



Connells

The Dell Wootton Hall
Wootton Wawen HENLEY-IN-ARDEN

The Dell Wootton Hall Wootton Wawen HENLEY-IN-ARDEN B95 6EA

for sale offers in the region of
£155,000



Property Description

Two-bedroom Park home offering peaceful living set within the grounds of a stunning country estate. The home briefly comprises a great size lounge diner, fitted kitchen, two double bedrooms, bathroom and a private garden.

This park benefits from having ALL YEAR-round occupation and boasts access to an onsite shop, post office, bowling green and lies within close proximity to bus routes for ease of travel especially access to Stratford upon Avon, Henley in Arden and beyond.

The home briefly comprises a great size lounge diner, fitted kitchen, two double bedrooms, bathroom and a private garden.

The property could do with some general updating and decoration.

Lounge

19' 9" x 9' 4" (6.02m x 2.84m)

Lounge has laminate flooring, dual aspect windows and double doors out to the side. Additionally, there is a recess measuring 3'4" x 7' 9" that currently houses a feature fireplace.

Kitchen

11' 6" x 6' 3" (3.51m x 1.91m)

Having vinyl flooring, wall and base units with work surfaces over, stainless steel bowl sink and door to the garden.

leading to;

Dining Area

7' 6" x 6' (2.29m x 1.83m)

This is an open plan area that is directly accessible from the kitchen.

Inner Hall

Laminate flooring with access into the following rooms.

Bedroom 1

9' 3" x 8' 10" plus wardrobe width (2.82m x 2.69m plus wardrobe width)

Double bedroom with fitted wardrobes and laminate flooring, window to the side elevation.

Bedroom 2

9' 3" x 8' 3" (2.82m x 2.51m)

Second double bedroom with window to the side elevation.

Bathroom

6' 7" x 5' 1" (2.01m x 1.55m)

Shower over a corner bath, vinyl flooring and tiled walls.

Outside Of Property

To the front and side of the property is a driveway providing off road parking, to the side and rear is an easily maintainable garden with slabbed area, bushes, shed with power and the oil tank for the central heating.

Local Area

This park home is situated on the Wootton Hall Estate and residential park. It is ideally situated in a rural, quiet and peaceful environment, having views directly over the water along with countryside walks and views of the river Avon. The residents benefit from onsite amenities, including its own shop, post office, club and bowling green. Whilst the popular town of Henley-in-Arden is only a couple of miles away with its own doctors, banks, market and variety of shops. Along with Stratford upon Avon is a 15-minute drive away.

Agents Note

Viewing is strictly via the selling agent. Please call Connells to book your viewing on 01789266204.









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To view this property please contact Connells on

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EPC Rating: Exempt

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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.

Tenure:



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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