council Tax

Band A.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/STR107569

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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